

FINAL PLAT FOR ATTINGHAM PARK

A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 25, AND A PART OF THE SW 1/4 OF SECTION 30, ALL IN T. 10 N., R. 8 E., 4TH P.M., PEORIA COUNTY, ILLINOIS

LEGAL DESCRIPTION

A PART OF THE SE 1/4 OF SECTION 25 AND A PART OF THE SW 1/4 OF SECTION 30, ALL IN T. 10 N., R. 7 E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N0°09'38"W ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH R.O.W. LINE OF ILLINOIS ROUTE #174 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N89°46'07"W ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 1111.33 FEET; THENCE N0°13'57"E, A DISTANCE OF 17.00 FEET; THENCE N30°36'55"W, A DISTANCE OF 144.12 FEET; THENCE N12°39'46"W, A DISTANCE OF 149.74 FEET; THENCE N3°45'41"E, A DISTANCE OF 497.69 FEET; THENCE N23°29'22"E, A DISTANCE OF 104.12 FEET; THENCE N49°13'24"W, A DISTANCE OF 311.99 FEET; THENCE N89°21'38"W, A DISTANCE OF 363.58 FEET; THENCE N26°25'03"E, A DISTANCE OF 133.21 FEET; THENCE N40°58'52"E, A DISTANCE OF 140.51 FEET; THENCE N0°29'38"E, A DISTANCE OF 69.12 FEET; THENCE N50°16'49"E, A DISTANCE OF 533.91 FEET; THENCE S49°31'01"E, A DISTANCE OF 59.99 FEET; THENCE N51°57'20"E, A DISTANCE OF 79.14 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE ROCK ISLAND TRAIL; THENCE IN A SOUTHEASTLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF THE ROCK ISLAND TRAIL, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, FOR AN ARC LENGTH OF 374.82 FEET; THENCE S49°20'42"E ALONG THE SOUTHWESTERLY LINE OF THE ROCK ISLAND TRAIL, A DISTANCE OF 219.91 FEET TO A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 30; THENCE N89°56'46"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 886.50 FEET TO A POINT ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25; THENCE S0°09'38"E ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 149.71 FEET TO THE POINT OF BEGINNING, CONTAINING 51.40 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF PEORIA)
HAPPY TRAILS, L.L.C., OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS ATTINGHAM PARK, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AND ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

UTILITY EASEMENTS ARE HEREBY RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRELESS INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES, AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS, OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

THE 20' WIDE SANITARY SEWER EASEMENT AS SHOWN HEREON IS RESERVED FOR THE GREATER PEORIA SANITARY DISTRICT AND THERE IS HEREBY GRANTED SAID DISTRICT PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN SAID EASEMENT, SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____ A.D. 2006.

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2006.

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS _____ DAY OF _____ A.D. 2006.

COUNTY CLERK DEPUTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT THIS FINAL PLAT OF ATTINGHAM PARK IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____ A.D. 2006.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT
CITY OF PEORIA

HIGHWAY CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTE 1987 CHAPTER 109, PARAGRAPH 2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMIT FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D. 2006.

DISTRICT ENGINEER-ILLINOIS DEPARTMENT OF TRANSPORTATION

NOTES

- IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.S AND P.T.S. (UNLESS OTHERWISE NOTED)
- TOTAL AREA IN ATTINGHAM PARK SUBDIVISION = 51.404 ACRES
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT NUMBER 323.
- PROPERTY IS LOCATED WITHIN P.L.N. 14-08-400-010, 14-08-400-011, AND 08-30-300-010.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA.
- THE STREAM BUFFERS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING & GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.
- OUTLOT 'A' AND 'B' ARE
- OUTLOT 'C' IS
- OUTLOT 'D' IS
- OUTLOT 'E' IS

STATE OF ILLINOIS)
COUNTY OF PEORIA)

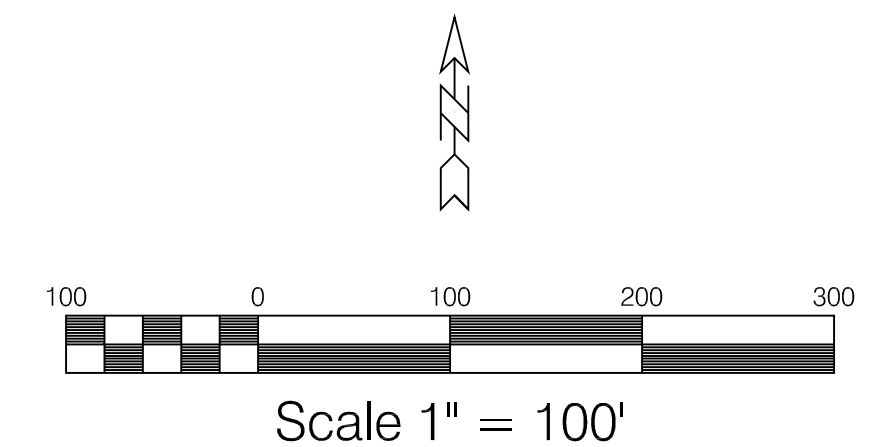
WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS ATTINGHAM PARK BEING A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 25, AND A PART OF THE SW 1/4 OF SECTION 30, ALL IN T. 10 N., R. 8 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 100 FEET.

IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS 5TH DAY OF MAY, A.D. 2006.

ZUMWALT & ASSOCIATES, INC.

BY
GARY R. ZUMWALT
ILLINOIS PROFESSIONAL LAND SURVEYOR #2326
LICENSE EXPIRATION DATE: 11-30-06



LEGEND

- | | | |
|--|---------------------------------------|--------------------|
| | P.O.B. | POINT OF BEGINNING |
| | R.O.W. DEDICATION | |
| | 10' WIDE UTILITY EASEMENT | |
| | 20' WIDE SANITARY SEWER EASEMENT | |
| | STORM SEWER EASEMENT - SIZED AS SHOWN | |
| | STREAM BUFFER AREA | |
| | 32A / 32B | DUPLEX LOTS |

