


PLANNING AND GROWTH MANAGEMENT DEPARTMENT

Memo

To: Dave Johnston, Central Fire Station
Chief Steven Settingsgaard, Police Department
David Tuttle, Emergency Communication Center
John Ramsey, Peoria County Clerk's Office
Kevin Norville, Waste Management
Tom Bride, Election Commission
Dwain Deppolder, ESDA
Bonnie Gavin, Township Assessor
Ken Andrejasich, Public Works
Randy Swenson, Public Works Operation & Maintenance Center
Steve Myers, Facilities Engineer
Steve Austin, Construction Engineering
Tim Leach, Greater Peoria Sanitary District
Bill Real, AMS Office
Gregory Fisch, Julie, Inc.
Eric Miller, Program Manager, Tri-County Regional Planning Commission
Dunlap Postmaster
✓ Other Interested Parties

From: Leah Allison, AICP, Senior Urban Planner 

Date: October 22, 2007

Re: **FINAL PLAT – THE VILLAS OF WATERSTONE SECTION ONE – CPC 06-AA**

Attached is a copy of the approved subject final plat.

Feel free to contact me at 494-8667 if you have any questions regarding this matter.

LA/ps

Attachment

cc: Dan Challacombe

AUSTIN ENGINEERING CO., INC. - 8100 N. UNIVERSITY ST. - PEORIA, ILLINOIS 61615 - LICENSE No. 104-001143
SCALE: 1" = 100'

SCALE: 1" = 100'



1. AREA OF SUBDIVISION = 10.853 ACRES.
2. BENCHMARKS ARE BASED ON AN ASSUMED DATUM.
3. LOT LINES AT STREET INTERSECTIONS ARE DEFINED WITH A 9.42' RADIUS CURVE.
4. LOTS 1 AND 2 SHALL HAVE NO DIRECT ACCESS TO FREEZE ROAD.
5. THIS STORM WATER DETENTION BASIN DESIGN SHALL CONSIDERED A PART OF A LARGER STORM WATER DETENTION BASIN THAT WILL SERVE SECTION ONE (1) AND FUTURE SECTIONS. ACCESS TO THIS STORM WATER DETENTION BASIN WILL BE THROUGH FUTURE SECTIONS.

4-APPROXIMATELY 30-40% COVERED BY 30-40% HEDGEROWS & 20-30% OPEN SPACE. 10-15% COVERED BY 30-40% HEDGEROWS & 20-30% OPEN SPACE.

TRACT BEING SUBDIVIDED IS
IS PIN 13-03-100-015 &
PART OF PIN 13-03-100-020

[illegible]

THE ALBERT ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED JOHN LUTS AND STREETS TO BE KNOWN AS THE VILLAS OF WATERGROVES, SECTION ONE (1), A SUBDIVISION OF PARTS OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE PUBLIC MEASURED MERIDIAN CITY OF MINNAPOLIS, COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS SHOWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET. WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS FINAL SUBDIVISION PLAN IS DELETED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL FLOOD PREVENTION MANAGEMENT AGENCY (FEMA) MAP COMMUNITY PANEL NO. 17053 0125 B. WE FURTHER CERTIFY THAT THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY PARAGRAPH 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW IN EFFECT AS HEREIN SET FORTH. WE FURTHER CERTIFY THAT THIS SUBDIVISION COMPLIES TO THE CURRENT ILLINOIS MUNICIPAL ORDINANCES FOR A BOUNDARY SURVEY.

DATED AS MINNAPOLIS, ILLINOIS THIS 15TH DAY OF OCTOBER, 2007.

ALBERT ENGINEERING CO., INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10000 N. CENTRAL AVENUE, SUITE 100
MINNAPOLIS, ILLINOIS 60612
TEL: 773-334-3300
FAX: 773-334-3301
WWW.ALBERTENGINEERING.COM

WE, THE UNDERSIGNED, LAND OWNER AND PROPRIETOR OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT TO BE KNOWN AS THE VILLAS OF WATERSTONE, SECTION ONE (17). WE KNOWLEDGE AND SWORN TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND HEREBY DECLARE THE STREETS SHOWN HEREON TO BE PUBLIC USE FOREVER.

EACH LOT OR PART THEREOF IN THIS SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS CONCERNING AN "EVALUATION OF VESTEDNESS" PLACED ON RECORDS IN THE PROBATE COUNTY RECORDS' OFFICE FOR THE VILLAS OF WATERSTONE, SECTION ONE (17).

[illegible]

EASEMENTS INDICATED AS "STORM SEWER EASEMENT" ARE RESERVED FOR THE CITY OF PEEDEE AND THERE IS HEREBY GRANTED THE SAID CITY OF PEEDEE THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS TO CONSTRUCT, MAINTAIN AND OPERATE WITHIN SAID EASEMENT, STORM SEWERS AND NECESSARY MANHOLES, TOGETHER WITH CONNECTIONS THEREON.

[illegible]

EASEMENT INDICATED AS "SURFACE DRAINAGE EASEMENT" IS FOR THE SURFACE CONVEYANCE AND POSSIBLE TEMPORARY STORAGE OF STORM WATER AND THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE AREA WITHIN SAID PARCELS SHALL NOT BE ALTERED IN ANY WAY THAT WOULD INTERFERE WITH THE INTENT OF THIS EASEMENT.

DOCUMENTS INDICATED AS "SCIENCE EXHIBIT" ARE LOANED TO THE HOMEOWNERS ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUBMISSION SCIENCE AND LANDSCAPING.

NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PHOENIX'S "PRIORITY PROPERTY GRABAGE ASSISTANCE PROGRAM"

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE OR THREATEN TO INTERFERE WITH THE USE OF SAID EASEMENTS.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY UNIT SCHOOL DISTRICT AREA.

BY W. A. Healy

1. THE UNDERSIGNED, JERRY RAY, JR. AND FOR THE SAID COUNTY IN THE STATE OF MISSISSIPPI, HEREBY CERTIFY THAT ROBERT S. WILSON IS 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, SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH SWEARS THAT HE IS FULLY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 1st DAY OF October, 1937.

THIS FINAL SUBDIVISION PLAN OF "THE VILLAGE OF WATKINSVILLE, SECTION ONE (1)" HAS BEEN APPROVED BY THE PINOLA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO HIGHWAY ACCESS PURSUANT TO T&E 445.231-1/E AND CHAPTER 20, SECTIONS 20 - 25 OF THE PINOLA COUNTY CODE. ACCESS WILL BE ALLOWED BY THE COUNTY IN ACCORDANCE WITH THE POLICY ON PROPERTY ACCESS DETERMINED BY COUNTY HIGHWAYS.

DATED THIS 10th DAY OF JULY, 2007.

I, PATRICK S. LAMORE, DO HEREBY CERTIFY THAT THE FINAL SUPERVISION PLAN OF "THE MOUNTAIN VIEW HOME, SECTION ONE (1)" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY SUPERVISION PLAN AND IS APPROVED THIS 12th DAY OF October 1987.

1. I, SHERI SCHWARTZ, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL SUBDIVISION PLAT AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ADJUSTMENTS OR UNPAID CURRENT SPECIAL ADJUSTMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL SUBDIVISION PLAT OF "THE VILLAS OF WATKINSON, SECTION ONE (1)".

Check Global for Haps and Seal THIS 1 day of 1 Oct. 2007

D. J. Bruns

R. Stone