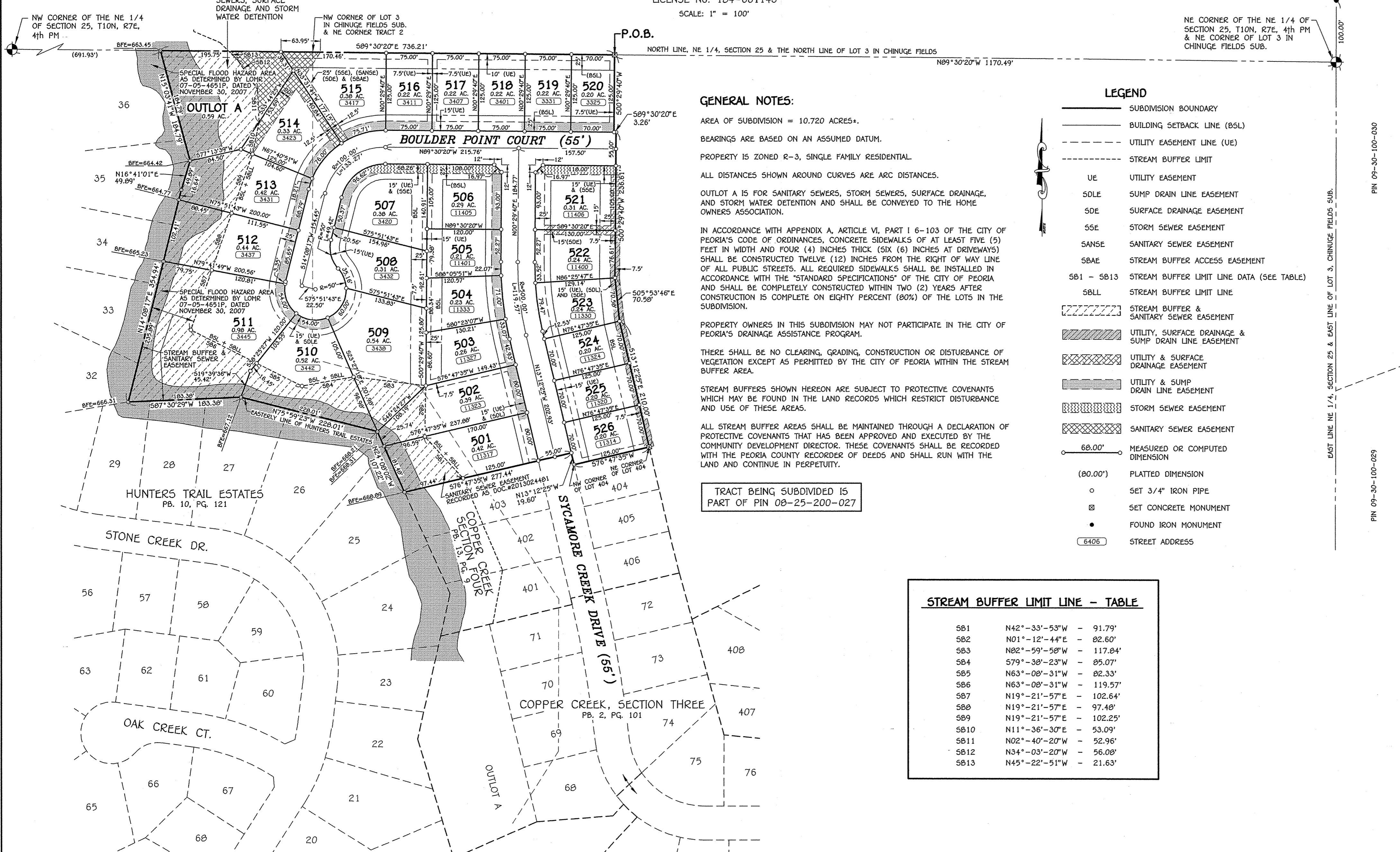


FINAL PLAT OF
COPPER CREEK SUBDIVISION
 SECTION FIVE

A SUBDIVISION OF PART OF LOT 3 IN CHINUGE FIELDS SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25) AND A PART OF TRACT 2 IN THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), ALL IN 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'



GENERAL NOTES:
 AREA OF SUBDIVISION = 10.720 ACRES.
 BEARINGS ARE BASED ON AN ASSUMED DATUM.
 PROPERTY IS ZONED R-3, SINGLE FAMILY RESIDENTIAL.
 ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.
 OUTLOT A IS FOR SANITARY SEWERS, STORM SEWERS, SURFACE DRAINAGE, AND STORM WATER DETENTION AND SHALL BE CONVEYED TO THE HOME OWNERS ASSOCIATION.
 IN ACCORDANCE WITH APPENDIX A, ARTICLE V, PART 1 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.
 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA.
 STREAM BUFFERS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANTS THAT HAS BEEN APPROVED AND EXECUTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE COVENANTS SHALL BE RECORDED WITH THE PEORIA COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

- LEGEND**
- SUBDIVISION BOUNDARY
 - BUILDING SETBACK LINE (BSL)
 - UTILITY EASEMENT LINE (UE)
 - STREAM BUFFER LIMIT
 - UE UTILITY EASEMENT
 - SOLE SUMP DRAIN LINE EASEMENT
 - SDE SURFACE DRAINAGE EASEMENT
 - SSE STORM SEWER EASEMENT
 - SANSE SANITARY SEWER EASEMENT
 - SBAE STREAM BUFFER ACCESS EASEMENT
 - SBI - SBI3 STREAM BUFFER LIMIT LINE DATA (SEE TABLE)
 - SOLL STREAM BUFFER LIMIT LINE
 - STREAM BUFFER & SANITARY SEWER EASEMENT
 - UTILITY, SURFACE DRAINAGE & SUMP DRAIN LINE EASEMENT
 - UTILITY & SURFACE DRAINAGE EASEMENT
 - UTILITY & SUMP DRAIN LINE EASEMENT
 - STORM SEWER EASEMENT
 - SANITARY SEWER EASEMENT
 - MEASURED OR COMPUTED DIMENSION
 - (80.00') PLATTED DIMENSION
 - SET 3/4" IRON PIPE
 - ⊗ SET CONCRETE MONUMENT
 - FOUND IRON MONUMENT
 - 6455 STREET ADDRESS

STREAM BUFFER LIMIT LINE - TABLE

SBI	N42°-33'-53"W	- 91.79'
SBI2	N01°-12'-44"E	- 82.60'
SBI3	N82°-59'-58"W	- 117.84'
SBI4	S79°-38'-23"W	- 85.07'
SBI5	N63°-09'-31"W	- 82.33'
SBI6	N63°-09'-31"W	- 119.59'
SBI7	N19°-21'-57"E	- 102.64'
SBI8	N19°-21'-57"E	- 97.48'
SBI9	N19°-21'-57"E	- 102.25'
SBI10	N11°-38'-30"E	- 53.09'
SBI11	N02°-40'-20"W	- 52.98'
SBI12	N34°-03'-20"W	- 56.08'
SBI13	N45°-22'-51"W	- 21.63'

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS COPPER CREEK SUBDIVISION, SECTION FIVE (PART OF PIN 08-25-200-027)
 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 AND A PART OF TRACT 2 IN THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FIVE (25), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON A PLAT RECORDED IN TRACT SURVEY BOOK 41 AT PAGE 103 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, 1170.49 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 00°-29'-40" WEST, 3.26 FEET; THENCE SOUTH 00°-29'-40" WEST, 236.61 FEET; THENCE SOUTH 05°-53'-46" EAST, 70.56 FEET; THENCE SOUTH 13°-12'-29" EAST, 210.00 FEET TO THE NORTHEAST CORNER OF LOT 404 IN COPPER CREEK SUBDIVISION, SECTION FOUR, A SUBDIVISION OF A PART OF LOT 3 IN CHINUGE FIELDS SUBDIVISION AND A PART OF TRACT 2 IN THE NORTHEAST QUARTER OF SAID SECTION 25, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13 AT PAGE 9 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE SOUTH 76°-47'-39" WEST, ALONG THE NORTH LINE OF SAID LOT 404, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 404; THENCE NORTH 13°-12'-29" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SYCAMORE CREEK DRIVE, 19.60 FEET; THENCE SOUTH 76°-47'-39" WEST, ALONG THE NORTH LINE OF LOT 403 IN SAID COPPER CREEK SUBDIVISION, SECTION FOUR AND SAID LINE EXTENDED, 277.44 FEET TO THE EASTERLY LINE OF HUNTERS TRAIL ESTATES, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 25, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10 AT PAGE 121 IN THE PEORIA COUNTY RECORDER'S OFFICE; THE FOLLOWING 6 CORNERS ARE ALONG SAID EASTERLY LINE OF SAID HUNTERS TRAIL ESTATES: THENCE NORTH 24°-09'-02" WEST, 107.22 FEET; THENCE NORTH 79°-59'-29" WEST, 107.22 FEET; THENCE SOUTH 87°-30'-29" WEST, 143.38 FEET; THENCE NORTH 14°-08'-17" EAST, 354.94 FEET; THENCE NORTH 10°-41'-07" EAST, 49.89 FEET; THENCE NORTH 15°-03'-41" WEST, 184.79 FEET TO THE NORTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°-30'-20" EAST, ALONG SAID NORTH LINE, 736.21 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 10.720 ACRES, MORE OR LESS; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

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 FIVE", 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 PORTION 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 JULY, 2014.

BY: *Jeffrey E. Franklin*
 JEFFREY E. FRANKLIN
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
 8100 N. UNIVERSITY ST., PEORIA, IL. 61615
 jefranklin@austinengineeringcompany.com
 LICENSE EXPIRES NOVEMBER 30, 2014

OWNER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF PEORIA) ss
 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 FIVE", 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 FIVE", 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.
 RESTRICTIONS REGARDING THE AREA LABELED AS "STREAM BUFFER": THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS. ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING AND GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER OF DEEDS OFFICE AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY. REFER TO THE CITY OF PEORIA'S "STREAM BUFFER ORDINANCE" FOR ADDITIONAL INFORMATION.
 "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 OVERLAP 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 SAWNLOGS 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. 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" (SDE) 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.
 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 4TH DAY OF August, 2014.

Jeffrey E. Franklin
 COPPER CREEK HOLDINGS, LLC
Tom Armstrong
 ARMSTRONG BUILDERS OF PEORIA, INC.

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 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 4th DAY OF August, 2014.

Quintessa
 NOTARY PUBLIC
 OFFICIAL SEAL
 RONETTE JARUSA
 Notary Public - State of Illinois
 My Commission Expires Aug 22, 2017

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF PEORIA) ss
 I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION FIVE" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____, 2014.

PEORIA COUNTY CLERK'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF PEORIA) ss
 I, R. STEVE SONNEMAEKER, 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 FIVE".
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

 PEORIA COUNTY DEPUTY CLERK
 R. STEVE SONNEMAEKER, PEORIA COUNTY CLERK