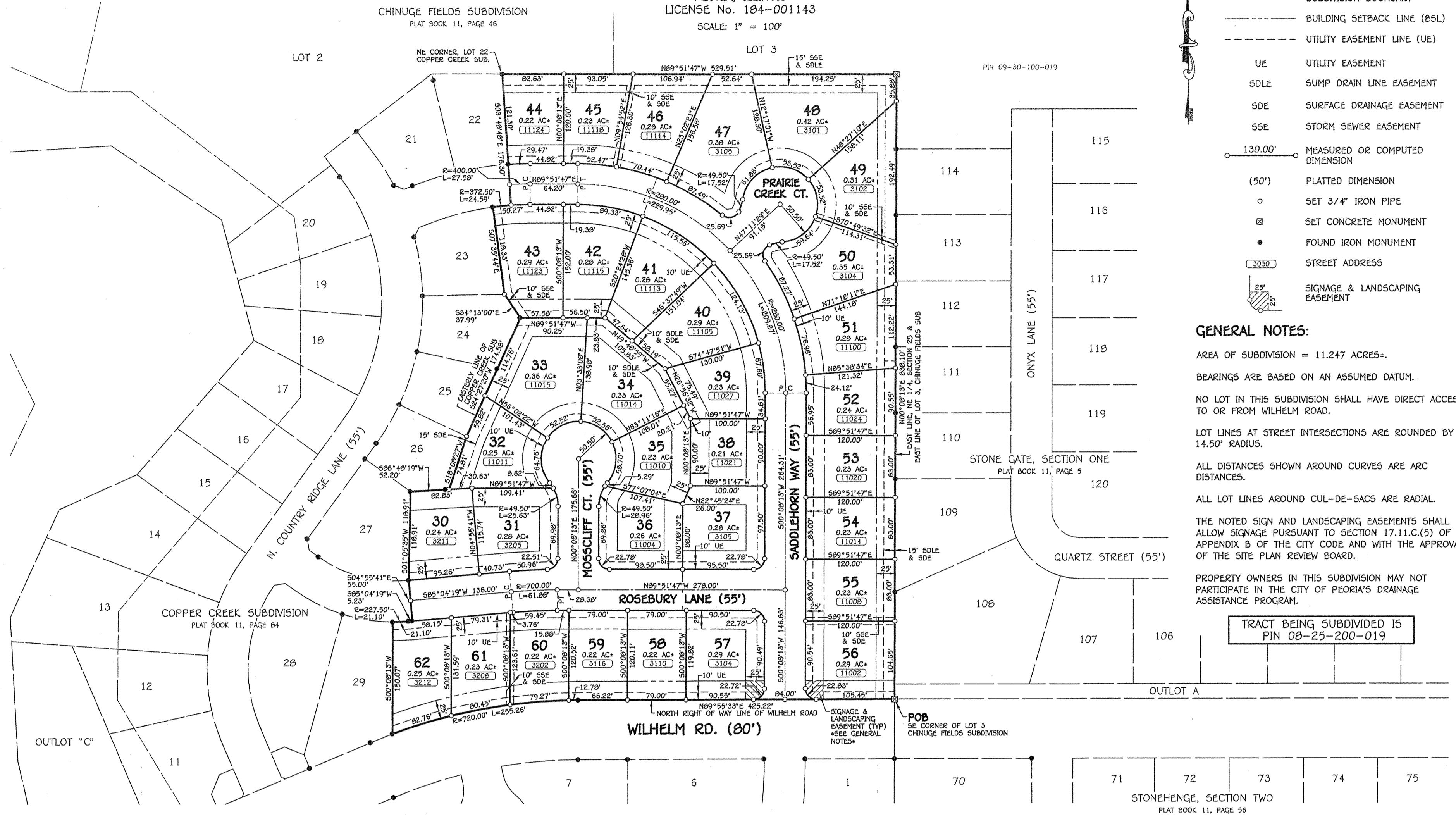


# FINAL SUBDIVISION PLAT OF COPPER CREEK SECTION TWO

2010-023430  
STATE OF ILLINOIS } ss Filed for record  
County of Peoria } in the office of  
NANCY M. HORTON, County Recorder, on  
SEP 20 2010 at 4:01 P.M. and recorded in  
Plat Book 11, Page 55, and recorded in  
Recorder of Deeds

A SUBDIVISION OF PART OF LOTS TWO (2) AND THREE (3) OF "CHINUGE FIELDS SUBDIVISION", A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER 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 UTILITY EASEMENT
  - SDE SUMP DRAIN LINE EASEMENT
  - SDE SURFACE DRAINAGE EASEMENT
  - SSE STORM SEWER EASEMENT
  - 130.00' MEASURED OR COMPUTED DIMENSION
  - (50') PLATTED DIMENSION
  - SET 3/4" IRON PIPE
  - ⊠ SET CONCRETE MONUMENT
  - FOUND IRON MONUMENT
  - STREET ADDRESS
  - 25' SIGNAGE & LANDSCAPING EASEMENT

**GENERAL NOTES:**

AREA OF SUBDIVISION = 11.247 ACRES±.

BEARINGS ARE BASED ON AN ASSUMED DATUM.

NO LOT IN THIS SUBDIVISION SHALL HAVE DIRECT ACCESS TO OR FROM WILHELM ROAD.

LOT LINES AT STREET INTERSECTIONS ARE ROUNDED BY A 14.50' RADIUS.

ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.

ALL LOT LINES AROUND CUL-DE-SACS ARE RADIAL.

THE NOTED SIGN AND LANDSCAPING EASEMENTS SHALL ALLOW SIGNAGE PURSUANT TO SECTION 17.11.C.(5) OF APPENDIX B OF THE CITY CODE AND WITH THE APPROVAL OF THE SITE PLAN REVIEW BOARD.

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

TRACT BEING SUBDIVIDED IS  
PIN 08-25-200-019

**LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "COPPER CREEK SUBDIVISION, SECTION TWO"** (LEGAL DESCRIPTION AS SHOWN IN TRACT SURVEY BOOK 44, PAGE 118 IN THE PEORIA COUNTY RECORDER'S OFFICE)

A PART OF LOTS 2 AND 3 OF CHINUGE FIELDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T10N, R7E, 4TH PM, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT THREE AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N00°08'13"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 838.10 FEET; THENCE N89°51'47"W, A DISTANCE OF 529.51 FEET TO THE NORTHEAST CORNER OF LOT 22 OF COPPER CREEK SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 AND A PART OF SAID LOT 2 OF SAID CHINUGE FIELDS, AND A PART OF THE NE 1/4 OF SAID SECTION 25; THENCE S03°48'48"E ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 176.30 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET FOR AN ARC DISTANCE OF 24.59 FEET; THENCE S07°35'44"E ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 118.33 FEET; THENCE S34°13'00"E ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 37.99 FEET; THENCE S24°27'20"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 174.58 FEET; THENCE S18°08'27"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 74.81 FEET; THENCE S86°48'19"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 52.20 FEET; THENCE S01°05'35"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 118.91 FEET; THENCE S04°55'41"E ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 55.00 FEET; THENCE S85°04'19"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 5.23 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET FOR AN ARC DISTANCE OF 21.10 FEET; THENCE S00°09'13"W ALONG THE EASTERLY LINE OF SAID COPPER CREEK SUBDIVISION, A DISTANCE OF 150.07 FEET TO THE NORTH R.O.W. LINE OF WILHELM ROAD; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH R.O.W. LINE OF SAID WILHELM ROAD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 720.00 FEET FOR AN ARC DISTANCE OF 295.26 FEET; THENCE N89°55'33"E ALONG THE NORTH R.O.W. LINE OF SAID WILHELM ROAD, A DISTANCE OF 425.22 FEET TO THE POINT OF BEGINNING, CONTAINING 11.247 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF 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 TWO", A SUBDIVISION OF PART OF LOTS TWO (2) AND THREE (3) OF "CHINUGE FIELDS SUBDIVISION", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER 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 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 2ND DAY OF SEPTEMBER, 2010.

AUSTIN ENGINEERING CO., INC.  
BY: *Jeffrey E. Franklin*  
JEFFREY E. FRANKLIN  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230



**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF PEORIA } ss

WE, ARMSTRONG BUILDERS OF PEORIA, INC. AND DEAN CUSTOM BUILDERS, 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 TWO", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND DIVISION 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 TWO (2)", 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, QUYPINES, 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 OWNER AND PROPRIETOR HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 17 DAY OF September, 2010.

*Tom Armstrong*  
TOM ARMSTRONG, SECRETARY  
ARMSTRONG BUILDERS OF PEORIA, INC.

*Brandon Dean*  
BRANDON DEAN, PRESIDENT  
DEAN CUSTOM BUILDERS, 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 17 DAY OF September, 2010.

*Molly M. Schultz*  
NOTARY PUBLIC

MOLLY M. SCHULTZ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12-10-2015  
COMMISSION EXPIRES

**PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF PEORIA } ss

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "COPPER CREEK SUBDIVISION, SECTION TWO" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 20th DAY OF September, 2010.

*J. d. n.*  
FOR DIRECTOR, PLANNING AND GROWTH MANAGEMENT

**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 "COPPER CREEK SUBDIVISION, SECTION TWO".

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF September, 2010.

*R. Steve Sonnemaker*  
PEORIA COUNTY DEPUTY CLERK

R. STEVE SONNEMAKER, PEORIA COUNTY CLERK