

LEGAL DESCRIPTION

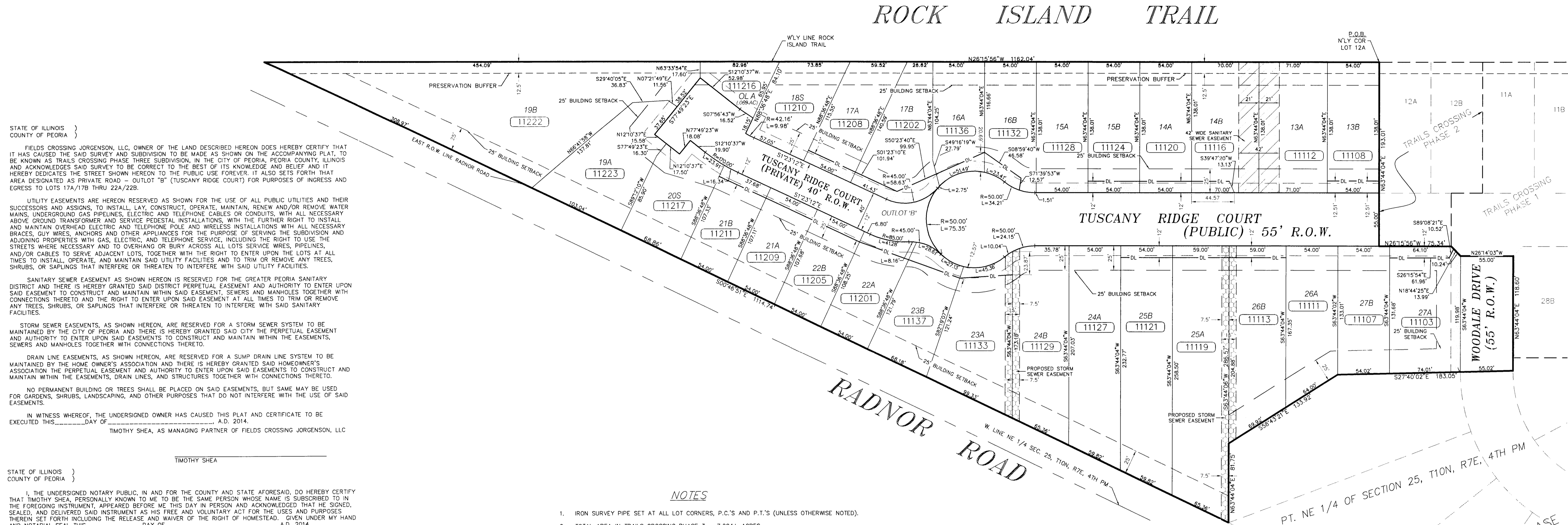
A PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 12A OF TRAILS CROSSING PHASE TWO, A SUBDIVISION OF PART OF THE NE 1/4 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°45'51"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 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 28B; THENCE N25°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 THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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

EXHIBIT A



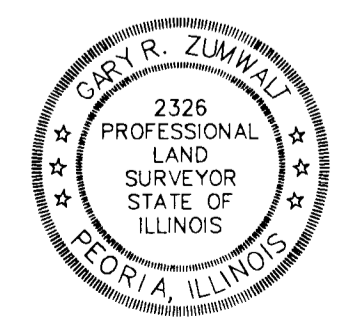
STATE OF ILLINOIS ) COUNTY OF PEORIA ) FIELDS CROSSING JORGENSEN, LLC, OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS TRAILS CROSSING PHASE THREE SUBDIVISION, IN THE CITY OF PEORIA, 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 AREA DESIGNATED AS PRIVATE ROAD - OUTLOT "B" (TUSCANY RIDGE COURT) FOR PURPOSES OF INGRESS AND EGRESS TO LOTS 17A/17B THRU 22A/22B.

STATE OF ILLINOIS ) COUNTY OF PEORIA ) I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 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 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.

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. 2014.

STATE OF ILLINOIS ) COUNTY OF PEORIA ) I HEREBY CERTIFY THAT THIS FINAL PLAT OF TRAILS CROSSING PHASE THREE SUBDIVISION, IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS... DAY OF... A.D. 2014.

STATE OF ILLINOIS ) COUNTY OF PEORIA ) 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 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" = 50 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 1ST DAY OF MAY, A.D. 2014.



NOTES

- 1. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S (UNLESS OTHERWISE NOTED).
2. TOTAL AREA IN TRAILS CROSSING PHASE 3 = 7.204± ACRES.
3. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT NUMBER 323.
4. PROPERTY IS LOCATED WITHIN P.I.N. NO. 08-25-200-026
5. FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170533 0125 WITH AN EFFECTIVE DATE OF JUNE 1, 1983, THIS SUBDIVISION IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING AND DOES NOT FALL WITHIN THE BOUNDS OF THE 100 YEAR FLOOD PLAIN.
6. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
7. TRAIL PRESERVATION BUFFER - A 12.5 FOOT WIDE PRESERVATION BUFFER IS PROVIDED ADJACENT TO THE RIGHT OF WAY OF THE ROCK ISLAND TRAIL. THIS AREA IS TO REMAIN IN ITS NATURAL CONDITION.
8. LOTS A AND B CONSTITUTE ONE DUPLEX LOT AND ARE NOT INDEPENDENTLY BUILDABLE.
9. OUTLOT "A" IS TO BE DEEDED TO HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. OUTLOT "B" IS TO BE UTILIZED AS A RECREATION AND LANDSCAPE AREA AND IS NOT TO BE UTILIZED AS A SEPARATE BUILDING SITE.
10. OUTLOT "B" IS PRIVATE ROAD RIGHT OF WAY AREA TO BE DEEDED TO HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

LEGEND

- P.O.B. POINT OF BEGINNING
PROPOSED 10' WIDE UTILITY EASEMENT
PROPOSED 42' WIDE SANITARY SEWER EASEMENT
PROPOSED STORM SEWER EASEMENT
DL PROPOSED DRAINLINE EASEMENT
EXISTING UTILITY EASEMENT, RECORDED SEPTEMBER 20, 2007, BOOK 43, PG 34, DOC NO 07-30876
PROPOSED STREET ADDRESS

