PLANNING AND GROWTH MANAGEMENT

CITY OF PEORIA

November 30, 2006

Dale Jorgenson, Inc.
8500 N. Knoxville Ave.
Peoria, IL 61615

RE: Case No. CPC 06-K – Final Plat of Hunters Trail Estates

Please be advised that on Tuesday, November 14, 2006, the City Council approved the following:

ORDINANCE NO. 16,021 APPROVING THE FINAL PLAT OF HUNTERS TRAIL ESTATES SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF RADNOR ROAD AND NORTH OF WILHELM ROAD (CPC 06-K) [DISTRICT 5]

This request was approved as outlined in the attached copies of the approved documents. If you have any questions, please contact me at 494-8667.

Sincerely,

Leah Allison

Leah Allison, AICP
Senior Urban Planner

LA/ps

Attachments

Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680

ORDINANCE NO. 16,021

AN ORDINANCE APPROVING THE FINAL PLAT OF HUNTERS TRAIL ESTATES SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF RADNOR ROAD AND NORTH OF WILHELM ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

SECTION 1. That the Final Plat of Hunters Trail Estates Subdivision attached hereto as Exhibit A, and having the following legal description:

Part of the NE ¼ of Section 25, T10N, R7E, of the 4th Principal Meridian, City of Peoria, Peoria County, Illinois

is hereby approved.

SECTION 2. This Ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

14th DAY OF NOVEMBER 2006

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

FINAL PLAT
FOR
HUNTERS TRAIL ESTATES

A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 25, T10N, R7E, 4TH PM, PEORIA COUNTY, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF PEORIA)

FIELDS CROSSING, JORGENSON, L.L.C. OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND PLAT AS SHOWN TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS HUNTERS TRAIL ESTATES, 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 HEREON RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR SUCCESSORS AND ASSIGNS TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND OR REMOVE WATER MAINS, UNDERGROUND (WHEREVER) 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 APPURTENCES 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 OUTLOTS WIRES, PIPELINES, AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO WITHIN 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 MAINS AND TREATMENT 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 _____ DAY OF _____ A.D. 2006.

_____ _____

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS THEIR 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 _____ DAY OF _____ A.D. 2006.

_____
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 _____ DAY OF _____ A.D. 2006.

_____ _____
COUNTY CLERK DEPUTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL PLAT OF HUNTERS TRAIL ESTATES IS IN ESSENTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____ A.D. 2006.

_____
DIRECTOR, PLANNING AND GROWTH MANAGEMENT
CITY OF PEORIA

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PLAT HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2 AND CH. 20, SEC. 20-21 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 _____ DAY OF _____ A.D. 2006.

_____
COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PLAT HAS BEEN REVIEWED BY THE RADNOR TOWNSHIP ROAD COMMISSIONER WITH RESPECT TO ROADWAY ACCESS, AND THE SUBDIVISION MEETS THE SAFETY AND ACCESS CONTROL STANDARDS IN RADNOR TOWNSHIP. THIS _____ DAY OF _____ 2006.

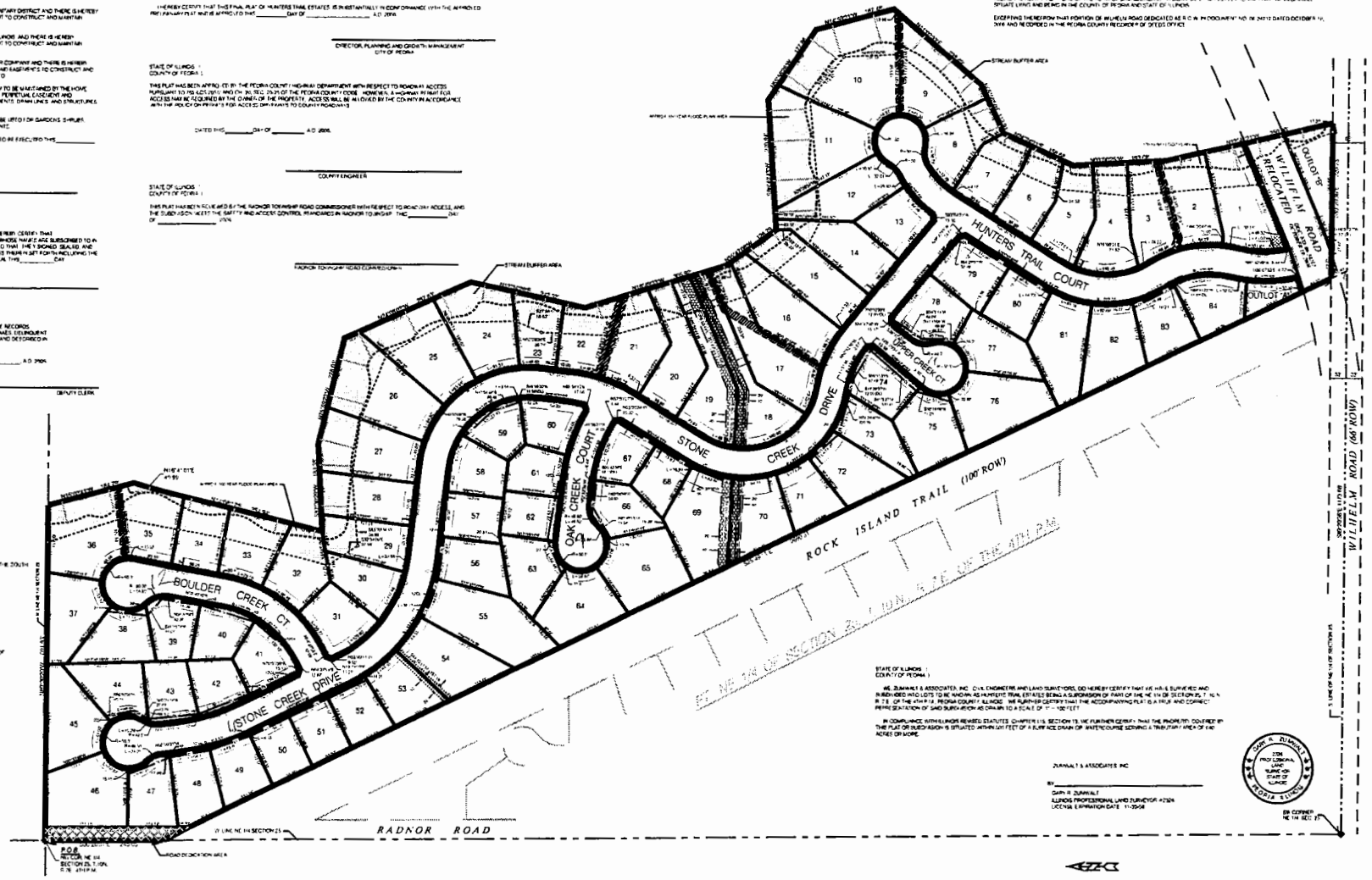
_____
RADNOR TOWNSHIP ROAD COMMISSIONER

LEGAL DESCRIPTION

A 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 NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S00°00'00"E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1193.65 FEET TO THE NORTHEASTERLY R.O.W. LINE OF THE ROCK ISLAND TRAIL; THENCE S35°49'17"E ALONG THE NORTHEASTERLY R.O.W. LINE OF SAID ROCK ISLAND TRAIL, A DISTANCE OF 1899.31 FEET TO THE NORTH-SOUTH R.O.W. LINE OF WILLIAM ROAD; THENCE S00°39'38"E ALONG THE NORTH R.O.W. LINE OF SAID WILLIAM ROAD, A DISTANCE OF 329.33 FEET; THENCE N72°44'01"W, A DISTANCE OF 246.90 FEET; THENCE N00°10'00"W, A DISTANCE OF 180.94 FEET; THENCE N74°34'21"E, A DISTANCE OF 138.94 FEET; THENCE N00°10'00"W, A DISTANCE OF 113.91 FEET; THENCE N11°10'00"E, A DISTANCE OF 279.44 FEET; THENCE N00°10'00"W, A DISTANCE OF 179.38 FEET; THENCE S89°49'50"W, A DISTANCE OF 270.44 FEET; THENCE N00°10'00"W, A DISTANCE OF 138.79 FEET; THENCE N19°49'50"E, A DISTANCE OF 265.16 FEET; THENCE N13°34'26"E, A DISTANCE OF 242.32 FEET; THENCE N00°00'00"E, A DISTANCE OF 267.62 FEET; THENCE N75°32'01"E, A DISTANCE OF 276.01 FEET; THENCE S87°30'00"W, A DISTANCE OF 183.76 FEET; THENCE N14°04'11"E, A DISTANCE OF 194.94 FEET; THENCE N00°41'01"E, A DISTANCE OF 194.94 FEET; THENCE N19°49'50"E, A DISTANCE OF 144.79 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 25; THENCE N89°39'38"W ALONG THE NORTH R.O.W. LINE OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1311.15 FEET TO THE POINT OF BEGINNING, SITUATE LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF WILLIAM ROAD DEDICATED AS R.O.W. IN PROCLAMATION NO. 06-24010 DATED OCTOBER 19, 2006 AND RECORDED IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE.



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 HUNTERS TRAIL ESTATES BEING 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. 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 765, SECTION 205, WE FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A PUBLIC DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

ZUMWALT & ASSOCIATES, INC.

BY: _____
GARY R. ZUMWALT
ILLINOIS PROFESSIONAL LAND SURVEYOR #2324
LICENSE EXPIRATION DATE 11-30-06

GARY R. ZUMWALT
2324
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

NOTES

1. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S, UNLESS OTHERWISE NOTED.
2. TOTAL AREA IN HUNTERS TRAIL ESTATES – 46.298 ACRES.
3. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT NUMBER 323.
4. PROPERTY IS LOCATED WITHIN P.I.N. 06-25-276-002.
5. OUTLOT "A" IS TO BE DEEDED TO HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF ENTRANCE LANDSCAPE AREA.
6. OUTLOT "B" IS TO BE COMBINED AND UTILIZED WITH FUTURE DEVELOPMENT AREA TO THE SOUTH.
7. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA.
9. 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.
10. 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 AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

LEGEND

P.O.B.	POINT OF BEGINNING
	R.O.W. DEDICATION
	10' WIDE UTILITY EASEMENT
	20' WIDE SANITARY SEWER EASEMENT
	30' WIDE SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT (WIDTH AS SHOWN)
	STREAM BUFFER AREA
	30' WIDE WATER MAIN EASEMENT
	EASEMENT TO HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND CONTROL OF LANDSCAPE ENTRANCE SIGN AREA
	10' WIDE DRAIN LINE EASEMENT
	SET IRON PIPE AT STREAM BUFFER LIMITS
	APPROX. 100 YEAR FLOOD PLAIN AREA

JOB NO. 19,235

EXHIBIT A TO ORDINANCE NO. 16,021