

**PLANNING AND GROWTH MANAGEMENT**



January 8, 2004

LOK, LLC  
PO Box 10623  
Peoria, IL 61612

Christopher B. Burke Engineering  
202 NE Madison, Suite 101  
Peoria, IL 61602

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

✓ Interested Parties:

RE: Case No. CPC 03-B for property located at Allen Road

Please be advised that on Tuesday, January 6, 2004, the City Council approved the following request for:

**APPROVAL OF THE FINAL PLAT OF TRAILS EDGE VILLAS,  
SECTION 1, A DUPLEX DEVELOPMENT LOCATED NORTH OF  
ALTA ROAD AND SOUTH OF WILHELM ROAD OFF OF ALLEN  
ROAD (CPC 03-B) [DISTRICT 5]**

This request was approved as outlined in the enclosed 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 M. Allison'.

Leah M. Allison  
Urban Planner

LMA/ps

Enclosures

A decorative graphic consisting of two thick, parallel diagonal lines slanting upwards from left to right.

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

ORDINANCE NO. 15,568

AN ORDINANCE APPROVING THE FINAL PLAT OF TRAILS EDGE VILLAS SECTION 1, A DUPLEX DEVELOPMENT LOCATED NORTH OF ALTA ROAD AND SOUTH OF WILHELM ROAD OFF OF ALLEN ROAD.

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

SECTION 1. That the final plat of Trails Edge Villas Section 1, attached hereto as Exhibit A and having the following legal description: A subdivision of Lot One of Trails Edge Villas being a subdivision of part of the southwest quarter of the southeast quarter of Section 30, Township 10 North, Range 8 East of the Fourth Principal Meridian, in Peoria County, Illinois

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

6th DAY OF January, 2004

APPROVED:

Ward P. Kenny  
Mayor

ATTEST:

Mary S. Haynes  
City Clerk

EXAMINED AND APPROVED:

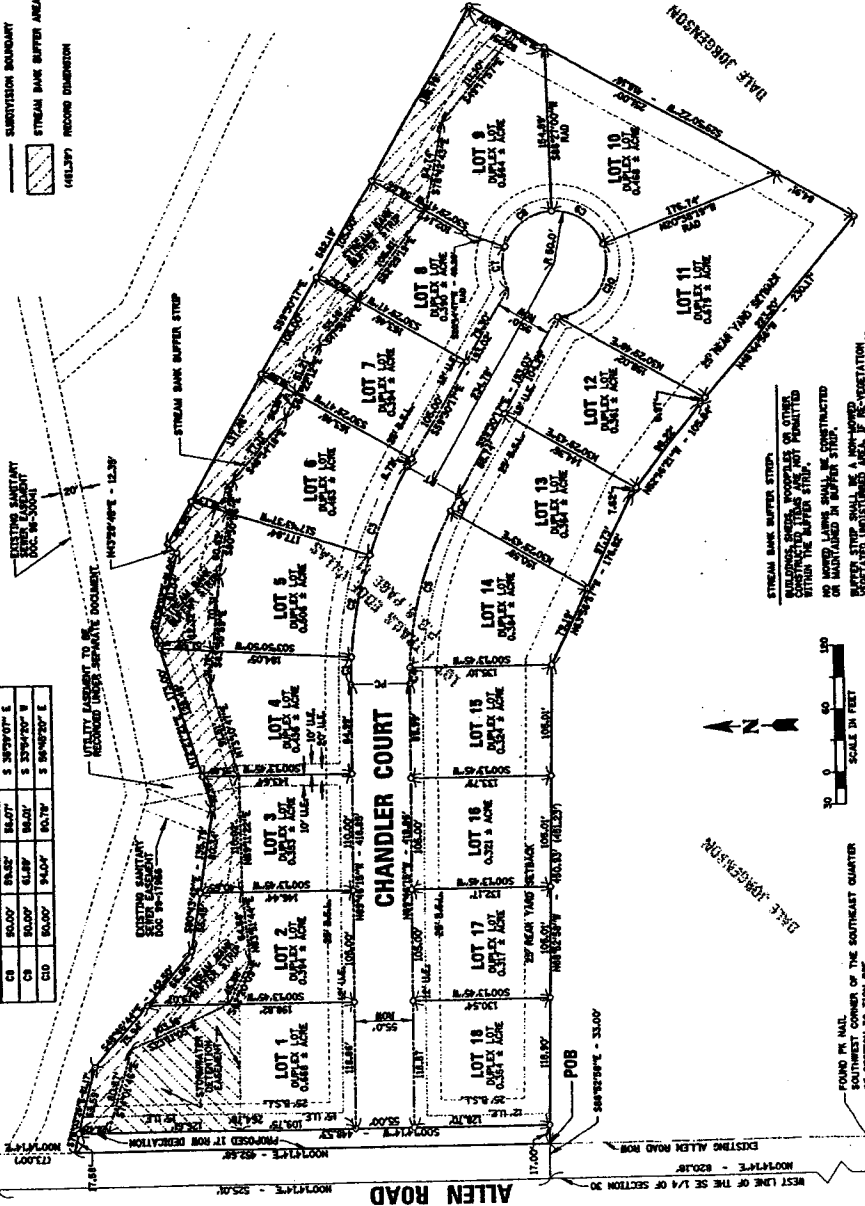
Randall Ray  
Corporation Counsel

# TRAILS EDGE VILLAS SECTION 1

LOT 1 OF TRAILS EDGE VILLAS, BEING A SUBDIVISION OF PART OF THE S.W. QUARTER OF SECTION 30, T10N, R08E OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AREA = 9.083 ACRES ±

**CURVE DATA**

CURVE #	BEARING	LENGTH	CHORD	CHORD BEARING
C1	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C2	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C3	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C4	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C5	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C6	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C7	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C8	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C9	48°00'00" N	58.71'	58.71'	S 41°44'40" E
C10	48°00'00" N	58.71'	58.71'	S 41°44'40" E



**ENGINEER:** CHRISTOPHER B. BURKE  
**LAND SURVEYOR:** PEORIA LAND SURVEY CO.  
 125 SW Jefferson Street  
 Peoria, Illinois 61602  
 (309) 673-3858  
 Design Firm Registration # 184-001175

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

**TITLE:** TRAILS EDGE VILLAS  
**FINAL PLAT**  
**PEORIA, IL**

**PROJECT NO.:** 02-483  
**SHEET 1 OF 1**  
**DRAWING NO.:** 02-483  
**DATE:** 10-24-03

**DATE:** 10-24-03  
**BY:** [Signature]  
**CHECKED BY:** [Signature]  
**APPROVED BY:** [Signature]

**NOTARY PUBLIC:** [Signature]  
**DATE:** 10-24-03

Exhibit A

**LEGAL DESCRIPTION:**  
 LOT 1 OF TRAILS EDGE VILLAS, BEING A SUBDIVISION OF PART OF THE S.W. QUARTER OF SECTION 30, T10N, R08E OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AREA = 9.083 ACRES ±

**STATE OF ILLINOIS**  
**COUNTY OF PEORIA**

**PROFESSIONAL CERTIFICATE:**  
 I, John S. Henderson, a Professional Land Surveyor in the State of Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been prepared in accordance with the laws of the State of Illinois, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.

**CITY CLERK'S CERTIFICATE:**  
 I, [Signature], City Clerk of the City of Peoria, Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.

**PEORIA COUNTY CLERK'S CERTIFICATE:**  
 I, [Signature], County Clerk of Peoria County, Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.

**CITY MANAGING COMMISSIONER'S CERTIFICATE:**  
 I, [Signature], City Managing Commissioner of the City of Peoria, Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.

**SCHOOL DISTRICT CERTIFICATE:**  
 I, [Signature], School District Superintendent of the School District of Peoria, Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.

**NOTARY PUBLIC CERTIFICATE:**  
 I, [Signature], Notary Public in and for the State of Illinois, do hereby certify that the above plat is a true and correct representation of the land described therein, and that the same has been approved by me, the undersigned, on this 24th day of October, 2003.