



September 8, 2006

Laura Tobben
Farnsworth Group
7707 N. Knoxville Avenue
Peoria, IL 61614

RE: CPC 05-E - Private Street, Private Street Name, and Private Street
Maintenance Agreement for Thomas Davis Drive

Please be advised that on Tuesday, August 8, 2006, the City Council approved the
following:

**ORDINANCE NO. 15,986 APPROVING THE PRIVATE STREET, PRIVATE STREET
NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR THOMAS
DAVIS DRIVE, LOCATED SOUTH OF WAR MEMORIAL DRIVE, EAST OF
ORANGE PRAIRIE ROAD, WEST OF SUMMERSHADE CIRCLE, OFF OF
LANDENS WAY. (CPC 05-E) [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,

A handwritten signature in cursive script that reads '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. 15,986

AN ORDINANCE APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR THOMAS DAVIS DRIVE, LOCATED SOUTH OF WAR MEMORIAL DRIVE, EAST OF ORANGE PRAIRIE ROAD, WEST OF SUMMERSHADE CIRCLE, OFF OF LANDENS WAY.

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

SECTION 1. That the Private Street Name (Thomas Davis Drive), the Private Street having the following legal description:

See Attachment "A"

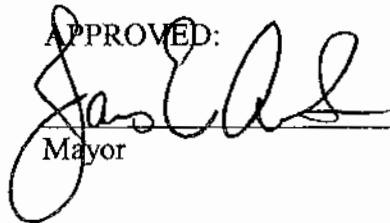
and the Private Street Maintenance Agreement for Thomas Davis Drive attached hereto as Attachment "B" are hereby approved.

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

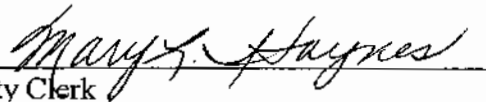
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

8th DAY OF AUGUST 2006.


APPROVED:


Mayor

ATTEST:

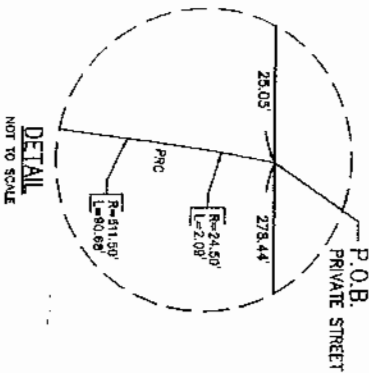
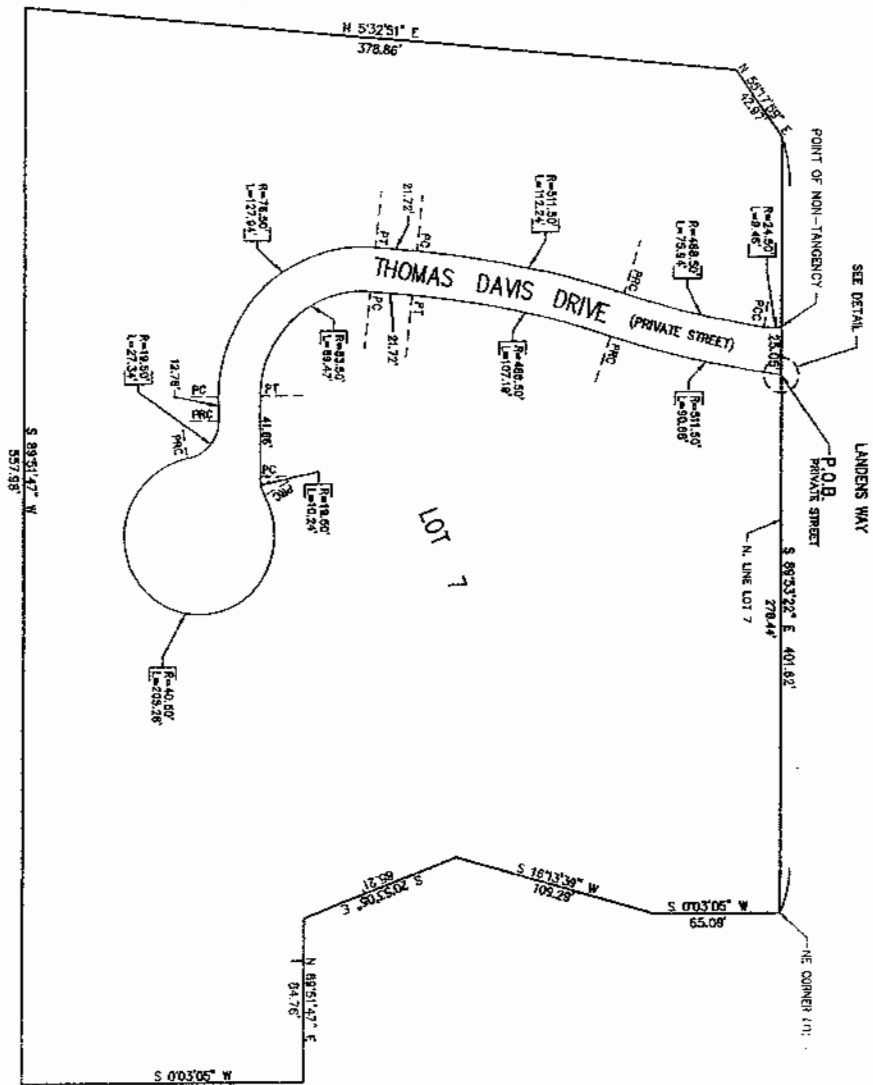

City Clerk

EXAMINED AND APPROVED:

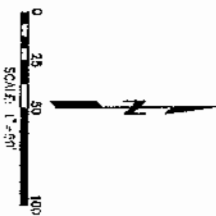

Corporation Counsel

FILED
AUG 25 2006
JOANN THOMAS
PEORIA COUNTY CLERK

GRANGE PRAIRIE ROAD



DETAIL.
NOT TO SCALE

[illegible]

DESCRIPTION OF THOMAS DAVIS DRIVE (PRIVATE STREET)

A part of it is in Frye Crossing, a subdivision of part of the Northwest Quarter of Section 13 and part of the Southeast Quarter of Section 10; Township 9 North, Range 7 East of the Fourth Principal Meridian, Platte County, Nebraska, as shown on the Final Plat recorded November 15, 2005 in Plat Book A Page 172 in the Platte County Recorder's Office, more particularly described as follows:

Beginning at a point on the North Line of said Lot 7, approximately 276.44 feet west and bearing north 89°-53'-22" west (labeled bearing) of the Northeast Corner thereof, thence south 89°-53'-22" west 217.72 feet to a Point of Curvature; thence 85.47 feet along the arc of a curve concave to the northwest with a radius of 23.50 feet and the 79.40 foot chord of said arc bears north 1°-33'-35" east to a Point of Tangency; thence south 05°-41'-02" west 217.72 feet to a Point of Curvature; thence 10.24 feet along the arc of a curve concave to the northwest with a radius of 19.50 feet and the 10.12 foot chord of said arc bears north 74°-49'-23" east to a Point of Tangency; thence northeast, thence northeast, south, southwest, west and northwest 205.20 feet along the arc of a curve concave to the west with a radius of 40.50 feet and the 46.52 foot chord of said arc bears south 24°-59'-11" east to a Point of Reverse Curvature; thence 27.34 feet along the arc of a curve concave to the southwest with a radius of 19.50 feet and the 23.15 foot chord of said arc bears north 49°-48'-23" west to a Point of Tangency; thence south 89°-51'-45" west 12.78 feet to a Point of Curvature; thence 127.94 feet along the arc of a curve concave to the northwest with a radius of 76.50 feet and the 113.54 foot chord of said arc bears north 42°-13'-35" east to a Point of Tangency; thence north 05°-41'-02" east 217.72 feet to a Point of Curvature; thence 112.24 feet along the arc of a curve concave to the northwest with a radius of 111.50 feet and the 112.02 foot chord of said arc bears north 31°-08°-13" east to a Point of Reverse Curvature; thence 75.94 feet along the arc of a curve concave to the east with a radius of 48.50 feet and the 73.86 foot chord of said arc bears north 13°-46'-11" east to a Point of Compound Curvature; thence 9.46 feet along the arc of a curve concave to the west with a radius of 21.50 feet and the 9.40 foot chord of said arc bears north 01°-43'-00" west to a Point of Anti-Tangency; thence along 25.05 feet west of the Point of Beginning on the North Line of said Lot 7, thence south 89°-53'-22" east 230.05 feet along said North Line to the Point of Beginning.

AGREEMENT AND COVENANT
CONCERNING MAINTENANCE
OF NEW PRIVATE STREET -
Peoria County

THIS DOCUMENT PREPARED BY:

ROBERT C. HALL
MILLER, HALL & TRIGGS
416 Main Street, Suite 1125
Peoria, Illinois 61602

AFTER RECORDING MAIL TO:

ROBERT C. HALL
MILLER, HALL & TRIGGS
416 Main Street, Suite
Peoria, Illinois 61602

AGREEMENT AND COVENANT CONCERNING MAINTENANCE
OF NEW PRIVATE STREET

In compliance with the requirement of Appendix A, Section 5-201E of the Code of Ordinances of the City of Peoria, that a maintenance agreement be submitted and approved by the City Council of the City of Peoria for final approval for a private street in a development, and in consideration of such approval of the private street described hereinafter as Thomas Davis Drive, the undersigned, their heirs, successors and assigns, and any subsequent owner or owners of the private street herein described or a portion thereof, or of the property accessing onto the described private street, hereby agree that all private streets hereinafter described shall be constructed of a bituminous surface, concrete, paving brick, cobblestone, or an equal and approved surface that will comply with a minimum structural co-efficient of two; construction plans shall be submitted for approval to the City Engineer or his successor.

All described private streets shall be open at all times for public use and the undersigned, his heirs, successors and assigns and any subsequent owner of the private street herein described or a portion thereof, or of the property accessing onto the private street(s) shall provide for the perpetual maintenance of said street or street(s) in compliance with the standards established by the City of Peoria and "standard specifications for subdivision development" as it may be amended from time to time.

In the event that said private street does not conform or is not maintained to the standards as set forth in "standard specifications for subdivision development" (as it may be amended from time to time), or that the condition of the street is such as to endanger vehicular or pedestrian traffic, the City of Peoria may close such private street until such time as the street conforms to such standards and/or is no longer in the condition which endangers vehicular or pedestrian traffic as the case may be.

This Agreement shall be a covenant running with the land binding upon the undersigned private street owner, his successors and assigns, and all subsequent owners of the property herein described and property

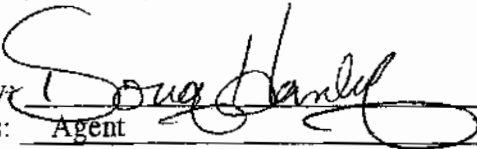
herein accessing onto the private street described for the benefit and enforceable by the City of Peoria; and this Agreement and covenant shall be recorded in the Office of the Recorder of Deeds of Peoria County, Illinois and shall run in relation to the following described private street as well as the property accessing onto the described property.

The private street to which this covenant applies is that street which is shown and depicted on the site plan of the Groves of Grand Prairie Condominium which is attached hereto as Exhibit A, and further described on the Private Roadway Sketch attached hereto as Exhibit B; and the properties accessing onto said private street shall be those respective Units as shall comprise and form a part of such condominium project.

This Agreement and covenant was approved by the City Council of the City of Peoria on the _____ day of _____, 2006.

RT 150, LLC

CITY OF PEORIA

By: 
Its: Agent

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the same person whose name is subscribed to 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.

Given under my hand and Notarial Seal this _____ day of _____, 2006.

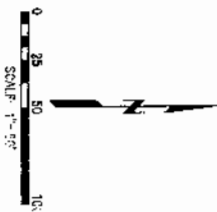
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the same person whose name is subscribed to 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.

Given under my hand and Notarial Seal this _____ day of _____, 2006.

Notary Public

[illegible]

JAMES E. O'AVES
 244
 PROTESTANT
 LAY SUPERVISOR
 STATE OF
 ILLINOIS
 1-15-06
 A-2-011-30-2000
 1-15-06
 1-15-06

**GROVES OF
GRAND PRAIRIE CONDOMINIUM
PEORIA, ILLINOIS**

EXHIBIT B
PRIVATE ROADWAY SKETCH

7707 N. KNOXVILLE AVE., SUITE 101
PEORIA, IL 61605-0101
(309) 689-9800 / (708) 591-0321
www.f-w.com

Drawn: TAW Date: 07-18-08

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3E 1/4 SEC. 10 2 MIN 1.4 VOL 11. TEST. R7E. 63M