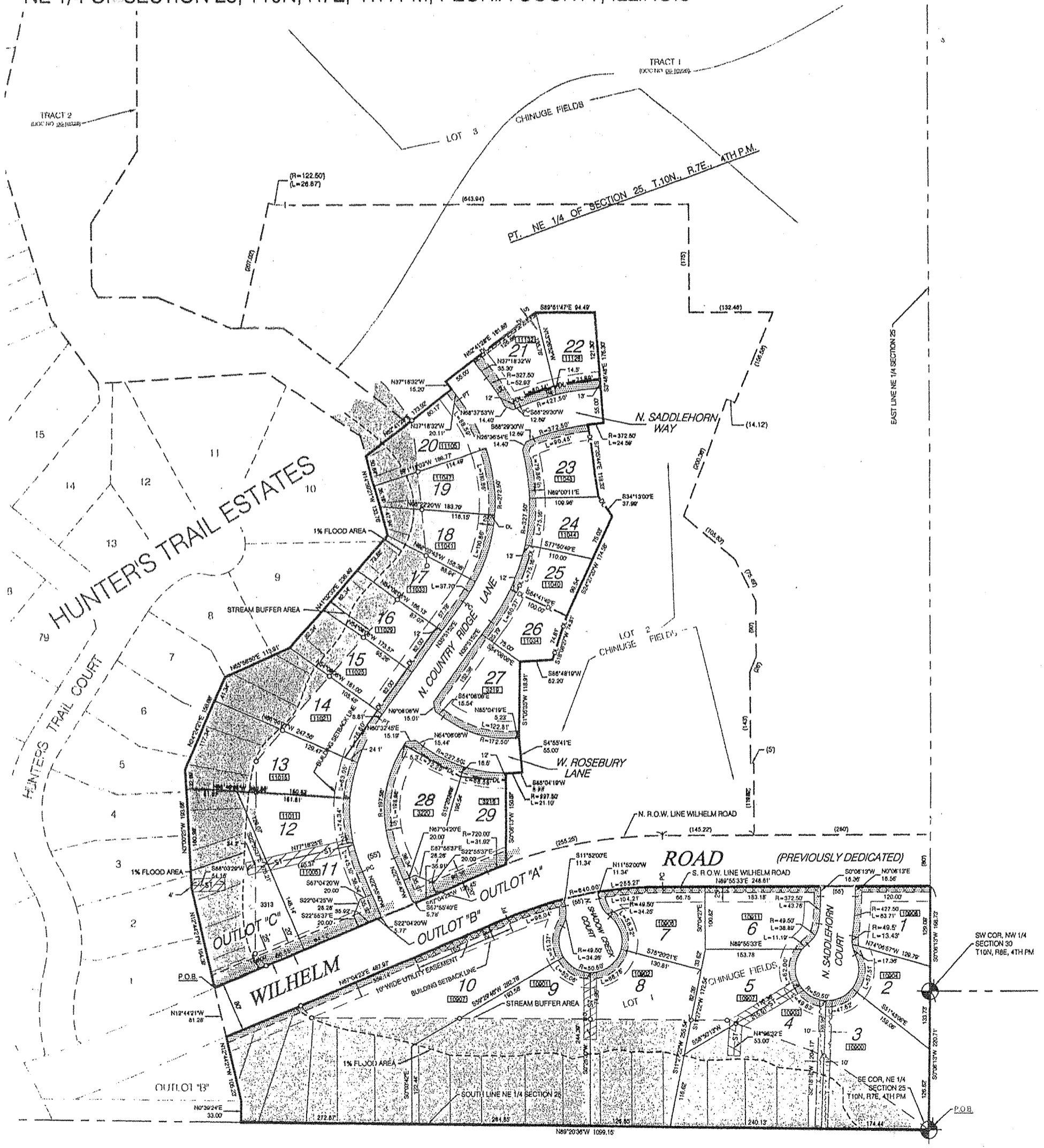


11-84

FINAL PLAT FOR PER CREEK SUBDIVISION

RESUBDIVISION OF LOT 1 AND A PART OF LOT 2 OF CHINUGE FIELDS, AND A PART OF THE
NE 1/4 OF SECTION 25, T10N, R7E, 4TH PM, PEORIA COUNTY, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF PEORIA)

FIELDS CROSSING - JORGENSEN L.L.C., OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS COPPER CREEK SUBDIVISION, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AND ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF, AND IT HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS ARE HEREBY RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, 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 WIRELESS INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, 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.

SANITARY SEWER EASEMENT AS SHOWN HEREON IS RESERVED FOR THE GREATER PEORIA SANITARY DISTRICT AND THERE IS HEREBY GRANTED SAID DISTRICT PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN SAID EASEMENT, SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

STORM SEWER EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE CITY OF PEORIA, ILLINOIS, AND THERE IS HEREBY GRANTED SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

WATER MAIN EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR ILLINOIS AMERICAN WATER COMPANY AND THERE IS HEREBY GRANTED SAID WATER COMPANY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, WATER MAIN, VALVES, HYDRANTS AND CONNECTIONS THERETO.

DRAIN LINE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR A SUMP DRAIN LINE SYSTEM TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND THERE IS HEREBY GRANTED SAID HOME OWNERS ASSOCIATION THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, DRAIN LINES, AND STRUCTURES TOGETHER WITH CONNECTIONS THERETO.

NO PERMANENT BUILDING 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.

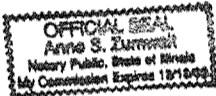
IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS 14TH DAY OF JANUARY, A.D. 2008.

TIMOTHY SHEA, AS MANAGING PARTNER OF FIELDS CROSSING - JORGENSEN, L.L.C.

Timothy Shea
TIMOTHY SHEA

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY SHEA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF JANUARY, A.D. 2008.



Arnie S. Zimmert
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, COUNTY CLERK OF SAID COUNTY, 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 ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 26 DAY OF February, 2008.



COUNTY CLERK

Marcella J. Leach
DEPUTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PLAT HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 780 ILCS 206/2 AND CH. 20, SEC. 20-25 OF THE PEORIA COUNTY CODE. HOWEVER, A HIGHWAY PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY. ACCESS WILL BE ALLOWED BY THE COUNTY IN ACCORDANCE WITH THE POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO COUNTY ROADWAYS.

DATED THIS 15 DAY OF Jan, A.D. 2008.

Henry J. McFarland
COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL PLAT OF COPPER CREEK SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 18TH DAY OF January, A.D. 2008.

STATE OF ILLINOIS)
County of Peoria)
I, Gary R. Zimmert, County Recorder, do hereby certify that this plat was recorded in Plat Book 133, Page 171, Vol. No. 28-0542.
Recorded at Peoria

Gary R. Zimmert
DIRECTOR, PLANNING AND GROWTH MANAGEMENT
CITY OF PEORIA



STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS COPPER CREEK SUBDIVISION BEING A RESUBDIVISION OF LOT 1 AND A PART OF LOT 2 OF CHINUGE FIELDS, A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS, AND A PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH P.M. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 100 FEET.

IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE - SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS 12TH DAY OF NOVEMBER, A.D. 2007.

ZUMWALT & ASSOCIATES, INC.

BY *Gary R. Zimmert*
GARY R. ZUMWALT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2326
LICENSE EXPIRATION DATE: 11-30-08



COPPER

A RESUBD

LEGAL DESCRIPTION

LOT 1 AND PART OF LOT 2 OF CHINUGE FIELDS, A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS, AND A PART OF THE NE 1/4 OF SAID SECTION 25, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N69°20'30"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1090.15 FEET; THENCE N0°30'24"E, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 25; THENCE N12°44'21"W, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A SUBDIVISION OF PART OF THE NE 1/4 OF SAID SECTION 25; THENCE N12°44'21"W, ALONG THE SOUTH R.O.W. LINE OF WILHELM ROAD, A DISTANCE OF 105.23 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF WILHELM ROAD, THENCE N67°04'23"E, ALONG THE SOUTH R.O.W. LINE OF WILHELM ROAD, A DISTANCE OF 487.97 FEET; THENCE IN A NORTH-EASTERLY DIRECTION, ALONG THE SOUTH R.O.W. LINE OF WILHELM ROAD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, FOR AN ARC DISTANCE OF 255.27 FEET; THENCE N80°50'33"E, ALONG THE SOUTH R.O.W. LINE OF WILHELM ROAD, A DISTANCE OF 424.93 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 25; THENCE S0°06'13"W, ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 389.44 FEET TO THE POINT OF BEGINNING, CONTAINING 8.215 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 25; THENCE N69°20'30"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1090.15 FEET; THENCE N0°30'24"E, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 25; THENCE N12°44'21"W, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A SUBDIVISION OF PART OF THE NE 1/4 OF SAID SECTION 25; THENCE N12°44'21"W, ALONG THE SOUTH R.O.W. LINE OF WILHELM ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING N12°44'21"W, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 105.23 FEET; THENCE N24°24'21"E, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 193.68 FEET; THENCE N24°24'21"E, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 154.39 FEET; THENCE N3°02'25"W, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 158.68 FEET; THENCE N65°50'57"E, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 113.91 FEET; THENCE N41°02'33"E, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 103.76 FEET; THENCE N14°50'21"W, ALONG THE EAST LINE OF SAID HUNTERS TRAIL ESTATES, A DISTANCE OF 238.49 FEET; THENCE N17°18'32"W, A DISTANCE OF 15.20 FEET; THENCE N52°41'28"E, A DISTANCE OF 181.88 FEET; THENCE N52°41'28"E, A DISTANCE OF 173.92 FEET; THENCE S3°48'48"E, A DISTANCE OF 175.20 FEET; THENCE IN A SOUTH-WESTERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 94.49 FEET; THENCE S7°36'44"E, A DISTANCE OF 24.59 FEET; THENCE S7°36'44"E, A DISTANCE OF 74.81 FEET; THENCE S34°13'00"E, A DISTANCE OF 37.99 FEET; THENCE S24°27'20"W, A DISTANCE OF 174.66 FEET; THENCE S4°58'41"E, A DISTANCE OF 68.00 FEET; THENCE S85°04'19"W, A DISTANCE OF 52.20 FEET; THENCE S1°05'35"W, A DISTANCE OF 118.91 FEET; THENCE S4°58'41"E, A DISTANCE OF 74.81 FEET; THENCE S85°04'19"W, A DISTANCE OF 21.10 FEET; THENCE S0°06'13"W, A DISTANCE OF 150.07 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WILHELM ROAD; THENCE IN A SOUTH-WESTERLY DIRECTION, ALONG THE NORTH R.O.W. LINE OF WILHELM ROAD, ON A CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET, FOR AN ARC DISTANCE OF 31.92 FEET; THENCE S67°04'23"W, A DISTANCE OF 473.59 FEET TO THE POINT OF BEGINNING, CONTAINING 8.991 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

NOTES

- IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.O.'S AND P.T.'S. (UNLESS OTHERWISE NOTED)
- TOTAL AREA IN COPPER CREEK SUBDIVISION = 17.206 ACRES
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT NUMBER 323.
- PROPERTY IS LOCATED WITHIN P.I.N. 08-25-200-008, 08-25-200-011 & 08-25-200-012.
- OUTLOTS 'A' AND 'B' ARE TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF ENTRANCE/LANDSCAPE AREA.
- OUTLOT 'C' IS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF STORM WATER DETENTION.
- PROPERTY OWNERS 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.
- THE 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 DIRECTOR OF PLANNING AND GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

LEGEND

- | | | |
|--|--------|---|
| | P.O.B. | POINT OF BEGINNING |
| | | UTILITY EASEMENT (10' WIDE UNLESS OTHERWISE SHOWN) |
| | | IRON SURVEY PIPE SET AT STREAM BUFFER LIMITS |
| | | 10' SANITARY SEWER EASEMENT |
| | | 20' WATER MAIN EASEMENT |
| | | 10' WIDE STORM SEWER EASEMENT |
| | DL | CENTERLINE OF 10' WIDE DRAIN LINE EASEMENT |
| | | STREAM BUFFER AREA |
| | | SPECIAL FLOOD HAZARD AREA (1% FLOOD AREA PER LOHR CASE NO. 07-05-4851P) |
| | | DENOTES ASSIGNED ADDRESS NUMBER |

