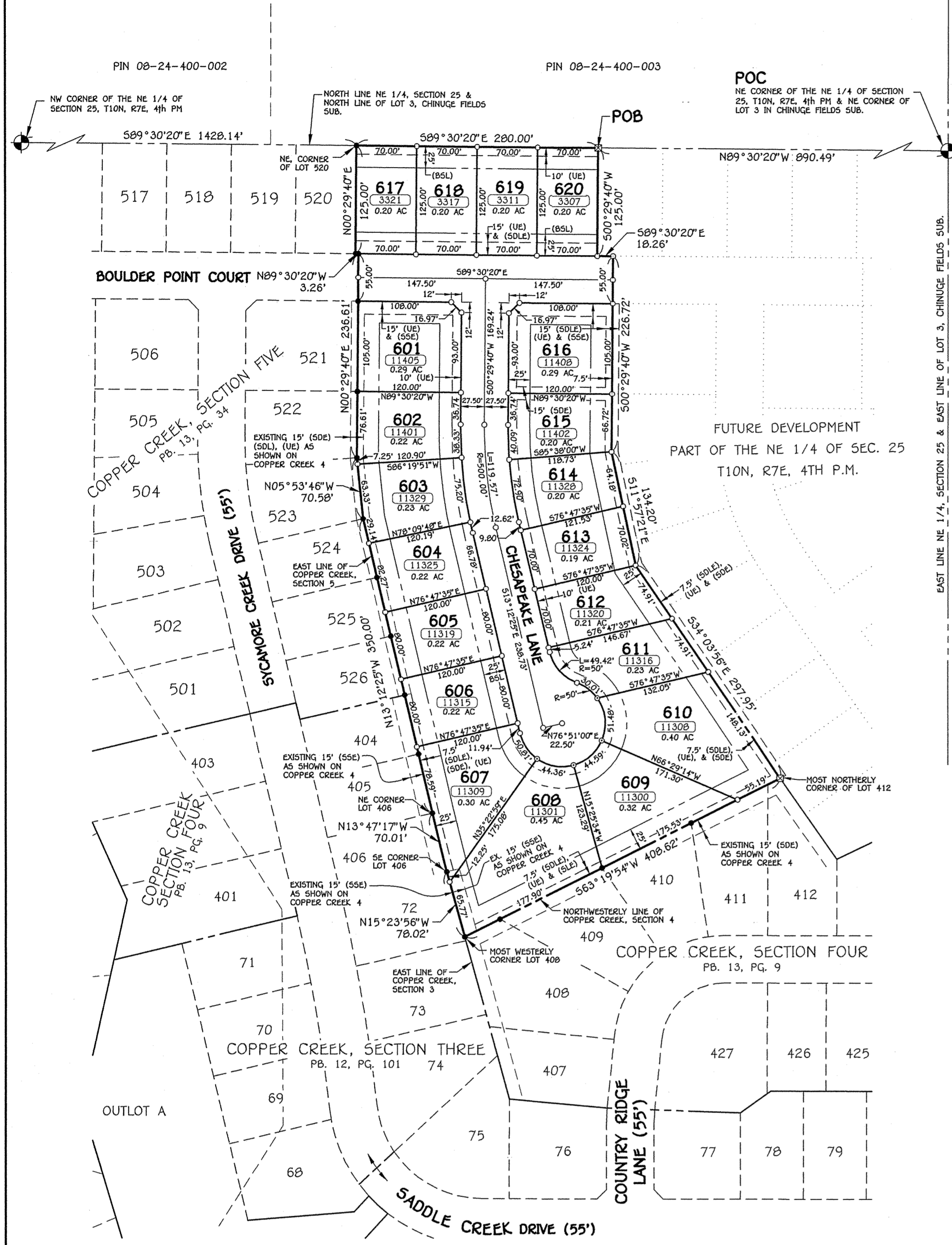


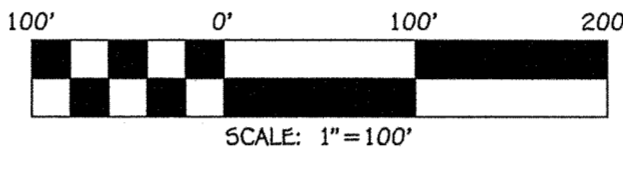
FINAL PLAT OF COPPER CREEK SUBDIVISION SECTION SIX

A SUBDIVISION OF PART OF LOT 3 IN CHINUGE FIELDS SUBDIVISION, BEING A PART OF THE NORTHEAST 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

AUSTIN ENGINEERING CO., INC.
PEORIA, ILLINOIS
LICENSE No. 184-001143
SCALE: 1" = 100'



LEGEND	
	SUBDIVISION BOUNDARY
	BUILDING SETBACK LINE (BSL)
	UTILITY EASEMENT LINE (UE)
	UE
	SOLE
	SDE
	SSE
	SANSSE
	MEASURED OR COMPUTED DIMENSION
	SET 3/4" IRON PIPE
	SET CONCRETE MONUMENT
	FOUND IRON MONUMENT
	STREET ADDRESS



TRACT BEING SUBDIVIDED IS PART OF PIN 08-25-200-028

GENERAL NOTES:

AREA OF SUBDIVISION = 6.153 ACRES.

BEARINGS ARE BASED ON AN ASSUMED DATUM.

PROPERTY IS ZONED R-3, SINGLE FAMILY RESIDENTIAL.

ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.

IN ACCORDANCE WITH APPENDIX A, ARTICLE VI, PART I 6-103 OF THE CITY OF PEORIA'S CODE OF ORDINANCES, CONCRETE SIDEWALKS OF AT LEAST FIVE (5) FEET IN WIDTH AND FOUR (4) INCHES THICK (SIX (6) INCHES AT DRIVEWAYS) SHALL BE CONSTRUCTED TWELVE (12) INCHES FROM THE RIGHT OF WAY LINE OF ALL PUBLIC STREETS. ALL REQUIRED SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" OF THE CITY OF PEORIA AND SHALL BE COMPLETELY CONSTRUCTED WITHIN TWO (2) YEARS AFTER CONSTRUCTION IS COMPLETE ON EIGHTY PERCENT (80%) OF THE LOTS IN THE SUBDIVISION.

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

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170533 0125B, DATED JUNE 1, 1983. ZONE C DENOTES AREAS OF MINIMAL FLOOD HAZARDS.

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS COPPER CREEK SUBDIVISION, SECTION SIX (PART OF PIN 08-25-200-028)

A PART OF LOT 3 IN CHINUGE FIELDS SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 11 AT PAGE 46 IN THE PEORIA COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN SAID CHINUGE FIELDS; THENCE NORTH 89°-30'-20" WEST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE NORTH LINE OF SAID LOT 3, 890.49 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-29'-40" WEST, 125.00 FEET; THENCE SOUTH 89°-30'-20" EAST, 18.26 FEET; THENCE SOUTH 00°-29'-40" WEST, 226.72 FEET; THENCE SOUTH 11°-57'-21" EAST, 134.20 FEET; THENCE SOUTH 34°-03'-56" EAST, 297.95 FEET TO THE MOST NORTHERLY CORNER OF LOT 412 OF COPPER CREEK SUBDIVISION, SECTION 4, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 25, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 9 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE SOUTH 63°-19'-54" WEST, ALONG THE NORTHERLY LINE OF SAID COPPER CREEK SUBDIVISION, SECTION FOUR, 409.62 FEET TO THE MOST WESTERLY CORNER OF LOT 406 OF SAID COPPER CREEK SUBDIVISION, SECTION FOUR AND THE EAST LINE OF OF LOT 72 OF COPPER CREEK SUBDIVISION, SECTION THREE, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 25, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 12, PAGE 101 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 15°-23'-56" WEST, ALONG SAID EAST LINE, 78.02 FEET TO THE SOUTHWEST CORNER OF LOT 406 OF SAID COPPER CREEK SUBDIVISION, SECTION FOUR; THENCE NORTH 13°-47'-17" WEST, ALONG THE EAST LINE OF SAID LOT 406, 70.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 406; THENCE NORTH 13°-12'-29" WEST, ALONG THE EAST LINE OF SAID COPPER CREEK SUBDIVISION, SECTION FOUR AND THE EAST LINE OF COPPER CREEK SUBDIVISION, SECTION FIVE, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 25, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 34 IN THE PEORIA COUNTY RECORDER'S OFFICE, 350.00 FEET; THENCE (THE FOLLOWING FOUR COURSES ARE ALONG THE EAST LINE OF SAID COPPER CREEK SUBDIVISION, SECTION FIVE) NORTH 05°-53'-46" WEST, 70.58 FEET; THENCE NORTH 00°-29'-40" EAST, 236.61 FEET; THENCE NORTH 89°-30'-20" WEST, 3.26 FEET; THENCE NORTH 00°-29'-40" EAST, 125.00 FEET TO THE NORTHEAST CORNER OF LOT 520 IN SAID COPPER CREEK SUBDIVISION, SECTION FIVE, AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°-30'-20" EAST, ALONG SAID NORTH LINE, 280.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 6.153 ACRES, MORE OR LESS.

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 "COPPER CREEK SUBDIVISION, SECTION SIX", A PART OF LOT 3 IN CHINUGE FIELDS SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT THIS SUBDIVISION 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.

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

DATED AT PEORIA, ILLINOIS THIS 12TH DAY OF AUGUST, 2015.

BY:
JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL 61615
jmalec@austinengineeringcompany.com
LICENSE EXPIRES NOVEMBER 30, 2016



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, COPPER CREEK HOLDINGS, LLC AND ARMSTRONG BUILDERS OF PEORIA, INC., OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "COPPER CREEK SUBDIVISION, SECTION SIX", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT AND DO HEREBY DEDICATE THE STREETS SHOWN THEREON TO THE PUBLIC USE FOREVER.

EACH LOT OR PART THEREOF IN SAID SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS TO BE FILED IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS FOR "COPPER CREEK SUBDIVISION, SECTION SIX", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

"UTILITY EASEMENTS" (UE) AS SHOWN ON SAID FINAL SUBDIVISION PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPELINES, WATER MAINS, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDestal INSTALLATIONS, WITH THE FURTHER 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 UTILITY FACILITIES.

EASEMENTS INDICATED AS "STORM SEWER EASEMENT" (SSE) ARE RESERVED FOR THE CITY OF PEORIA, AND THERE IS HEREBY GRANTED TO THE SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS TO CONSTRUCT, MAINTAIN AND OPERATE WITHIN SAID EASEMENTS, STORM SEWERS AND NECESSARY APPURTENANCES.

EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT" (SDE) ARE PRIVATE EASEMENTS FOR THE CONVEYANCE OF STORM WATER SURFACE DRAINAGE FOR THIS SUBDIVISION. NO STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED WITHIN THE EASEMENTS AND THE HORIZONTAL AND VERTICAL CONFIGURATION OF THE DRAINAGE SWALES AND AREAS LOCATED WITHIN SAID EASEMENTS SHALL NOT BE ALTERED SO AS TO INTERFERE WITH THE INTENT OF SAID EASEMENTS. MAINTENANCE OF SAID SWALES IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.

EASEMENTS INDICATED AS "SUMP DRAIN LINE EASEMENT" (SDLE) ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SUMP PUMP DRAIN LINES.

NO PERMANENT BUILDINGS 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.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 17th DAY OF August, 2015.

COPPER CREEK HOLDINGS, LLC.

ARMSTRONG BUILDERS OF PEORIA, INC.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TOM ARMSTRONG AND BRANDON DEAN ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THAT THEY ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17th DAY OF August, 2015.

RONETTE J. KRUSA
Notary Public - State of Illinois
My Commission Expires Aug 22, 2017

8-22-17
COMMISSION EXPIRES

SPACE RESERVED FOR THE PEORIA COUNTY RECORDER OF DEEDS

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION SIX" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 27th DAY OF October, 2015.

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, R. STEVE SONNEMAKER, PEORIA COUNTY CLERK, 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 SAID FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION SIX".

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF Oct, 2015.

R. STEVE SONNEMAKER, PEORIA COUNTY CLERK

PEORIA COUNTY DEPUTY CLERK

2015-023191
STATE OF ILLINOIS)
COUNTY OF PEORIA)
Filed for record
in the office of
Jason K. Hauer, County Recorder, on
OCT 27 2015 at 2:40 PM, and recorded in
Plat Book 11, Page 22, Doc. No. 111111
Jason K. Hauer
Recorder of Deeds