



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS "FIELDSTONE, SECTION FOUR", A SUBDIVISION OF PART OF THE WEST ONE HUNDRED (100) ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE AT PEORIA, ILLINOIS THIS 23RD DAY OF MAY, 2019.

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@austinenengineeringcompany.com

SPACE RESERVED FOR THE TAZEWELL COUNTY RECORDER OF DEEDS



GENERAL NOTES

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

AREA OF FIELDSTONE, SECTION FOUR = 10.517 ACRES.

UNLESS OTHERWISE SHOWN, THERE ARE 12" WIDE UTILITY EASEMENTS ALONG ALL STREET RIGHT-OF-WAYS AND EXTERIOR LOT LINES AND 6" WIDE UTILITY EASEMENTS ALONG THE SIDE OF EACH ALL INTERIOR LOT LINE OF FIELDSTONE, SECTION FOUR.

ALL SETBACK LINES ARE AS FOLLOWS:
FRONT - 25' (35' ALONG JACKSON ST.)
SIDES - 6'
REAR - IS A MINIMUM OF 25' FROM THE REAR LOT LINE. LOT 163 & 178-183 THE REAR SETBACK LINE WILL BE THE OUTSIDE EDGE OF THE 12" UTILITY EASEMENT (UE).

PROPERTY BEING SUBDIVIDED IS CURRENTLY ZONED R-1A.

NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

VARIANCE REQUESTED FOR THE DEPTH OF THE BUILDING SETBACK LINE ALONG POCONO AVENUE FROM 35' TO 25' FOR THE FOLLOWING LOTS:

LOTS: 157-162 AND 164-167

(IN MOST CASES, THE LOT REQUIRES ADDITIONAL DEPTH FOR A LANDSCAPE BEEM; OR ONE SIDE OF THE LOT REQUIRES A 25' BUILDING SETBACK AND THE OTHER SIDE REQUIRES A 35' SETBACK; OR THE LOTS NEED A VARIANCE TO STAY IN CONFORMANCE WITH ADJACENT LOTS.)

LENGTH @ BUILDING SETBACK LINE	
LOT NUMBER	LENGTH ALONG SETBACK LINE
156	74.0'
157	74.0'
158	74.0'
159	75.6'

TRACT BEING SUBDIVIDED IS PART OF PIN 06-06-22-100-021

LEGEND

--- SUBDIVISION BOUNDARY

--- BUILDING SETBACK LINE

--- UTILITY EASEMENT (UE) LINE: (12" ALONG ALL RIGHT-OF-WAYS AND EXTERIOR LOT LINES AND 6" ALONG THE SIDE OF EACH INTERIOR LOT LINE) AND SUCH OTHER EASEMENTS AS ARE OTHERWISE SHOWN

--- DETENTION BASIN ACCESS EASEMENT LINE

75.00' MEASURED OR COMPUTED DIMENSION

SET CONCRETE MONUMENT

FOUND CONCRETE MONUMENT

SET 3/4" IRON PIPE

FOUND IRON MONUMENT

B5L BUILDING SETBACK LINE

P.O.B. POINT OF BEGINNING

(UE) UTILITY EASEMENT

EXISTING STORM SEWER & SURFACE DRAINAGE & DETENTION EASEMENT (SSE, SDE, & DE)

STORM SEWER & SURFACE DRAINAGE & DETENTION EASEMENT (SSE, SDE, & DE)

SIGNAGE & LANDSCAPING EASEMENT

DETENTION BASIN ACCESS EASEMENT (DBA)

MAILBOX CLUSTER EASEMENT

50' 0' 50' 100' SCALE: 1" = 50'

NO ACCESS WILL BE ALLOWED FROM LOTS 158, 159, 160, 161, AND 162 TO JACKSON STREET (U.S. ROUTE 150)

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS "FIELDSTONE, SECTION FOUR"

A PART OF THE WEST ONE HUNDRED (100) ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°-27'-56" EAST (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, 34.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 150 (JACKSON STREET) AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 88°-05'-46" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 625.87 FEET; THENCE SOUTH 01°-06'-29" EAST, 152.46 FEET; THENCE NORTH 88°-53'-31" EAST, 12.00 FEET; THENCE SOUTH 01°-06'-29" EAST, 59.00 FEET; THENCE SOUTH 88°-53'-31" WEST, 7.00 FEET; THENCE SOUTH 01°-06'-29" EAST, 521.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 141 IN FIELDSTONE, SECTION THREE, A SUBDIVISION OF A PART OF THE WEST 100 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 22, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "MMH" AT PAGE 107 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°-53'-31" WEST, ALONG THE NORTH LINE OF SAID LOT 141, 167.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 141; THENCE NORTH 01°-06'-29" WEST, ALONG THE EAST RIGHT OF WAY LINE OF YORK AVENUE, 12.46 FEET TO AN EXTENSION OF THE NORTH LINE OF LOT 140 IN SAID FIELDSTONE, SECTION THREE; THENCE SOUTH 88°-53'-31" WEST, ALONG THE NORTH LINE OF SAID LOT 140 AND SAID LINE EXTENDED, 176.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 140; THENCE SOUTH 00°-26'-30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF POCONO AVENUE, 15.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 130 IN SAID FIELDSTONE, SECTION THREE; THENCE SOUTH 89°-33'-30" WEST, ALONG THE NORTH LINE OF SAID LOT 130, 119.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 130 AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 01°-27'-56" WEST, ALONG SAID WEST LINE, 721.45 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 10.517 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

DECLARATION AND DEDICATION OF "FIELDSTONE, SECTION FOUR":

WE, ARMSTRONG BUILDERS OF PEORIA, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT, AND DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT TO BE KNOWN AS "FIELDSTONE, SECTION FOUR", A SUBDIVISION OF PART OF THE WEST 100 ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS AND ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THEN HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS AS SHOWN BY DASHED LINES AND MARKED "UTILITY EASEMENT (UE)" ON SAID FINAL SUBDIVISION PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC UTILITY COMPANIES, ANY FRANCHISED CABLE TELEVISION COMPANY AND FOR THE VILLAGE OF MORTON TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND WATER MAINS, SEWER PIPES, GAS PIPELINES, ELECTRIC, CABLE TELEVISION 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, CABLE TELEVISION AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION PROPERTIES WITH WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID FACILITIES.

EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT (SDE)" AND "DETENTION EASEMENT (DE)" ARE RESERVED FOR THE VILLAGE OF MORTON AND THEIR ASSIGNS AND ARE FOR OVERLAND FLOW AND STORAGE OF STORM WATER. THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE GROUND SHALL NOT BE ALTERED IN ANY WAY THAT WOULD HINDER THE FLOW OR STORAGE OF STORM WATER AS DESIGNED. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN SUCH DRAINAGE. NO PERMANENT BUILDING, FENCE, STRUCTURE, OR LANDSCAPE IMPROVEMENTS WHICH WOULD INHIBIT THE ABILITY FOR SURFACE DRAINAGE TO FLOW ACROSS THE PREMISES SHALL EVER BE CONSTRUCTED ON THE LAND HEREIN ABOVE DESCRIBED, PROVIDED, HOWEVER, THAT THE SURFACE OF SAID LAND MAY BE USED FOR ANY KIND OF LANDSCAPE TYPE OF IMPROVEMENT THAT WOULD NOT INTERFERE WITH THE INTENT OF SAID EASEMENT. THE VILLAGE OF MORTON SHALL HAVE SOLE DISCRETION AS TO WHETHER OR NOT ANY SUCH IMPROVEMENTS INTERFERE WITH THE DRAINAGE AS DESIGNED. THE VILLAGE OF MORTON AND/OR THEIR ASSIGNS SHALL HAVE THE RIGHT TO REMOVE SAID IMPROVEMENTS WITHIN THE AREA COVERED BY THIS EASEMENT WHEN SUCH REMOVAL IS NECESSARY TO CONSTRUCT OR MAINTAIN THE DRAINAGE AREA OR FOR THE ACCESS OF EQUIPMENT DURING SAME.

EASEMENTS INDICATED AS "STORM SEWER EASEMENT (SSE)" ARE EASEMENTS TO THE VILLAGE OF MORTON FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM SEWER SYSTEM AND ITS APPURTENANCES.

EASEMENTS INDICATED AS SIGNAGE AND LANDSCAPING EASEMENT ARE EASEMENTS TO THE FIELDSTONE HOMEOWNER'S ASSOCIATION FOR THE FUTURE CONSTRUCTION AND MAINTENANCE OF SUBDIVISION SIGNAGE AND LANDSCAPING.

EASEMENTS INDICATED AS MAILBOX CLUSTER EASEMENT ARE EASEMENTS TO THE FIELDSTONE HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF A MAILBOX CLUSTER TO SERVE THE RESIDENTS OF FIELDSTONE, SECTION FOUR AND FUTURE FIELDSTONE, SECTION FIVE.

EASEMENTS INDICATED AS "DETENTION BASIN ACCESS EASEMENT (DBA)" ARE EASEMENTS TO THE VILLAGE OF MORTON FOR ACCESS TO THE DETENTION BASIN, THE VILLAGE OF MORTON AND/OR THEIR ASSIGNS SHALL HAVE THE RIGHT TO REMOVE SAID IMPROVEMENTS WITHIN THE AREA COVERED BY THIS EASEMENT WHEN SUCH ACCESS IS NECESSARY TO CONSTRUCT OR MAINTAIN THE DRAINAGE AREA OR FOR THE ACCESS OF EQUIPMENT DURING SAME.

NO PERMANENT BUILDINGS, TREES, SHRUBS, GARDENS, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN ANY OF THE ABOVE DESCRIBED EASEMENTS THAT WOULD INTERFERE WITH THE USE OF SAID EASEMENTS FOR INTENDED PURPOSES.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE MORTON UNIT SCHOOL DISTRICT 709.

DATED AT PEORIA, ILLINOIS THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC'S CERTIFICATE ATTESTING TO OWNER OF LAND

STATE OF ILLINOIS)
COUNTY OF PEORIA)

TOM ARMSTRONG, SECRETARY
ARMSTRONG BUILDERS OF PEORIA, INC.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TOM ARMSTRONG, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC COMMISSION EXPIRES _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I HEREBY CERTIFY THAT BY RESOLUTION No. _____ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS, AT ITS REGULAR SCHEDULED MEETING HELD ON THE _____ DAY OF _____, 2019, THE ABOVE FINAL SUBDIVISION PLAT OF "FIELDSTONE, SECTION FOUR", WAS APPROVED AND THE STREETS AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

VILLAGE CLERK

TAZEWELL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, CHRISTIE A. WEBB, COUNTY CLERK OF THE SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL SUBDIVISION PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN SAID FINAL SUBDIVISION PLAT OF "FIELDSTONE, SECTION FOUR".

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

CHRISTIE A. WEBB, TAZEWELL COUNTY CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

THIS FINAL PLAT OF FIELDSTONE, SECTION FOUR HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILLINOIS COMPILED STATUTES, ACT 205, SECTION 2. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

THIS _____ DAY OF _____, 2019.

REGION THREE, ENGINEER

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

FINAL SUBDIVISION PLAT OF
FIELDSTONE, SECTION FOUR
A PART OF THE WEST ONE HUNDRED (100) ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS
ARMSTRONG BUILDERS OF PEORIA, INC.

ISSUED
09-04-18 REVIEW SUBMITTAL

PROJECT NO 70-18-029

DATE 05-23-2019

SURVEYED JBM

DRAWN JBM

APPROVED MPC

SHEET

FPLAT-1