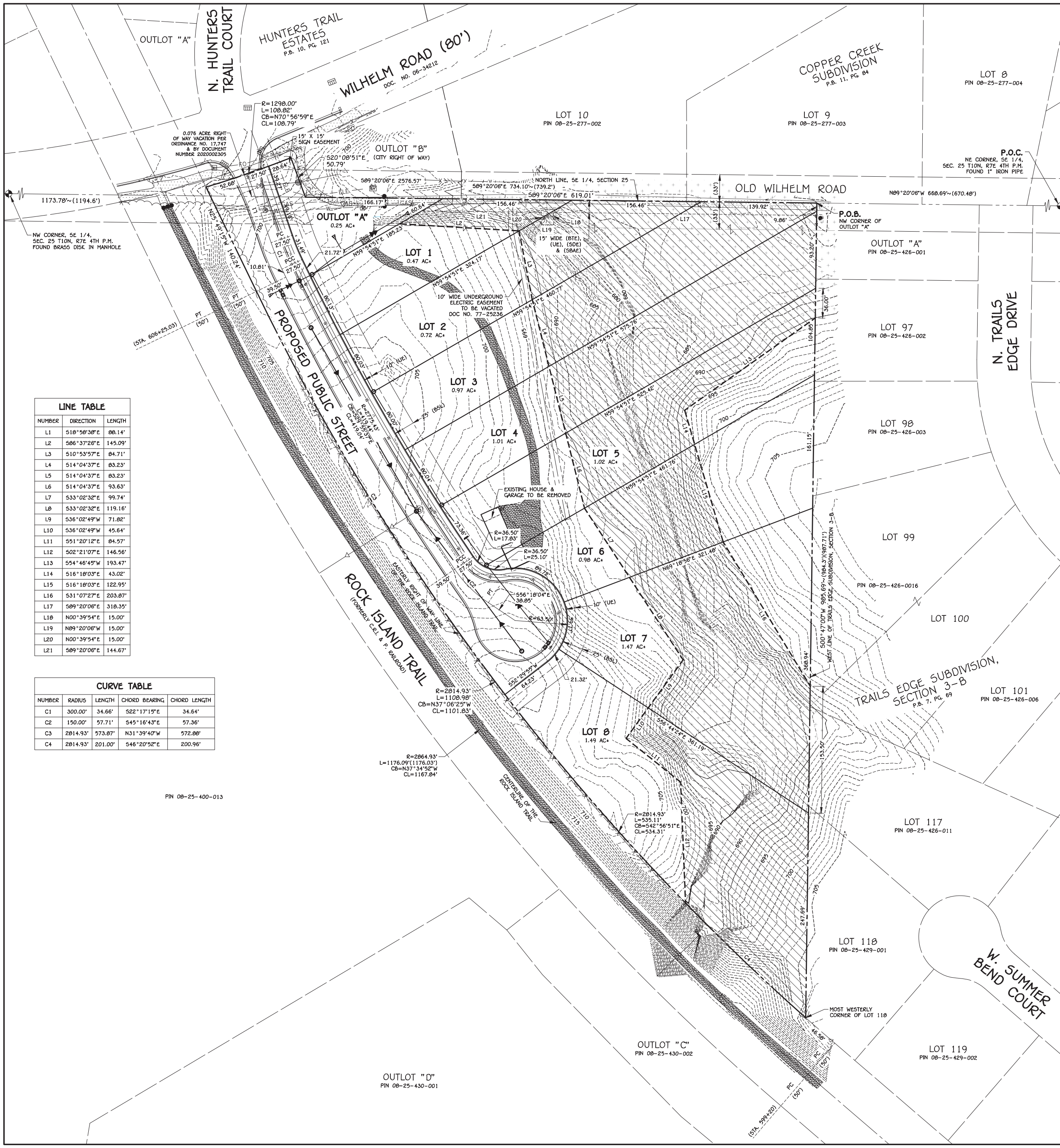
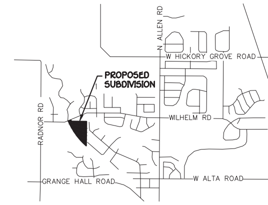


LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE (BSL)
- UTILITY EASEMENT LINE (UE)
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- UE — UTILITY EASEMENT
- BTE — BIKE TRAIL EASEMENT
- SBAE — STREAM BUFFER ACCESS EASEMENT
- SDE — SURFACE DRAINAGE EASEMENT
- APPROXIMATE LOCATION OF THE 100 YEAR FLOOD PLAIN
- STREAM BUFFER

1" = 60'



LOCATION MAP
NOT TO SCALE

PROPOSED SUBDIVISION IS PIN 08-25-400-002

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S18°58'38"E	88.14'
L2	S86°37'26"E	145.09'
L3	S10°53'57"E	84.71'
L4	S14°04'37"E	83.23'
L5	S14°04'37"E	83.23'
L6	S14°04'37"E	93.63'
L7	S33°02'32"E	99.74'
L8	S33°02'32"E	119.16'
L9	S36°02'49"W	71.82'
L10	S36°02'49"W	45.64'
L11	S51°20'12"E	84.57'
L12	S02°21'07"E	146.56'
L13	S54°46'45"W	193.47'
L14	S16°18'03"E	43.02'
L15	S16°18'03"E	122.95'
L16	S31°07'27"E	203.87'
L17	S89°20'06"E	318.35'
L18	N00°39'54"E	15.00'
L19	N89°20'06"W	15.00'
L20	N00°39'54"E	15.00'
L21	S89°20'06"E	144.67'

CURVE TABLE

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	34.66'	S22°17'15"E	34.64'
C2	150.00'	57.71'	S45°16'43"E	57.36'
C3	2814.93'	573.87'	N31°39'40"W	572.88'
C4	2814.93'	201.00'	S46°20'52"E	200.96'

GENERAL NOTES:

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

TOTAL AREA OF PROPOSED SUBDIVISION = 9.618 ACRES±

THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA ENGINEERING DEPARTMENT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED THROUGH A COMBINATION OF FIELD SURVEY AND AERIAL PHOTOGRAPHY.

ENGINEER: DEVIN L. BIRCH, AUSTIN ENGINEERING CO. INC., 311 S.W. WATER STREET, STE 215, PEORIA, IL 61602, (309) 691-0224.

SURVEYOR: JUSTIN B. MALEC, AUSTIN ENGINEERING CO. INC., 311 S.W. WATER STREET, STE 215, PEORIA, IL 61602, (309) 691-0224.

OWNER: UNIQUE HOLDINGS, LLC., 7119 N. WILLOWBEND POINTE, PEORIA, IL 61615, (309) 696-7845.

DEVELOPER: DEAN CUSTOM BUILDERS, 1031 W OLYMPIA DR, PEORIA, IL 61615, (309) 697-2310.

ZONING: THIS PROPERTY IS PRESENTLY ZONED R-3.

UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.

SCHOOL DISTRICT: DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 170533 0125B WHICH BEARS A REVISION DATE OF JUNE 1, 1983.

PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.

OUTLOT "A" SHALL HAVE NO WORK THAT IMPEDES OR REMOVES THE EXISTING BIKE TRAIL.

OUTLOT "A" SHALL BE USED AS A STREAM BUFFER ACCESS EASEMENT.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA.

ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SIDEWALK SHALL BE INSTALLED PER SECTION 2.13.16.A.3 OF THE UDC. ALL REMAINING SIDEWALKS SHALL BE INSTALLED BY THE DEVELOPER UPON 70% COMPLETION OF THE SUBDIVISION.

THE REAR YARD SETBACK LINE ON EACH LOT WILL BE THE SAME AS THE STREAM BUFFER LINE.

ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS THORNEWOOD ESTATES

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°-20'-06" WEST (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 668.69 FEET TO THE NORTHWEST CORNER OF OUTLOT "A" IN TRAILS EDGE SUBDIVISION, SECTION 3-B, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 69 IN THE PEORIA COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: **FROM THE POINT OF BEGINNING,** THENCE SOUTH 00°-47'-00" WEST, ALONG THE WEST LINE OF SAID TRAILS EDGE SUBDIVISION, SECTION 3-B, 985.69 FEET TO THE MOST WESTERLY CORNER OF LOT 118 IN SAID TRAILS EDGE SUBDIVISON, SECTION 3-B; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE EASTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND TRAIL ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.93 FEET FOR AN ARC LENGTH OF 1108.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 37°-06'-25" WEST AND A DISTANCE OF 1101.83 FEET; THENCE NORTH 25°-49'-15" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 140.24 FEET TO THE NORTHERLY LINE OF A 0.076 ACRE TRACT, THE PLAT OF WHICH IS RECORDED AS ORDINANCE NO. 17,747 AND BY DOCUMENT NUMBER 2020002305 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE IN A NORTHERLY DIRECTION, ALONG THE NORTH LINE OF SAID 0.076 ACRE TRACT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1298.00 FEET FOR AN ARC LENGTH OF 108.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 70°-56'-59" EAST AND A DISTANCE OF 108.79 FEET TO THE EASTERLY LINE OF SAID 0.076 ACRE TRACT; THENCE SOUTH 20°-08'-51" EAST, ALONG SAID EASTERLY LINE, 150.79 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°-20'-06" EAST, ALONG SAID NORTH LINE, 619.01 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 9.618 ACRES, MORE OR LESS.

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF THORNEWOOD ESTATES IS APPROVED THIS_______DAY OF___________________________, 2020.
THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES VOID.

____
DIRECTOR, COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PRELIMINARY PLAT OF "THORNEWOOD ESTATES", A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) FEET.

WE FURTHER CERTIFY THAT THE ABOVE PRELIMINARY PLAT IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 15TH DAY OF APRIL, 2020.

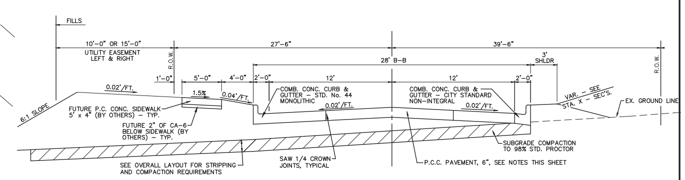
AUSTIN ENGINEERING CO., INC.

BY:______________________________

JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 S.W. WATER STREET, STE 215., PEORIA, IL 61602
jmalec@austinengineeringcompany.com

JUSTIN B. MALEC
PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS
No. 3871
AUSTIN ENGINEERING CO., INC.
PEORIA, ILLINOIS
ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2020



TYPICAL STREET SECTION
P.C.C. PAVEMENT (PEORIA)

* THERE SHALL BE A MINIMUM OF 4" OF CA-6 UNDER THE CONCRETE PAVEMENT AND THE CURB AND GUTTER

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

PRELIMINARY PLAT OF THORNEWOOD ESTATES

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

UNIQUE HOLDINGS, LLC.
PEORIA IL, 61615

ISSUED

02/26/2020	PRELIMINARY
04/15/2020	REVISED
04/30/2020	REVISED

PRELIMINARY PLAT

PROJECT NO	70-19-029
DATE	04/15/2020
SURVEYED	JAG
CHECKED	JAB
APPROVED	JBM

SHEET

1 OF 1