ORDINANCE 17,348

AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF CARLSON SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED WEST OF KNOXVILLE AVENUE, EAST OF ALLEN ROAD, ALONG THE SOUTH SIDE OF WILHELM ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

SECTION 1. That the preliminary/final plat of Carlson Subdivision, attached hereto as Exhibit A, and having the following legal description:

A Part Of The West Half Of The Northwest Quarter Of The Southwest Quarter Of Section 29, Township-10-North, Range-8-East Of The Fourth Principal Meridian, Peoria County, Illinois. More Particularly Described As Follows;

Commencing At The Northwest Corner Of Said Southwest Quarter Of Section 29, Thence South 00 Degrees 03 Minutes 23 Seconds West, (Bearings Are For Description Purposes Only) Along The West Line Of Said Southwest Quarter, A Distance Of 40.00 Feet, To The Northeast Corner Of "Chapel Park Extension No. One", As Shown In Plat Book 7, Page 48 At The Peoria County Recorder's Office, And The Point Of Beginning Of The Subdivision To Be Described;

From The Point Of Beginning; Thence North 89 Degrees 18 Minutes 39 Seconds East, Along The Southerly Right-Of-Way Line Of Wilhelm Road, A Distance Of 79.19 Feet; Thence In An Easterly Direction, Along Said Southerly Right-Of-Way Line, On A Curve Concave To The South, Having A Radius Of 430.00 Feet And An Arc Length Of 202.57 Feet, Being Subtended By A Chord Bearing South 77 Degrees 11 Minutes 36 Seconds East And A Chord Length Of 200.70 Feet, To The Northwest Corner Of "Chapel Park Subdivision", As Shown In Plat Book 6, Page 37 At The Peoria County Recorder's Office; Thence South 00 Degrees 03 Minutes 23 Seconds West, Along The Westerly Line Of Said "Chapel Park Subdivision", A Distance Of 76.39 Feet; Thence South 37 Degrees 10 Minutes 11 Seconds West, Along Said Westerly Line, A Distance Of 455.65, To The East Line Of Said "Chapel Park Extension No. One"; Thence North 00 Degrees 03 Minutes 23 Seconds East, Along Said East Line, A Distance Of 483.01 Feet, To The Point Of Beginning, Containing 1.84 Acres, More Or Less, Subject To Any Easements, Restrictions And Right-Of-Way Of Record

is hereby approved.

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

22 DAY OF March, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk

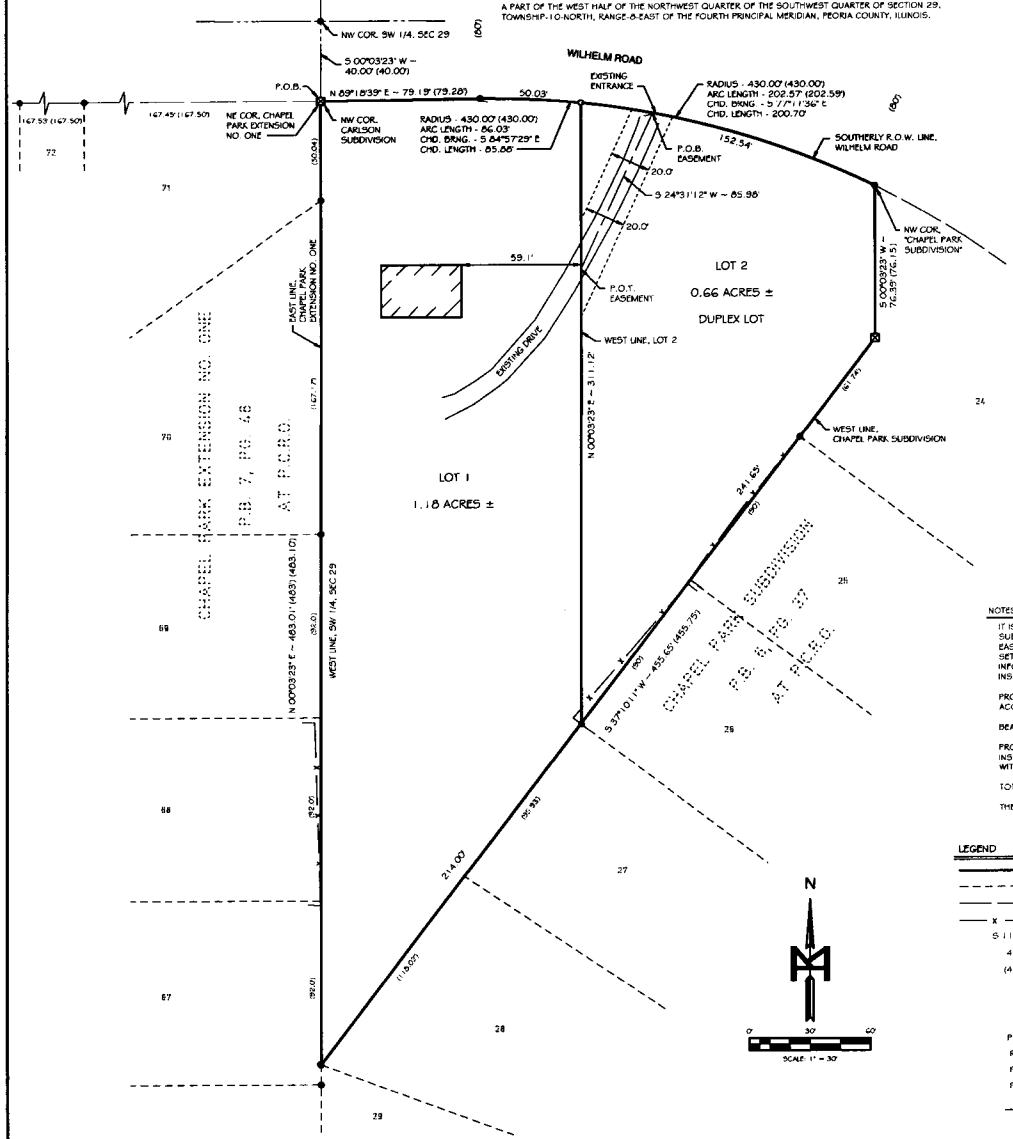
EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

PRELIMINARY / FINAL PLAT OF CARLSON SUBDIVISION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET, TO THE NORTHEAST CORNER OF "CHAPEL PARK EXTENSION NO. ONE", AS SHOWN IN PLAT BOOK 7, PAGE 46 AT THE PEORIA COUNTY RECORDERS OFFICE, AND THE POINT OF BEGINNING OF THE SUBDIVISION TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 39 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILHELM ROAD, A DISTANCE OF 79.19 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 202.57 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 77 DEGREES 11 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 200.70 FEET, TO THE NORTHWEST CORNER OF "CHAPEL PARK SUBDIVISION", AS SHOWN IN PLAT BOOK 6, PAGE 37 AT THE PEORIA COUNTY RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID "CHAPEL PARK SUBDIVISION", A DISTANCE OF 76.39 FEET; THENCE SOUTH 37 DEGREES 10 MINUTES 11 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 455.65, TO THE EAST LINE OF SAID "CHAPEL PARK EXTENSION NO. ONE"; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 483.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

INGRESS / EGRESS EASEMENT DESCRIPTION

A PART OF LOT 2 OF CARLSON SUBDIVISION BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

20.00 FEET OF EVEN WIDTH, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET, TO THE NORTHEAST CORNER OF "CHAPEL PARK EXTENSION NO. ONE", AS SHOWN IN PLAT BOOK 7, PAGE 46 AT THE PEORIA COUNTY RECORDER'S OFFICE. ALSO BEING THE NORTHWEST CORNER OF SAID CARLSON SUBDIVISION; THENCE NORTH 89 DEGREES 18 MINUTES 39 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILHELM ROAD, A DISTANCE OF 79.19 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 86.03 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 84 DEGREES 57 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 85.88 FEET, TO THE CENTERLINE POINT OF BEGINNING OF THE INGRESS / EGRESS EASEMENT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; (SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN AT SAID SOUTHERLY RIGHT-OF-WAY LINE) THENCE SOUTH 24 DEGREES 31 MINUTES 12 SECONDS WEST, A DISTANCE OF 85.98 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2, (SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO END AT SAID WEST LINE OF LOT 2) SAID POINT ALSO BEING THE CENTERLINE POINT OF TERMINUS OF THE INGRESS / EGRESS EASEMENT, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

NOTES:

IT IS NOT WARRANTED THAT THIS FINAL PLAT OF "CARLSON SUBDIVISION" CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

PROPERTY SHOWN HEREON IS ZONED "A-2" BY PEORIA COUNTY, ACCORDING TO THE PEORIA COUNTY GIS.

BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY.

PROPERTY SHOWN HEREON IS LOCATED IN ZONE C PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17063301 25 B WITH A MAP REVISION DATE OF JUNE 1, 1983.

TOTAL AREA SUBDIVIDED = 1.84 ACRES ±

THE PROPERTY BEING SUBDIVIDED IS P.I.N. 09-29-301-020.

LEGEND

———	— DEED LINE / LOT LINE
- - - - - -	— ADJACENT PROPERTY LINE
—— ——— ——	— RIGHT-OF-WAY LINE
—— x —— x ——	— FENCE LINE
S 11°10'11" W	— MEASURED BEARING
455.65'	— MEASURED DISTANCE
(455.75')	— RECORD DISTANCE
●	— FOUND IRON ROD / PIPE / REBAR
O	— SET IRON ROD 1/2"Ø x 24"
■	— SET CONCRETE MONUMENT
P.C.R.O.	— PEORIA COUNTY RECORDER'S OFFICE
R.O.W.	— RIGHT-OF-WAY
P.O.B.	— POINT OF BEGINNING
P.O.T.	— POINT OF TERMINUS
	— NOT-TO-SCALE

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "CARLSON SUBDIVISION" TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND WE HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EACH LOT OR PART THEREOF IN SAID SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS TO BE FILED IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS, WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

UTILITY EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND WATER MAINS, 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 WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, 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 SERVICES 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITIES.

NO PERMANENT BUILDINGS 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.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED IN _____ SCHOOL DISTRICT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS _____ DAY OF _____, 2016.

_____
OWNER

_____
OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE, AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE UNDERSIGNED ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THAT THEY ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2016.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

CITY PLANNING DIRECTOR

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF CARLSON SUBDIVISION IS APPROVED THIS _____ DAY OF _____, 2016.

_____
DIRECTOR, COMMUNITY DEVELOPMENT

PEORIA COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED ON THE ATTACHED CARLSON SUBDIVISION PLAT AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 2016.

_____ _____
COUNTY CLERK DEPUTY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS 1 AND 2 TO BE KNOWN AS "CARLSON SUBDIVISION", A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. WE FURTHER STATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS DRAWN TO A SCALE OF 1" = 30' (1 INCH = 30 FEET).

DATED THIS _____ DAY OF _____, 2016.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

_____
CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3884

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT "ILLINOIS MINIMUM STANDARDS OF PRACTICE" APPLICABLE TO BOUNDARY SURVEYS.

_____
LICENSE EXPIRES

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5801 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: Ered Davidovics.dwg Mar 11, 2016

SURVEYED	CEJ
DRAWN	CEJ
CHECKED	MWM
SCALE	1" = 30'
DATE	03-10-2016

CLIENT: FERENC AND RUTH A. DAVIDOVICS

TITLE: PRELIMINARY / FINAL PLAT OF CARLSON SUBDIVISION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP-10-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

PROJECT NO. 15-15
SHEET 1 OF 1
DRAWING NO. 1

ORDINANCE 17,348