THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

GARY R. ZUMWALT

ILLINOIS PROFESSIONAL LAND SURVEYOR #2326 LICENSE EXPIRATION DATE: 11-30-14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

A PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 12A OF TRAILS CROSSING PHASE TWO, A SUBDIVISION OF PART OF THE NE ¼ OF SAID SECTION 25 AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N26*15'56"W ALONG THE WEST LINE OF THE ROCK ISLAND TRAIL, A DISTANCE OF 1162.04 FEET TO THE EAST R.O.W. LINE OF RADNOR ROAD; THENCE S00'46'51"E ALONG THE EAST R.O.W. LINE OF SAID RADNOR ROAD, A DISTANCE OF 1114.74 FEET; THENCE N63*44'04"E, A DISTANCE OF 81.75 FEET; THENCE S58*43'21"E, A DISTANCE OF 133.92 FEET; THENCE S27*40'02"E, A DISTANCE OF 183.05 FEET; THENCE N63*44'04"E ALONG THE NORTHERLY LINE OF LOT 28B OF TRAILS CROSSING PHASE 1, BEING A SUBDIVISION OF THE NE 1/4 OF SAID SECTION 25, AND THE EXTENSION THEREOF, A DISTANCE OF 118.60 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 28B; THENCE N26*14'03"W, A DISTANCE OF 55.00 FEET; THENCE N18*44'25"E, A DISTANCE OF 13.99 FEET; THENCE N26*15'56"W ALONG THE WEST R.O.W. LINE OF TUSCANY RIDGE COURT, A DISTANCE OF 75.34 FEET; THENCE N63*44'04"E, A DISTANCE OF 193.01 FEET TO THE POINT OF BEGINNING, CONTAINING 7.204 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN

FINAL PLAT FOR

TRAILS CROSSING PHASE 3

BEING A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T10N, R7E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS

ROCK ISLAND TRAIL <u>P.O.B.</u> N'LY COR-W'LY LINE ROCK ISLAND TRAIL LOT 12A _S12*10'37"W-S29'40'05"E N07'21'49"E/ PRESERVATION BUFFER -PRESERVATION BUFFER 25' BÚILDING SETBACK -25' BUILDING SETBACK -11210 17B 11B 7R=42.16' $\overline{11222}$ STATE OF ILLINOIS 2 WIDE SANITARY COUNTY OF PEORIA N12'10'37"É SEWER EASEMENT S50°23'40"E S49'16'19"W FIELDS CROSSING JORGENSON, LLC, OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT S77'49'23"F 11124 11120 11116 508'59'40"w (11128) IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO **11112** 25' BUILDING SETBACK S39*47'20"W (PRIVATE) RIDGE COURT: BE KNOWN AS TRAILS CROSSING PHASE THREE SUBDIVISION, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AND ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF AND IT HEREBY DEDICATES THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER. IT ALSO SETS FORTH THAT 13.13′ _N1210'37"E S71'39'53"W R = 45.00'AREA DESIGNATED AS PRIVATE ROAD - OUTLOT "B" (TUSCANY RIDGE COURT) FOR PURPOSES OF INGRESS AND L=58.63' EGRESS TO LOTS 17A/17B THRU 22A/22B. 70.00 20S R=50.00' 44.57 UTILITY EASEMENTS ARE HEREON RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR L=34.21'11217 SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER OUTLOT "B" MAINS, UNDERGROUND GAS PIPELINES, ÉLECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY TUSCANY RIDGE COURT ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL R = 50.00'S89'08'21"E AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRELESS INSTALLATIONS WITH ALL NECESSARY $(PUBLIC) \approx 55$ ' R.O.W. L=75.35'- 10.52 $R = 45.00' \neg$ R=50.00' BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND L=24.15' 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, L=10.04'\ 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 UTILITY FACILITIES. S26"15"54"E SANITARY SEWER EASEMENT AS SHOWN HEREON IS RESERVED FOR THE GREATER PEORIA SANITARY 22A DISTRICT AND THERE IS HEREBY GRANTED SAID DISTRICT PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON N18'44'25"E SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN SAID EASEMENT, SEWERS AND MANHOLES TOGETHER WITH 25' BUILDING SETBACK 11201 D CONNECTIONS THERETO AND THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES TO TRIM OR REMOVE 11111 ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID SANITARY 25B 24A 11137 STORM SEWER EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR A STORM SEWER SYSTEM TO BE 11121 11127 MAINTAINED BY THE CITY OF PEORIA AND THERE IS HEREBY GRANTED SAID CITY THE PERPETUAL EASEMENT 25' BUILDING AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, SETBACK 11133 SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO. 11119 DRAIN LINE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR A SUMP DRAIN LINE SYSTEM TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND THERE IS HEREBY GRANTED SAID HOMEOWNER'S PROPOSED STORM ASSOCIATION THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, DRAIN LINES, AND STRUCTURES TOGETHER WITH CONNECTIONS THERETO. SEWER EASEMENT 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 PROPOSED STORM EXECUTED THIS______, A.D. 2014. SEWER EASEMENT TIMOTHY SHEA, AS MANAGING PARTNER OF FIELDS CROSSING JORGENSON, LLC TIMOTHY SHEA STATE OF ILLINOIS COUNTY OF PEORIA , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY NOTES THAT TIMOTHY SHEA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED. AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES 1. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S (UNLESS OTHERWISE NOTED). 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. 2014. 2. TOTAL AREA IN TRAILS CROSSING PHASE $3 = 7.204 \pm \text{ ACRES}$. 3. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT NUMBER 323. NOTARY PUBLIC 4. PROPERTY IS LOCATED WITHIN P.I.N. NO. 08-25-200-026 STATE OF ILLINOIS 5. FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170533 0125 WITH AN EFFECTIVE DATE COUNTY OF PEORIA OF JUNE 1, 1983, THIS SUBDIVISION IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING AND I. COUNTY CLERK OF SAID COUNTY. DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS DOES NOT FALL WITHIN THE BOUNDS OF THE 100 YEAR FLOOD PLAIN. 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 6. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE THE ACCOMPANYING PLAT. 7. TRAIL PRESERVATION BUFFER - A 12.5 FOOT WIDE PRESERVATION BUFFER IS PROVIDED ADJACENT GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS_____ DAY OF_____, A.D. 2014. TO THE RIGHT OF WAY OF THE ROCK ISLAND TRAIL. THIS AREA IS TO REMAIN IN IT'S NATURAL 8. LOTS A AND B CONSTITUTE ONE DUPLEX LOT AND ARE NOT INDEPENDENTLY BUILDABLE. DEPUTY CLERK COUNTY CLERK 9. OUTLOT "A" IS TO BE DEEDED TO HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. OUTLOT "A" IS TO BE UTILIZED AS A RECREATION AND LANDSCAPE AREA AND IS NOT TO BE STATE OF ILLINOIS UTILIZED AS A SEPARATE BUILDING SITE. COUNTY OF PEORIA 10. OUTLOT "B" IS PRIVATE ROAD RIGHT OF WAY AREA TO BE DEEDED TO HOMEOWNER'S ASSOCIATION I HEREBY CERTIFY THAT THIS FINAL PLAT OF TRAILS CROSSING PHASE THREE SUBDIVISION, IS SUBSTANTIALLY FOR OWNERSHIP AND MAINTENANCE. IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS_____DAY OF_____, A.D. 2014. <u>LEGEND</u> DIRECTOR, PLANNING AND GROWTH MANAGEMENT POINT OF BEGINNING CITY OF PEORIA STATE OF ILLINOIS PROPOSED 10' WIDE UTILITY EASEMENT COUNTY OF PEORIA PROPOSED 42' WIDE SANITARY SEWER EASEMENT WE, ZUMWALT & ASSOCIATES, INC., PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS TRAILS CROSSING PHASE THREE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH PROPOSED STORM SEWER EASEMENT P.M., PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT PROPOSED DRAINLINE EASEMENT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 50 FEET. IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT EXISTING UTILITY EASEMENT, RECORDED NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SEPTEMBER 20, 2007, BOOK 43, PG 34, SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE. DOC NO 07-30876 PROPOSED STREET ADDRESS DATED THIS 1ST DAY OF MAY, A.D. 2014. ZUMWALT & ASSOCIATES, INC. SURVEYOR STATE OF

EXHIBIT A

JOB NO. 20112