
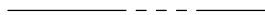








A SUBDIVISION OF PART OF THE WEST ONE HUNDRED (100) ACRES OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS

PIN 06-06-22-100-020

	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
	75.00' MEASURED OR COMPUTED DIMENSION
	SET CONCRETE MONUMENT
	FOUND CONCRETE MONUMENT
	SET 3/4" IRON PIPE
	FOUND IRON MONUMENT
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
(UE)	UTILITY EASEMENT

TRACT BEING SUBDIVIDED IS PART OF  
PIN 06-06-22-100-020

BEARINGS BASED ON AN ASSUMED DATUM.

AREA OF FIELDSTONE, SECTION THREE = 8.121 ACRES\*

THERE IS ARE 12' WIDE UTILITY EASEMENTS ALONG THE STREET  
RIGHT-OF-WAYS AND EXTERIOR LOT LINES AND A 6' WIDE UTILITY EASEMENT  
ON BOTH SIDES OF ALL INTERIOR LOT LINES OF FIELDSTONE, SECTION  
THREE, EXCEPT WHERE SHOWN DIFFERENTLY.

ALL SETBACK LINES ARE AS FOLLOWS:

FRONT - 25'  
SIDES - 6'  
REAR - IS A MINIMUM OF 25' FROM THE REAR LOT LINE, ALL OF  
LOTS 141 THROUGH 148 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 FROM 35' TO 25' FOR THE FOLLOWING LOTS:

LOTS: 141-148

(IN MOST CASES, THE LOT REQUIRES ADDITIONAL DEPTH FOR A DETENTION BASIN; 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.)

<u>LENGTH @ BUILDING SETBACK LINE</u>	
<u>LOT NUMBER</u>	<u>LENGTH ALONG SETBACK LINE</u>
145	72.8'
146	73.3'
147	69.5'
148	88.4'

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

BEGINNING AT THE NORTHWEST CORNER OF LOT 62 IN FIELDSTONE, SECTION ONE, A SUBDIVISION OF PART OF THE WEST 100 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 22, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "EEE" PAGES 12 AND 13 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE NORTH 00°-36'-55" EAST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 22, 501.39 FEET; THENCE SOUTH 89°-23'-05" EAST, 120.00 FEET; THENCE NORTH 00°-36'-55" EAST, 1.67 FEET; THENCE SOUTH 89°-23'-05" EAST, 175.00 FEET; THENCE NORTH 00°-36'-55" EAST, 15.03 FEET; THENCE NORTH 89°-56'-57" EAST, 176.75 FEET; THENCE SOUTH 00°-03'-03" EAST, 12.46 FEET; THENCE NORTH 89°-56'-57" EAST, 167.00 FEET TO AN EXTENSION OF THE WEST LINE OF FIELDSTONE, SECTION TWO, AND SAID LINE EXTENDED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "KKK", PAGES 61 AND 62 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 00°-03'-03" EAST, ALONG SAID WEST LINE, AND SAID LINE EXTENDED, 575.00 FEET TO THE NORTH LINE OF SAID FIELDSTONE, SECTION TWO; THENCE SOUTH 89°-56'-57" WEST, ALONG SAID NORTH LINE, 371.00 FEET TO THE NORTHWEST CORNER OF LOT 98 IN SAID FIELDSTONE, SECTION TWO; THENCE NORTH 00°-03'-03" WEST, ALONG THE EAST LINE OF SAID LOT 98, 45.00 FEET TO THE NORTHWEST CORNER OF LOT 63 IN SAID FIELDSTONE, SECTION ONE; THENCE NORTH 89°-56'-57" WEST, ALONG THE NORTH LINE OF SAID FIELDSTONE, SECTION ONE, 105.00 FEET TO THE EAST LINE OF POCONO AVENUE; THENCE NORTH 00°-03'-03" WEST, ALONG SAID EAST LINE OF POCONO AVENUE, 25.30 FEET; THENCE SOUTH 89°-56'-57" WEST, ALONG THE NORTH LINE OF SAID FIELDSTONE, SECTION ONE, 168.76 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 8.121 ACRES, MORE OR LESS.

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL) 55

DECLARATION AND DEDICATION OF "FIELDSTONE, SECTION THREE":

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 THREE", 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 AND ADJOINING 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 LAWN OR 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.

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 \_\_\_\_\_, 2015.

TOM ARMSTRONG, SECRETARY  
ARMSTRONG BUILDERS OF PEORIA, INC.

STATE OF ILLINOIS )  
COUNTY OF PEORIA) ss

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 ACKNOWLEDGED THAT HE SIGNED 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                      , 2015.

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL) ss

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 \_\_\_\_\_, 2015, THE ABOVE FINAL SUBDIVISION PLAT OF "FIELDSTONE, SECTION THREE", WAS APPROVED AND THE STREETS AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL) ss

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 THREE".

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

STATE OF ILLINOIS )  
COUNTY OF PEORIA) 55

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 THREE", 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. 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.

DATED AT PEORIA, ILLINOIS THIS 11TH DAY OF AUGUST, 2015.

BY: \_\_\_\_\_  
MICHAEL P. COCHRAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879  
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
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LICENSE EXPIRES NOVEMBER 30, 2010

