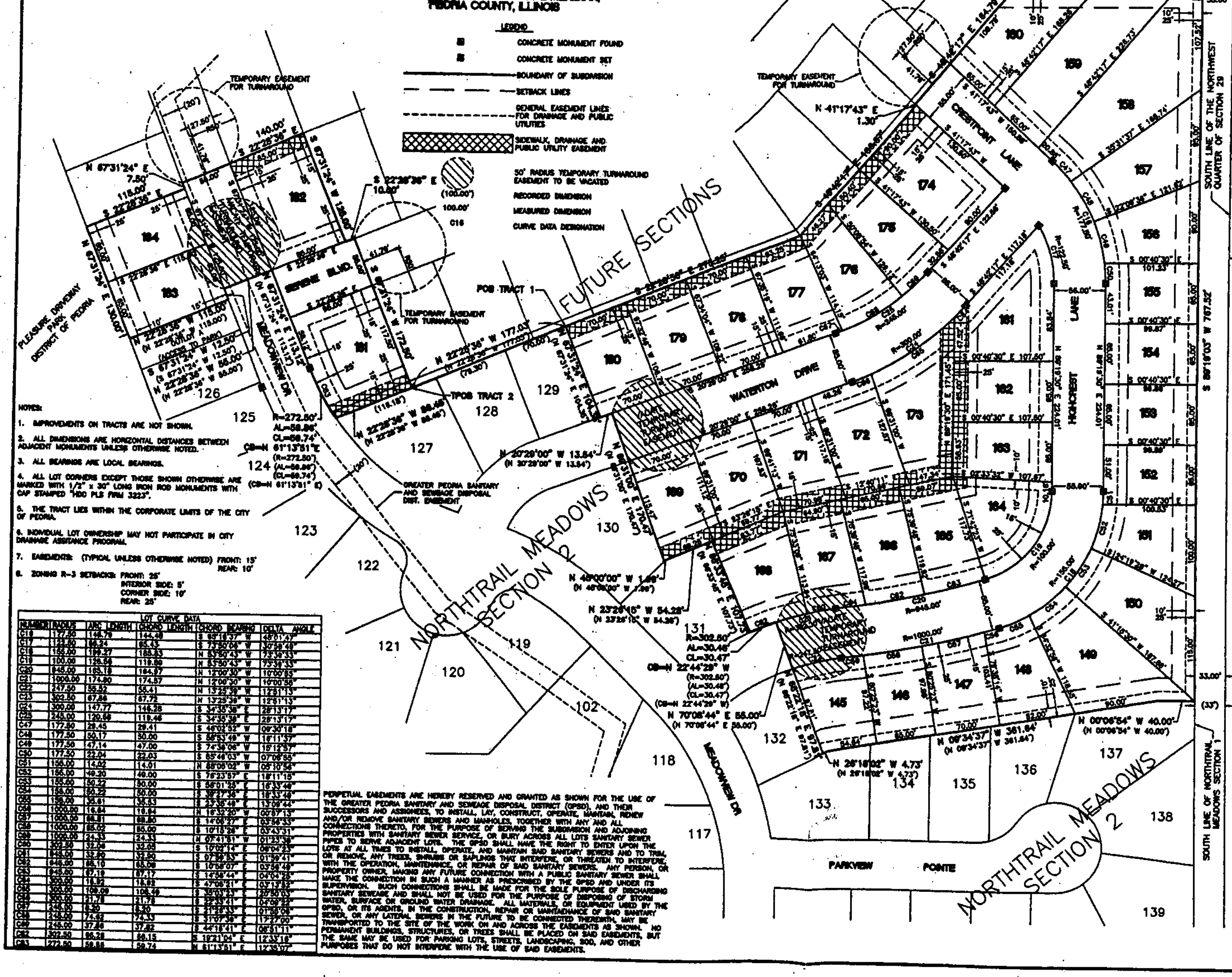
FINAL PLAT OF NORTHTRAIL MEADOWS SECTION 3 AMENDED

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 8 EAST, 4TH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS



NOTES:

1. IMPROVEMENTS ON TRACTS ARE NOT SHOWN.
2. ALL DIMENSIONS ARE HORIZONTAL DISTANCES BETWEEN ADJACENT MONUMENTS UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE LOCAL BEARINGS.
4. ALL LOT CORNERS EXCEPT THOSE SHOWN OTHERWISE ARE MARKED WITH 1/2" x 30" LONG IRON ROD MONUMENTS WITH CAP STAMPED "HDC PLS FIRM 3223".
5. THE TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA.
6. INDIVIDUAL LOT OWNERSHIP MAY NOT PARTICIPATE IN CITY DRAINAGE ASSISTANCE PROGRAM.
7. EASEMENTS: (TYPICAL UNLESS OTHERWISE NOTED) FRONT: 15' REAR: 10'
8. ZONING R-3 SETBACKS: FRONT: 25' INTERIOR SIDE: 5' CORNER SIDE: 10' REAR: 25'

LOT CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C16	177.50	148.79	144.48	S 65°16'37" W	48°01'47"
C17	122.50	66.24	65.43	S 73°50'06" W	30°58'49"
C18	155.00	199.27	185.83	N 53°50'43" W	73°39'33"
C19	100.00	128.56	119.89	N 53°50'43" W	73°39'33"
C20	945.00	165.18	164.97	N 12°00'30" W	10°00'55"
C21	1000.00	174.80	174.57	N 12°00'30" W	10°00'56"
C22	247.50	55.52	55.41	N 13°25'39" W	12°51'13"
C23	302.50	67.86	67.72	N 13°25'39" W	12°51'13"
C24	300.00	147.77	146.28	S 34°35'38" E	28°13'17"
C25	245.00	120.68	119.46	S 34°35'38" E	28°13'17"
C47	177.50	29.45	29.41	S 46°02'52" W	09°30'18"
C48	177.50	50.17	50.00	S 58°53'49" W	16°11'37"
C49	177.50	47.14	47.00	S 74°36'06" W	15°12'57"
C50	177.50	22.04	22.03	S 85°46'03" W	07°06'55"
C51	155.00	14.02	14.01	N 88°05'02" W	05°10'56"
C52	155.00	49.20	49.00	S 76°23'57" E	18°11'15"
C53	155.00	50.22	50.00	S 58°01'25" E	18°33'49"
C54	155.00	50.22	50.00	S 39°27'36" E	18°33'49"
C55	155.00	35.61	35.53	S 23°35'49" E	13°09'44"
C56	1000.00	16.64	16.64	N 16°32'20" W	00°57'13"
C57	1000.00	68.81	68.80	S 14°06'27" E	03°56'33"
C58	1000.00	65.02	65.00	S 10°16'28" E	03°43'31"
C59	1000.00	24.33	24.33	N 07°41'51" W	01°23'38"
C60	302.50	32.06	32.05	S 10°02'14" E	06°04'23"
C61	945.00	32.90	32.90	S 07°59'53" E	01°59'41"
C62	945.00	65.10	65.08	S 10°58'07" E	03°56'49"
C63	945.00	67.19	67.17	S 14°58'44" E	04°04'25"
C64	300.00	16.92	16.92	S 47°06'21" E	03°13'52"
C65	300.00	109.09	108.49	S 35°03'23" E	20°50'03"
C66	300.00	21.78	21.78	S 22°33'41" E	04°09'22"
C67	245.00	8.20	8.20	S 21°28'33" E	01°55'06"
C68	245.00	74.62	74.33	S 31°07'38" E	17°27'00"
C69	245.00	37.86	37.82	S 44°16'41" E	08°51'11"
C82	302.50	66.28	66.15	S 19°21'04" E	12°33'18"
C83	272.50	59.86	59.74	N 61°13'51" E	12°35'07"

PERPETUAL EASEMENTS ARE HEREBY RESERVED AND GRANTED AS SHOWN FOR THE USE OF THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT (GPSD), AND THEIR SUCCESSORS AND ASSIGNEES, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE SANITARY SEWERS AND MANHOLES, TOGETHER WITH ANY AND ALL CONNECTIONS THERETO, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH SANITARY SEWER SERVICE, OR BURY ACROSS ALL LOTS SANITARY SEWER PIPES TO SERVE ADJACENT LOTS. THE GPSD SHALL HAVE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID SANITARY SEWERS AND TO TRIM OR REMOVE, ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE, OR THREATEN TO INTERFERE, WITH THE OPERATION, MAINTENANCE, OR REPAIR OF SAID SANITARY SEWERS. ANY PERSON, OR PROPERTY OWNER, MAKING ANY FUTURE CONNECTION WITH A PUBLIC SANITARY SEWER SHALL MAKE THE CONNECTION IN SUCH A MANNER AS PRESCRIBED BY THE GPSD AND UNDER ITS SUPERVISION. SUCH CONNECTIONS SHALL BE MADE FOR THE SOLE PURPOSE OF DISCHARGING SANITARY SEWAGE AND SHALL NOT BE USED FOR THE PURPOSE OF DISPOSING OF STORM WATER, SURFACE OR GROUND WATER DRAINAGE. ALL MATERIALS, OR EQUIPMENT USED BY THE GPSD, OR ITS AGENTS, IN THE CONSTRUCTION, REPAIR OR MAINTENANCE OF SAID SANITARY SEWER, OR ANY LATERAL SEWERS IN THE FUTURE TO BE CONNECTED THEREWITH, MAY BE TRANSPORTED TO THE SITE OF THE WORK ON AND ACROSS THE EASEMENTS AS SHOWN. NO PERMANENT BUILDINGS, STRUCTURES, OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR PARKING LOTS, STREETS, LANDSCAPING, SOD, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

PRESENTED FOR RECORDING BY:
RETURN TO:

STATE OF ILLINOIS }
COUNTY OF PEORIA } S.S.

Surveyor's Certificate

I, David E. Atchley, being Illinois Professional Surveyor Number 2960, do hereby certify that I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tracts of land:

A part of the Northwest Quarter of Section 29, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

TRACT 1:

Beginning at the Southeast corner of lot 129 of Northtrail Meadows Section 2, as recorded at Peoria County, Illinois, proceed South 22° 28' 36" East 273.25 feet; thence South 48° 42' 17" East 186.67 feet; thence North 41° 17' 43" East 1.30 feet; thence South 48° 42' 17" East 164.79 feet; thence South 00° 40' 30" East 197.39 feet to a point on a line being parallel with and 33.00 feet North of the South line of the Northwest Quarter of Section 29; thence South 89° 19' 03" West 767.52 feet along said parallel line to the Southeast corner of Lot 137 of said Northtrail Meadows Section 2; thence North 00° 06' 54" West 40.00 feet along an Easterly line of said Lot 137; thence North 08° 34' 37" West 361.64 feet along an Easterly line of said Northtrail Meadows Section 2; thence North 26° 18' 02" West 4.73 feet to the Southwest corner of Lot 132 of said Northtrail Meadows Section 2; thence North 68° 22' 18" East 97.81 feet to the Southeast corner of said Lot 132; thence North 70° 08' 44" East 56.00 feet; thence Northwesterly around the curve of a circular arc 30.48 feet having a radius of 302.50 feet, a chord of North 22° 44' 29" West 30.47 feet to the Southeast corner of Lot 131 of said Northtrail Meadows Section 2; thence North 66° 33' 45" East 107.73 feet to the Southeast corner of said Lot 131; thence North 23° 28' 15" West 54.28 feet along an Easterly line of said Lot 131; thence North 46° 00' 00" West 1.99 feet to a Southerly corner of Lot 130 of said Northtrail Meadows Section 2; thence North 86° 31' 00" East 170.47 feet; thence North 20° 29' 00" West 13.54 feet to the Southwest corner of Lot 129 of said Northtrail Meadows Section 2; thence North 67° 31' 24" East 104.35 feet to the point of beginning, encompassing 8.686 acres, more or less.

And Also

TRACT 2:

Beginning at the Southeast corner of Lot 129 of Northtrail Meadows Section 2 recorded in Peoria County, Illinois, proceed North 22° 28' 36" West 177.03 feet to the True Point of Beginning; thence proceed North 22° 28' 36" West 86.45 feet, thence Northeasterly along the arc of a circular curve 59.86 feet having a radius of 272.50 feet and a chord of North 61° 13' 51" East 59.74 feet; thence North 67° 31' 24" East 113.12 feet; thence North 22° 28' 36" West 56.00 feet; thence South 67° 31' 24" West 12.50 feet; thence North 22° 28' 36" West 115.00 feet; thence North 67° 31' 24" East 130.00 feet; thence South 22° 28' 36" East 115.00 feet; thence North 67° 31' 24" East 7.50 feet; thence South 22° 28' 36" East 140.00 feet; thence South 67° 31' 24" West 125.00 feet; thence South 22° 28' 36" East 10.00 feet; thence South 67° 31' 24" West 172.50 feet to the True Point of Beginning, encompassing 1.118 acres, more or less.

The combined area of Tracts 1 and 2 being 9.804 acres, more or less.

For the purposes of subdividing said tract into lots, survey markers have been placed at each corner as denoted on the plat setting forth exact dimensions in feet and decimals thereof. said subdivision shall be known as "Northtrail Meadows Section 3 Amended".

I further certify that this tract of land is located in zone "C" on the special flood hazard area identified for the County of Peoria, Illinois by the Federal Emergency Management Agency on the flood insurance rate map, panel number 170633 0125 B, dated June 1, 1983.

Signed: David E. Atchley, I.P.L.S. No. 2960, License Expires 11/30/04

Dated: 10/17/03

State of Illinois }
County of Peoria } ss

The undersigned, owners and proprietors of the land shown hereon do hereby certify that it has caused the said survey and subdivision to be made as shown on the accompanying plat, to be known as Northtrail Meadows Section 3 Amended. It acknowledges said survey to be correct to the best of it's knowledge and belief and it hereby dedicates the street shown hereon to the public use forever.

In witness whereof, the undersigned owners and proprietors have caused this certificate to be executed on this 17 day of Oct., A.D. 2003.

By: ________

Attest: N/A

I, County Clerk of the aforesaid County, do hereby certify that I have this day examined the tax records of the property shown on the attached plat and find no delinquent general taxes, unpaid current general taxes, or delinquent special assessments against the tract of land described in said plat.

Given under my hand and seal of said County this 11th day of Nov., A.D. 2003.

County Clerk — Deputy Clerk

State of Illinois }
County of Peoria } s.s.

I hereby certify that this final plat of Northtrail Meadows Section 3 Amended is substantially in conformance with the approved preliminary plat and is approved the 20th day of October, 2003.

Director, Planning and Growth Management

sheet 1 of 1

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