FINAL PLAT OF

SOMMER PLACE SUBDIVISION
SECTION SEVEN

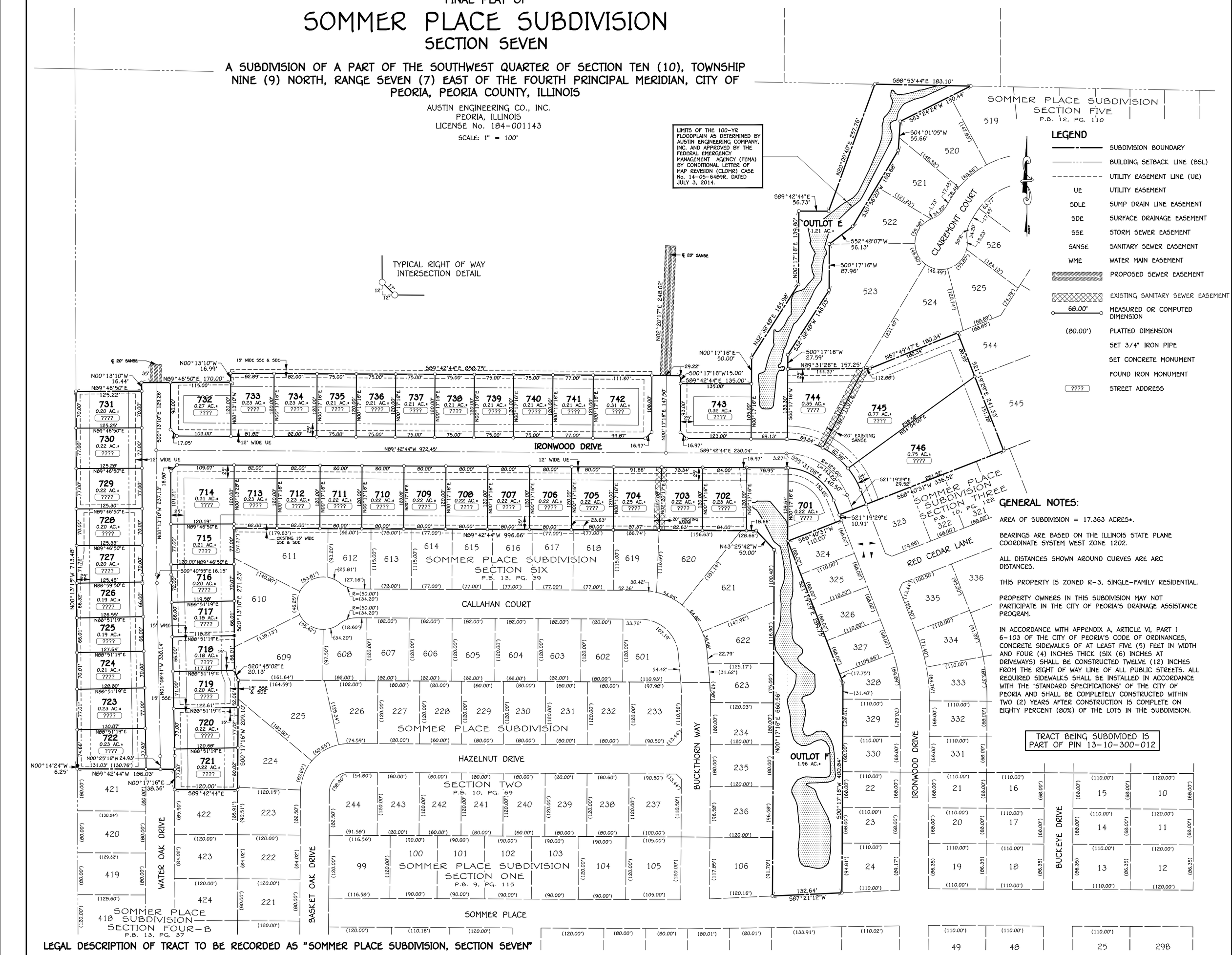
A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC.
PEORIA, ILLINOIS
LICENSE No. 184-001143

SCALE: 1" = 100'

LIMITS OF THE 100-YR FLOODPLAIN AS DETERMINED BY AUSTIN ENGINEERING COMPANY, INC. AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BY CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE No. 14-05-6489R, DATED JULY 3, 2014.

TYPICAL RIGHT OF WAY INTERSECTION DETAIL



GENERAL NOTES:

AREA OF SUBDIVISION = 17.363 ACRES±.

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

ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.

THIS PROPERTY IS ZONED R-3, SINGLE-FAMILY RESIDENTIAL.

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

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.

TRACT BEING SUBDIVIDED IS PART OF PIN 13-10-300-012

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "SOMMER PLACE SUBDIVISION, SECTION SEVEN"

A PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°-13'-15" WEST, ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, 713.48 FEET; THENCE NORTH 89°-46'-50" EAST, 125.22 FEET; THENCE NORTH 00°-13'-10" WEST, 16.44 FEET; THENCE NORTH 89°-46'-50" EAST, 170.00 FEET; THENCE NORTH 00°-13'-10" WEST, 16.99 FEET; THENCE SOUTH 89°-42'-44" EAST, 850.75 FEET; THENCE SOUTH 00°-17'-16" WEST, 15.00 FEET; THENCE SOUTH 89°-42'-44" EAST, 135.00 FEET; THENCE NORTH 00°-17'-16" EAST, 50.00 FEET; THENCE NORTH 32°-38'-48" EAST, 165.98 FEET; THENCE NORTH 00°-17'-16" EAST, 139.80 FEET; THENCE SOUTH 89°-42'-44" EAST, 56.73 FEET; THENCE NORTH 20°-00'-40" EAST, 257.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°-53'-44" EAST, ALONG SAID NORTH LINE, 183.10 FEET TO THE WESTERLY LINE OF SOMMER PLACE SUBDIVISION, SECTION FIVE, AS RECORDED IN PLAT BOOK 12 AT PAGE 110 IN THE PEORIA COUNTY RECORDER'S OFFICE; (THE FOLLOWING 10 COURSES ARE ALONG THE WESTERLY LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION FIVE) THENCE SOUTH 63°-24'-24" WEST, 150.44 FEET; THENCE SOUTH 04°-01'-05" WEST, 55.66 FEET; THENCE SOUTH 30°-56'-20" WEST, 168.68 FEET; THENCE SOUTH 52°-48'-07" WEST, 56.13 FEET TO THE SOUTHWEST CORNER OF LOT 522 IN SAID SOMMER PLACE SUBDIVISION, SECTION FIVE; THENCE SOUTH 00°-17'-16" WEST, 87.96 FEET; THENCE SOUTH 32°-38'-48" WEST, 146.03 FEET; THENCE SOUTH 00°-17'-16" WEST, 27.59 FEET TO THE SOUTH WEST CORNER OF LOT 523 IN SAID SOMMER PLACE SUBDIVISION, SECTION FIVE; THENCE NORTH 89°-31'-26" EAST, 157.25 FEET; THENCE NORTH 67°-49'-47" EAST, 180.34 FEET TO THE NORTHWEST CORNER OF LOT 544 IN SAID SOMMER PLACE SUBDIVISION, SECTION FIVE; THENCE SOUTH 21°-19'-29" EAST, 241.33 FEET TO THE NORTHERLY LINE OF SOMMER PLACE SUBDIVISION, SECTION THREE AS RECORDED IN PLAT BOOK 10 AT PAGE 122 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE SOUTH 68°-40'-31" WEST, ALONG SAID NORTHERLY LINE, 336.52 FEET; THENCE SOUTH 21°-19'-29" EAST, ALONG SAID NORTHERLY LINE, 10.91 FEET TO THE NORTHEAST CORNER OF LOT 324 IN SAID SOMMER PLACE SUBDIVISION, SECTION THREE; THENCE SOUTH 68°-40'-31" WEST, ALONG SAID NORTHERLY LINE, 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 324; THENCE SOUTH 21°-19'-29" EAST, ALONG THE WESTERLY LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION THREE, 289.75 FEET; THENCE SOUTH 00°-17'-16" WEST, ALONG THE WESTERLY LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION THREE AND SAID LINE EXTENDED, 400.84 FEET TO THE NORTH RIGHT OF WAY LINE OF SOMMER PLACE; THENCE SOUTH 87°-21'-12" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 132.64 TO THE SOUTHEAST CORNER OF LOT 106 IN SOMMER PLACE SUBDIVISION, SECTION ONE, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 9 AT PAGE 115 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-17'-16" EAST, ALONG THE EAST LINE OF SAID LOT 106, THE EAST LINE OF SOMMER PLACE SUBDIVISION, SECTION TWO AS RECORDED IN PLAT BOOK 10 AT PAGE 69 IN THE PEORIA COUNTY RECORDER'S OFFICE, AND THE EAST LINE OF SOMMER PLACE SUBDIVISION, SECTION SIX AS RECORDED IN PLAT BOOK 13 AT PAGE 39 IN THE PEORIA COUNTY RECORDER'S OFFICE, 660.56 FEET TO THE NORTHEAST CORNER OF LOT 621 IN SAID SOMMER PLACE SUBDIVISION, SECTION SIX; THENCE NORTH 43°-25'-42" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 621, 50.00 FEET TO THE NORTH LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION SIX; THENCE NORTH 89°-42'-44" WEST, ALONG SAID NORTH LINE, 996.66 FEET TO THE NORTHWEST CORNER OF SAID SOMMER PLACE SUBDIVISION, SECTION SIX; THENCE SOUTH 00°-13'-10" EAST, ALONG THE WEST LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION SIX; THENCE SOUTH 20°-45'-02" EAST, ALONG SAID WEST LINE, 20.13 FEET TO THE NORTHWEST CORNER OF LOT 225 IN SOMMER PLACE SUBDIVISION, SECTION TWO; THENCE SOUTH 00°-17'-16" WEST, ALONG THE WEST LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION TWO, 209.10 FEET TO THE NORTHEAST CORNER OF LOT 422 IN SOMMER PLACE SUBDIVISION, SECTION 4B AS RECORDED IN PLAT BOOK 13 AT PAGE 37 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-42'-44" WEST, ALONG THE NORTH LINE OF SAID LOT 422, 120.00 FEET TO THE EAST RIGHT OF WAY LINE OF WATER OAK DRIVE; THENCE NORTH 00°-17'-16" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 30.36 FEET TO THE NORTH LINE OF LOT 421 IN SAID SOMMER PLACE SUBDIVISION, SECTION 4B EXTENDED; THENCE NORTH 89°-42'-44" WEST, ALONG THE NORTH LINE OF SAID LOT 422 AND SAID LINE EXTENDED, 186.03 FEET TO THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°-14'-24" WEST, ALONG SAID WEST LINE, 6.25 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.363 ACRES, MORE OR LESS.

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 SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "SOMMER PLACE SUBDIVISION, SECTION SIX", A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) 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 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 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 30TH DAY OF APRIL, 2015.

BY: _____
MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL. 61615
mcochran@austinengineeringcompany.com

MICHAEL P. COCHRAN
PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS No. 3879 AUSTIN ENGINEERING CO., INC. PEORIA, ILLINOIS
ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2016

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, SUMMER PARK, LLC, 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 "SOMMER PLACE 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 "SOMMER PLACE SUBDIVISION, SECTION SIX", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

"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 FOR THE CONVEYANCE OF STORM WATER SURFACE DRAINAGE, AND STORM WATER CONVEYANCE AND DISCHARGE THROUGH PUBLIC STORM SEWER AND CULVERT SYSTEMS INSTALLED AS IMPROVEMENTS FOR THE SUBDIVISION. 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.

EASEMENTS INDICATED AS "SANITARY SEWER EASEMENT" (SANSE) ARE RESERVED FOR THE GREATER PEORIA SANITARY SEWER DISTRICT TO CONSTRUCT, OPERATE AND MAINTAIN SANITARY SEWERS, MANHOLES AND NECESSARY APPURTENANCES,

EASEMENTS INDICATED AS WATER MAIN EASEMENTS (WME) ARE RESERVED FOR ILLINOIS AMERICAN WATER COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN WATER MAINS AND NECESSARY APPURTENANCES.

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 OWNER AND PROPRIETOR HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS _____ DAY OF _____, 2015.

_____ VICTOR E. ARMSTRONG - MANAGER

_____ RANDALL L. PEIFER - MANAGER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT BILL PEIFER 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, SEALED 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 NOTARIAL SEAL THIS _____ DAY OF _____, 2015.

_____ NOTARY PUBLIC

_____ COMMISSION EXPIRES

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "SOMMER PLACE SUBDIVISION, SECTION SIX" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____, 2015.

_____ DIRECTOR, COMMUNITY DEVELOPMENT

SPACE RESERVED FOR THE PEORIA COUNTY RECORDER OF DEEDS

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

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 "SOMMER PLACE SUBDIVISION, SECTION SIX."

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

_____ PEORIA COUNTY DEPUTY CLERK

_____ R. STEVE SONNEMAKER, PEORIA COUNTY CLERK