TRAILS EDGE VILLAS SECTION 1

LOT 1 OF TRAILS EDGE VILLAS, BEING A SUBDIVISION OF PART OF THE S.W. QUARTER OF THE S.E. QUARTER OF SECTION 30, T10N, R8E OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AREA = 9.083 ACRES±
PART OF PIN 09-30-400-012

CURVE DATA

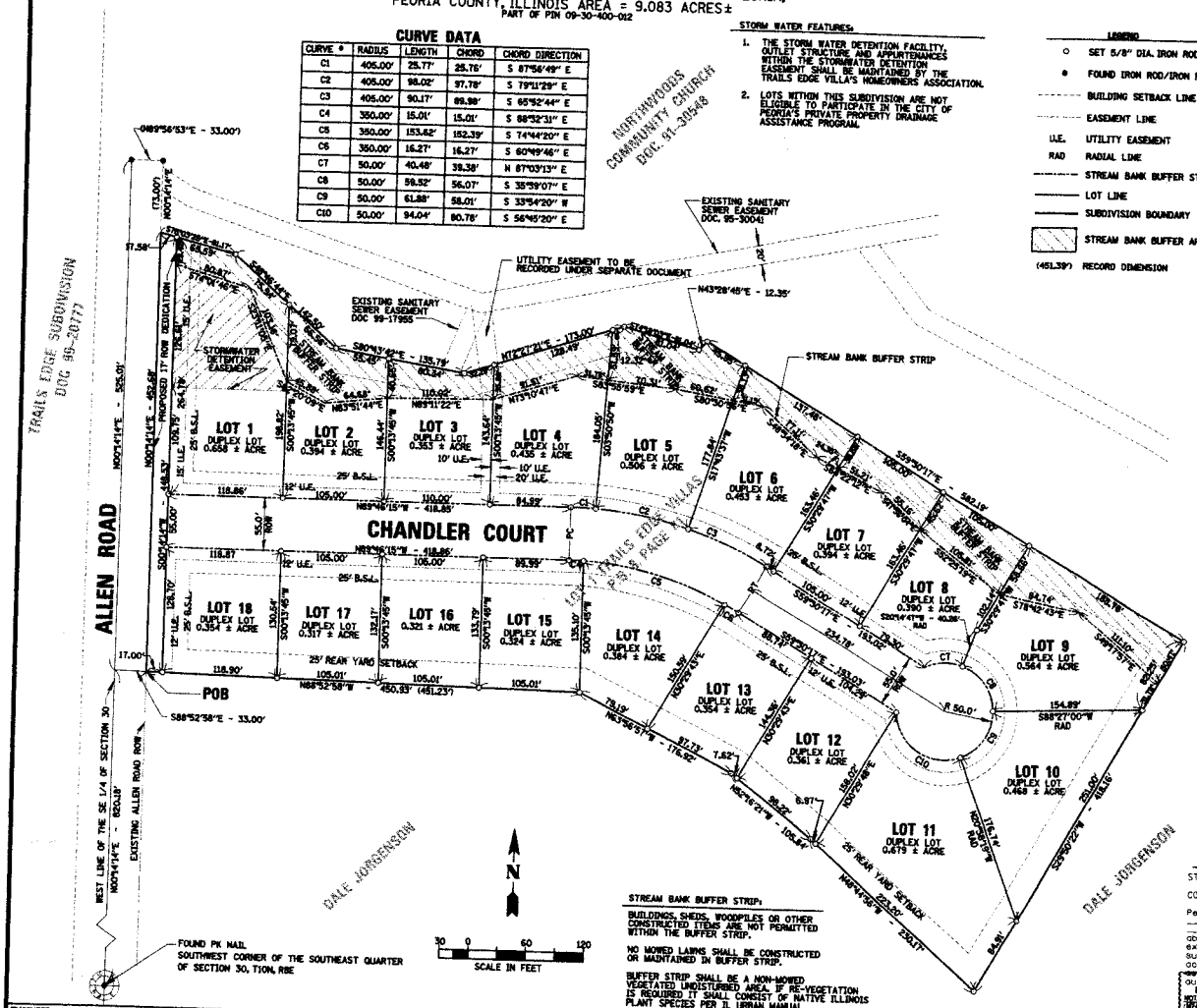
CURVE #	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	405.00'	25.77'	25.76'	S 87°56'49" E
C2	405.00'	98.02'	97.78'	S 79°11'29" E
C3	405.00'	90.17'	89.98'	S 65°52'44" E
C4	350.00'	15.01'	15.01'	S 66°32'31" E
C5	350.00'	153.62'	152.39'	S 74°44'20" E
C6	350.00'	16.27'	16.27'	S 80°49'46" E
C7	50.00'	40.48'	39.38'	N 87°03'13" E
C8	50.00'	59.52'	56.07'	S 35°59'07" E
C9	50.00'	61.88'	58.01'	S 33°54'20" W
C10	50.00'	94.04'	80.78'	S 56°45'20" E

STORM WATER FEATURES:

1. THE STORM WATER DETENTION FACILITY, OUTLET STRUCTURE AND APPURTENANCES WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE MAINTAINED BY THE TRAILS EDGE VILLA'S HOMEOWNERS ASSOCIATION.
2. LOTS WITHIN THIS SUBDIVISION ARE NOT ELIGIBLE TO PARTICIPATE IN THE CITY OF PEORIA'S PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM.

LEGEND

- SET 5/8" DIA. IRON ROD
- FOUND IRON ROD/IRON PIPE
- BUILDING SETBACK LINE - B.S.L.
- EASEMENT LINE
- U.E. UTILITY EASEMENT
- RAD RADIAL LINE
- STREAM BANK BUFFER STRIP
- LOT LINE
- SUBDIVISION BOUNDARY
- STREAM BANK BUFFER AREA
- (451.39') RECORD DIMENSION



STREAM BANK BUFFER STRIP:

BUILDINGS, SHEDS, WOODPILES OR OTHER CONSTRUCTED ITEMS ARE NOT PERMITTED WITHIN THE BUFFER STRIP.

NO MOWED LAWNS SHALL BE CONSTRUCTED OR MAINTAINED IN BUFFER STRIP.

BUFFER STRIP SHALL BE A NON-MOWED VEGETATED UNDISTURBED AREA. IF RE-VEGETATION IS REQUIRED IT SHALL CONSIST OF NATIVE ILLINOIS PLANT SPECIES PER IL URBAN MANUAL

LEGAL DESCRIPTION

LOT 1 OF TRAILS EDGE VILLAS BEING A SUBDIVISION OF PART OF THE SW QUARTER OF THE SE QUARTER OF SECTION 30, T10N, R8E OF THE FOURTH PRINCIPAL MERIDIAN IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS CONTAINING 9.083± ACRES.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I, John S. Henderson, a Professional Land Surveyor in the State of Illinois, do hereby certify that I have surveyed and subdivided into lots and streets, to be known as "TRAILS EDGE VILLAS SECTION 1", a subdivision of lot 1 of Trails Edge Villas being a subdivision of part of the Southeast Quarter of Section 30, T10N, R8E of the Fourth Principal Meridian, City of Peoria, County of Peoria, Illinois. I further certify that the attached plat represents a true and correct representation of said subdivision as drawn to a scale of one (1) inch equals sixty (60) feet.

Dated at Peoria, Illinois this 21st day of October, 2003.

John S. Henderson Illinois Professional Land Surveyor No. 2749
License Expires 11-30-04

JOHN S. HENDERSON — NO. 35-2749 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — PEORIA, ILLINOIS

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

Krupp & O'Conner LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

Each lot or part thereof in said Subdivision shall be subject to restrictions as recorded in a Declaration of Restrictions placed on record in the Peoria County Recorder's Office.

Each contract for sale, conveyance or lease of any such lot or part thereof, shall be made expressly subject to these restrictions, and each purchaser, grantee or lessee in the acceptance of such contract, conveyance or lease, shall thereby subject himself, his heirs, executors, administrators and assigns to said restrictions.

Easements are hereby reserved as shown and identified as Utility Easements on this plat, for the use of Central Illinois Light Company, the telephone company, Illinois American Water Co., Greater Peoria Sanitary and Sewage Disposal District, and the cable company, and their successors and assigns, to install underground pipelines, electric and telephone cables or conduits, with all necessary above ground transformer and service pedestal adjoining properties with electric, telephone service and cable television or bury curves, elliots, 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 trees, shrubs or saplings that interfere or threaten to interfere with said utility facilities.

No permanent buildings or trees shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, paving and other purposes that do not interfere with use of said easements.

IN WITNESS WHEREOF, the said Krupp & O'Conner has caused these presents to be signed by Edward J. Krupp, its Manager, its Member, and its President, at Peoria, Illinois, and its corporate seal to be hereunto affixed on this 20th day of October, 2003.

NOTARY PUBLIC CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

Personally came before me this 20th day of October, 2003 Edward J. Krupp, President and Edward J. Krupp, Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

OFFICIAL SEAL BROOKE A. ENGELKE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 7/4/2007

Notary Public Brooke A. Engelke, Illinois
My commission expires July 4, 2007

CITY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I hereby certify that by ordinance No. 16,904, adopted by the City Council of the City of Peoria, Peoria County, Illinois, at its regular meeting held on the 4th day of November, 2003. The above plat of "TRAILS EDGE VILLAS SECTION 1" was approved, and the rights-of-way for streets and alleys shown thereon were accepted.

City Clerk

PEORIA COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I 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, delinquent assessments or unpaid current special assessments against the tract of land described in the said final subdivision plat of "TRAILS EDGE VILLAS SECTION 1"

given under my hand and seal this 13th day of January, 2004.

City Clerk
County

Deputy Clerk

CITY PLANNING COMMISSION'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I hereby certify that the above plat of "TRAILS EDGE VILLAS SECTION 1" is substantially in conformance with the approved preliminary plat passed by the city council by resolution No. 03-02 on the 5th day of February 2003.

Director, Land Use Planning — Date

Planning Commission Chairman — Date

SCHOOL DISTRICT CERTIFICATE:

This is to certify that, to the best of my knowledge, the property described in the attached surveyor's certificate, is located within the boundaries of the following school districts as follows:

ILLINOIS COMMUNITY CENTRAL JUNIOR COLLEGE DISTRICT 514
DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323

Dated this 20th day of October, 2003.

Krupp & O'Conner LLC
Owner

Owner

Owner

ENGINEER:
CHRISTOPHER B. BURKE
ENGINEERING LTD.
202 NE Madison Street, Suite 101
Peoria, Illinois 61602
(309) 676-9000
Design Firm Registration • 184-001175

LAND SURVEYOR:
PEORIA LAND SURVEY CO.
125 SW Jefferson Street
Peoria, Illinois 61602
(309) 673-3858

CLIENT:
KRUPS & O'CONNER, LLC
PO BOX 10623
PEORIA, IL 61612

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	P:\02483\dgn\02483-BE.fpl		

DESGN.	DAR
DWN.	DAR
CHKD.	JSH
SCALE:	1" = 50'
DATE:	1-24-03

TITLE:
TRAILS EDGE VILLAS FINAL PLAT PEORIA, IL

PROJECT NO.	02-483
SHEET	1 OF 1
DRAWING NO.	FP1