



August 14, 2007

Dale Jorgenson  
8500 N. Knoxville Avenue  
Peoria, IL 61615

**RE: CASE NO. CPC 06-L – PRIVATE STREET, PRIVATE STREET NAME, AND  
PRIVATE STREET MAINTENANCE AGREEMENT FOR TUSCANY RIDGE COURT  
LOCATED IN TRAILS CROSSING SUBDIVISION**

Please be advised that on Tuesday, July 24, 2007, the City Council approved the following:

**ORDINANCE NO. 16,166 APPROVING THE PRIVATE STREET, PRIVATE STREET NAME,  
AND PRIVATE STREET MAINTENANCE AGREEMENT FOR TUSCANY RIDGE COURT  
LOCATED IN TRAILS CROSSING SUBDIVISION. (CPC 06-L) [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

P/CPC 06-L - CC RESULTS.DOC

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



ORDINANCE NO. 16,166

AN ORDINANCE APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR TUSCANY RIDGE COURT OF TRAILS CROSSING SUBDIVISION, A RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF RADNOR ROAD AND WILHELM ROAD.

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

SECTION 1. That the Private Street Name of Tuscany Ridge Court, the Private Street having the following legal description:

See Exhibit A with the private street identified by the hatched area

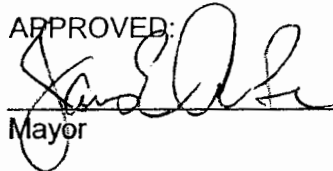
and the Private Street Maintenance Agreement for Tuscany Ridge Court attached hereto as Exhibit B is hereby approved.

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

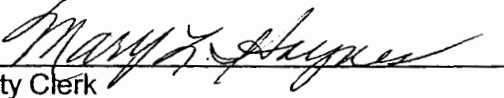
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

24TH DAY OF JULY 2007.


APPROVED:

  
Mayor

ATTEST:

  
City Clerk

EXAMINED AND APPROVED:

  
Corporation Counsel

**FILED**  
JUL 31 2007  
R. STEVE SONNEMAKER  
PEORIA COUNTY CLERK

FINAL SUBDIVISION PLAT OF  
TRAILS CROSSING SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH,  
RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

NOTES

1. THIS AREA BEING SUBDIVIDED IS 100 ACRES.
2. THE TOTAL AREA OF THE SUBDIVISION IS 100 ACRES.
3. THE TOTAL AREA OF THE SUBDIVISION IS 100 ACRES.
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16. THE TOTAL AREA OF THE SUBDIVISION IS 100 ACRES.
17. THE TOTAL AREA OF THE SUBDIVISION IS 100 ACRES.
18. THE TOTAL AREA OF THE SUBDIVISION IS 100 ACRES.

LEGEND

- 1. 100' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 2. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 3. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 4. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 5. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 6. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 7. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 8. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 9. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 10. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 11. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 12. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 13. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 14. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 15. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 16. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 17. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)
- 18. 10' WIDE ROAD (UNLESS OTHERWISE NOTED)

Tuscany Ridge Court  
Private Street

SURVEYOR'S CERTIFICATE

ANDREW P. & ASSOCIATES, INC. BEING PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED AND SHOWN BY THE ATTACHED PLAT, THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND FURTHER STATE THAT THE PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION. ALL RESOURCES ARE OWNED BY THE SURVEYOR AND HIS ASSOCIATES. WE FURTHER STATE THAT THE PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION. ALL RESOURCES ARE OWNED BY THE SURVEYOR AND HIS ASSOCIATES. WE FURTHER STATE THAT THE PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION. ALL RESOURCES ARE OWNED BY THE SURVEYOR AND HIS ASSOCIATES.

DATE OF SURVEY: 10/15/17  
DATE OF PLAT: 10/15/17

DATE OF PLAT: 10/15/17

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Prepared by:

Mail to:

# **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(s) described hereinafter as Tuscany Ridge Court the undersigned, his 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 described as follows:

See Attachment A

The property accessing onto said private street is described as:

See attachment A

This Agreement and covenant was approved by the City Council of the City of Peoria on the

21st day of June 2007.

Timothy L. Allen

Property Owner/Developer

FIELDS CROSSING JORGENSEN LLC  
MANAGER

CITY OF PEORIA

By: Charles R. Olney

City Manager

Record this document against: \_\_\_\_\_

**FILED**

JUL 21 2007

R. STEVE SONNEMAKER  
PEORIA COUNTY CLERK