

FINAL SUBDIVISION PLAT OF COPPER CREEK SUBDIVISION SECTION FOUR

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, PEORIA COUNTY, ILLINOIS

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

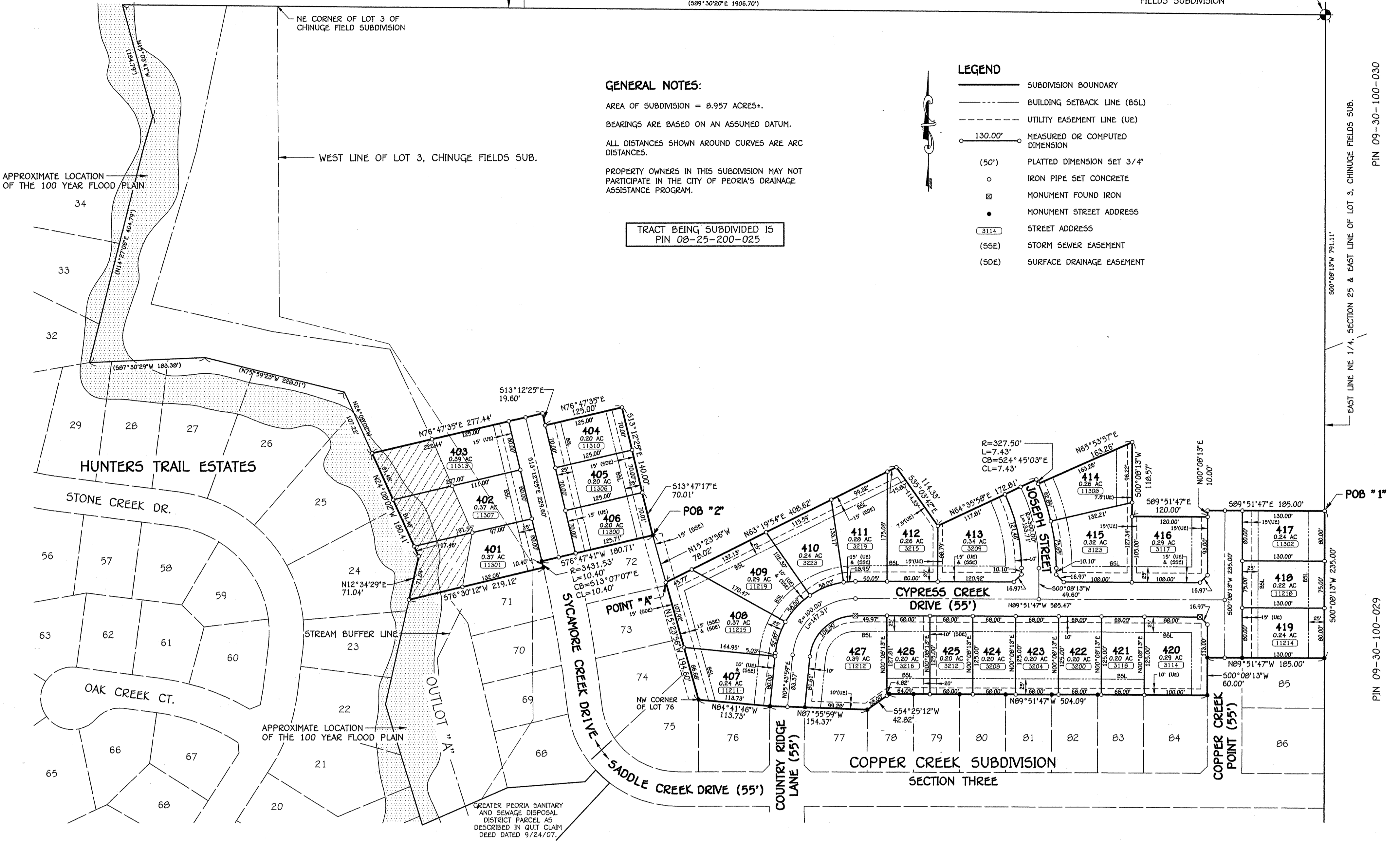
2013023409
STATE OF ILLINOIS
County of Peoria
NANCY K. HORTON, County Recorder, of
SEP 06 2013, 9:52 AM
Plat Book 11, Page 103 and recorded in
184-001143
Recorder of Deeds

PIN 08-24-400-002

PIN 08-24-400-003

NORTH LINE NE 1/4, SECTION 25 & NORTH LINE OF LOT 3, CHINUQUE FIELDS SUB.
(599°32'20"E 1906.70')

NE CORNER, NE 1/4 OF SECTION
25, T10N, R7E, 4TH PM & NE
CORNER OF LOT 3 OF CHINUQUE
FIELDS SUBDIVISION



GENERAL NOTES:

- AREA OF SUBDIVISION = 8.957 ACRES.
- BEARINGS ARE BASED ON AN ASSUMED DATUM.
- ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.
- PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

TRACT BEING SUBDIVIDED IS
PIN 08-25-200-025

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- UTILITY EASEMENT LINE (LUE)
- 130.00' MEASURED OR COMPUTED DIMENSION
- (50') PLATTED DIMENSION SET 3/4"
- IRON PIPE SET CONCRETE
- ⊠ MONUMENT FOUND IRON
- MONUMENT STREET ADDRESS
- STREET ADDRESS
- (55E) STORM SEWER EASEMENT
- (SDE) SURFACE DRAINAGE EASEMENT

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS COPPER CREEK SUBDIVISION, SECTION FOUR

A PART OF LOT 3 OF CHINUQUE FIELDS SUBDIVISION, BEING 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, PAGE 46 IN THE PEORIA COUNTY RECORDER'S OFFICE AND A PART OF TRACT 2 IN THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 41, PAGE 103 IN THE PEORIA COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00°-09'-13" WEST, (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE EAST LINE OF SAID LOT 3, 791.11 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, (POB "1"); THENCE SOUTH 00°-09'-13" WEST, ALONG SAID EAST LINE, 235.00 FEET TO THE NORTHEAST CORNER OF COPPER CREEK SUBDIVISION, SECTION THREE; A SUBDIVISION OF PART OF LOTS 2 AND 3 OF CHINUQUE FIELDS SUBDIVISION AND A PART OF TRACT 2 AS RECORDED IN DOCUMENT NO. 06-10226, ALL BEING IN 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; THE FOLLOWING SIX COURSES BEING ALONG THE NORTH LINE OF SAID COPPER CREEK SUBDIVISION, SECTION THREE; THENCE NORTH 89°-51'-47" WEST, 185.00 FEET; THENCE SOUTH 00°-09'-13" WEST, 60.00 FEET; THENCE NORTH 89°-51'-47" WEST, 504.09 FEET; THENCE SOUTH 54°-25'-12" WEST, 42.82 FEET; THENCE NORTH 87°-59'-59" WEST, 154.37 FEET; THENCE NORTH 84°-41'-40" WEST, 113.73 FEET TO THE NORTHWEST CORNER OF LOT 76 IN SAID COPPER CREEK SUBDIVISION, SECTION THREE; THENCE NORTH 15°-23'-58" WEST, ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, SECTION THREE, 194.60 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 63°-19'-54" EAST, 408.82 FEET; THENCE SOUTH 35°-03'-42" EAST, 114.33 FEET; THENCE NORTH 64°-35'-58" EAST, 172.91 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.50 FEET FOR AN ARC DISTANCE OF 7.43 FEET; SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 24°-45'-02" EAST AND A LENGTH OF 7.43 FEET; THENCE NORTH 65°-53'-57" EAST, 163.26 FEET; THENCE SOUTH 00°-09'-13" WEST, 118.57 FEET; THENCE SOUTH 89°-51'-47" EAST, 120.00 FEET; THENCE NORTH 00°-09'-13" EAST, 10.00 FEET; THENCE SOUTH 89°-51'-47" EAST, 185.00 FEET TO THE POINT OF BEGINNING, (POB "1"); SAID TRACT CONTAINING 6.933 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE AFORESAID POINT "A"; THENCE NORTH 15°-23'-58" WEST, ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, SECTION THREE, 78.02 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, (POB "2"); FROM THE POINT OF BEGINNING, (POB "2"), THE FOLLOWING THREE COURSES BEING ALONG THE NORTHERLY LINE OF SAID COPPER CREEK SUBDIVISION, SECTION THREE; THENCE SOUTH 76°-47'-41" WEST, 180.71 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3431.53 FEET FOR AN ARC DISTANCE OF 10.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 13°-07'-07" EAST AND A LENGTH OF 10.40 FEET; THENCE SOUTH 76°-30'-12" WEST, 219.12 FEET TO A POINT ON THE EAST LINE OF HUNTERS TRAIL ESTATES, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP TEN NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 121 IN THE PEORIA COUNTY RECORDER'S OFFICE, THE FOLLOWING TWO COURSES BEING ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, THENCE NORTH 12°-34'-29" EAST, 71.04 FEET; THENCE NORTH 24°-09'-02" WEST, 180.41 FEET; THENCE NORTH 76°-47'-35" EAST, 277.44 FEET; THENCE SOUTH 13°-12'-25" EAST, 19.60 FEET; THENCE NORTH 76°-47'-35" EAST, 125.00 FEET; THENCE SOUTH 13°-12'-25" EAST, 140.00 FEET; THENCE SOUTH 13°-47'-17" EAST, 70.01 FEET TO THE POINT OF BEGINNING, (POB "2"); SAID TRACT CONTAINING 2.024 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 "COPPER CREEK SUBDIVISION, SECTION FOUR", A SUBDIVISION OF 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 A PART OF LOTS 401, 402 & 403 LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IMPROVEMENTS TO THESE LOTS MAY REQUIRE SPECIAL APPROVAL.

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 CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 8TH DAY OF AUGUST, 2013.

OWNER'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)

WE, COPPER CREEK LAND 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 FOUR", 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 FOUR", 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 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, ELECTRIC 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 AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC 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 UTILITY FACILITIES. EASEMENTS INDICATED AS "STORM SEWER EASEMENT" 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" ARE FOR THE CONVEYANCE AND/OR TEMPORARY STORAGE OF STORM WATER RUN OFF. EASEMENTS INDICATED AS "SUMP DRAIN LINE EASEMENT" ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SUMP PUMP DRAIN LINES. EASEMENTS INDICATED AS "SIGNAGE EASEMENT" ARE RESERVED FOR THE HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUBDIVISION SIGNAGE AND RELATED LANDSCAPING.

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.

EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT" 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.

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 26th DAY OF August, 2013.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS) ss
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 26th DAY OF August, 2013.

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION FOUR" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 3rd DAY OF September, 2013.

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) ss
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 FOUR".

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF Sept, 2013.

COUNTY HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)

THIS FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION FOUR" HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2 AND CHAPTER 20, SECTIONS 20 - 25 OF THE PEORIA COUNTY CODE. DATED THIS ___ DAY OF ___, 2013.

PEORIA COUNTY HIGHWAY ENGINEER

BY: *Jeffrey E. Franklin*
JEFFREY E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230
9100 N. UNIVERSITY ST., PEORIA, IL 61615
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224 LICENSE EXPIRES NOVEMBER 30, 2014

Tom Armstrong
COPPER CREEK LAND HOLDINGS, LLC.

Brandon Dean
ARMSTRONG BUILDERS OF PEORIA, INC.

Ronette J. Krusa
NOTARY PUBLIC
8/22/17
COMMISSION EXPIRES

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