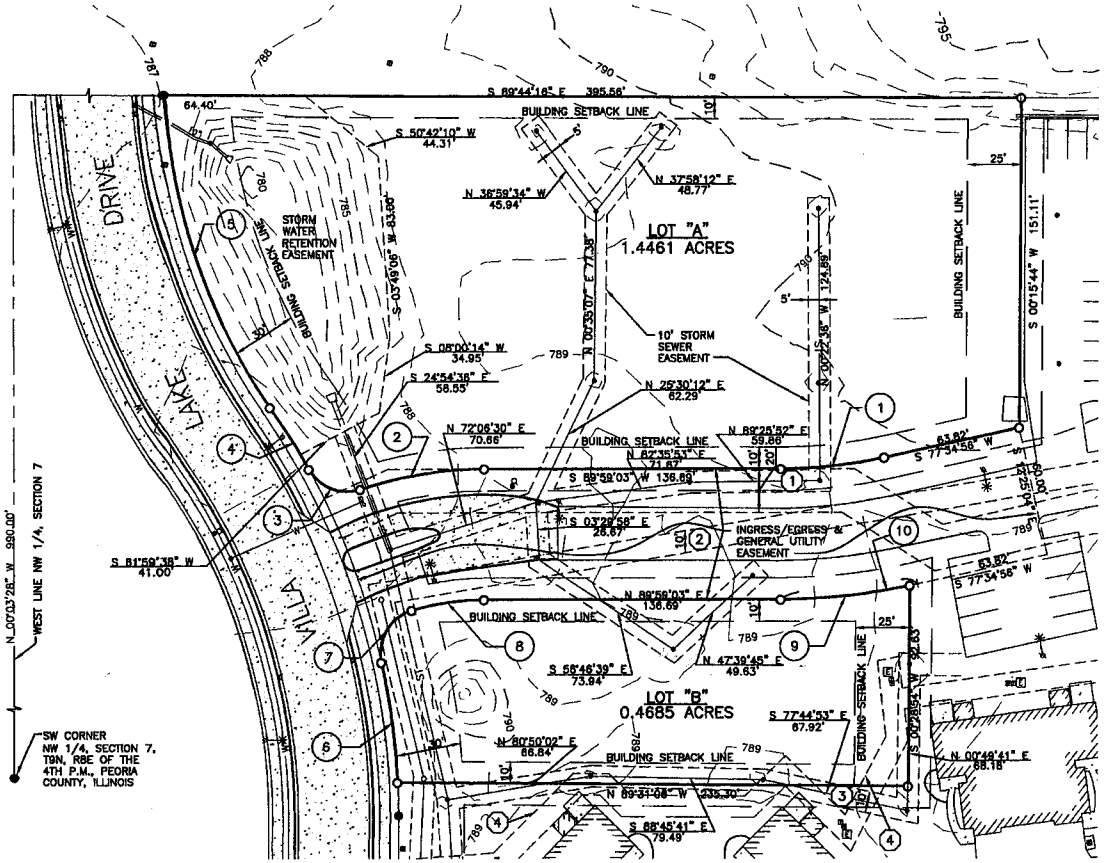
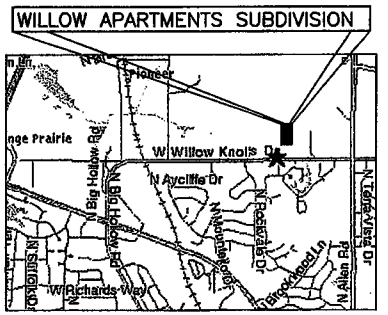
WILLOW APARTMENTS SUBDIVISION

OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS



0' 20' 40' 80'

SCALE: 1" = 40'



LOCATION MAP
NO SCALE

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS 1st DAY OF Aug. 2003, A.D.

COUNTY CLERK

NOTARY PUBLIC

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, Angela M Ross, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT Gene Lovekamp IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/S WHOSE NAME/S ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS/THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF August 2003, A.D.

NOTARY PUBLIC

"OFFICIAL SEAL"
ANGELA M. ROSS
Notary Public, State of Illinois
My Commission Exp. 08/10/2005

CURVE DATA

	RADIUS	Δ	L	CH	CH BEARING
C1	222.00'	12°24'07"	48.05'	47.96'	S 83°46'59" W
C2	180.00'	18°31'25"	58.19'	57.94'	S 80°43'20" W
C3	20.00'	79°20'35"	27.70'	25.54'	N 68°52'04" W
C4	327.50'	05°54'07"	33.74'	33.72'	N 32°08'50" W
C5	272.50'	32°18'59"	153.70'	151.67'	N 18°56'25" W
C6	327.50'	09°52'48"	56.47'	56.40'	N 07°40'57" W
C7	20.00'	86°27'25"	30.18'	27.40'	N 30°36'21" E
C8	120.00'	16°08'59"	33.82'	33.71'	N 81°54'34" E
C9	282.00'	12°11'58"	60.04'	59.93'	N 83°53'04" E
C10	282.00'	12°24'07"	61.04'	60.92'	S 83°47'00" W

EASEMENTS

1. EXISTING 20' WATERLINE EASEMENT, DOCUMENT NO. 00-00537
2. EXISTING 10' SANITARY SEWER EASEMENT, DOCUMENT NO. 99-12587
3. 10' STORM SEWER EASEMENT
4. EXISTITING ELECTRICAL EASEMENT, DOCUMENT NO. 00-18980

NOTE:

NO ACCESS WILL BE PERMITTED FROM LOTS A AND B ONTO VILLA LAKE DRIVE.

SURVEYOR

STATE OF ILLINOIS } SS
COUNTY OF KNOX }

WE, BRUNER, COOPER & ZUCK, INC., BEING AN ILLINOIS LAND SURVEYING CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED, INTO A LOT TO BE KNOWN AS "WILLOW APARTMENTS SUBDIVISION", A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

WE ALSO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

WE FURTHER CERTIFY THAT THE LAND IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE CITY OF PEORIA, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR PEORIA COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER COMMUNITY PANEL NUMBER 170536 0015 B, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 1980.

DATED THIS 31ST DAY OF JULY, 2003, A.D.

BY: James A Faetanini
JAMES A. FAETANINI – ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3494

OWNER

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

THIS IS TO CERTIFY THAT WILLOW KNOLLS, LLC IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AND ALSO DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON AND ALSO DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS.

I FURTHER CERTIFY THAT, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "WILLOW APARTMENTS SUBDIVISION", TO THE BEST OF MY KNOWLEDGE, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF PEORIA COMMUNITY UNIT SCHOOL DISTRICT #150, PEORIA COUNTY, ILLINOIS.

DATED THIS 1ST DAY OF AUGUST 2003, A.D.

OWNER:

CITY OF PEORIA

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THIS FINAL PLAT OF WILLOW APARTMENTS SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 5th DAY OF August 2003, A.D.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SUPERVISOR OF ASSESSMENTS

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

APPROVED THIS _____ DAY OF _____, 2003, A.D.

SUPERVISOR OF ASSESSMENTS

03 38443

STATE OF ILLINOIS } ss
County of Peoria }

Filed for record in the office of BRADLEY E. HORTON, County Recorder, on the AUG 7 2003 at 12:46 o'clock P.M. and recorded in Plat Book _____

NOTES

1. ● INDICATES IRON MARKER FOUND IN PLACE.
2. ○ INDICATES 5/8# X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ INC." SET THIS SURVEY.
3. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. BEARINGS ARE BASED ON PREVIOUS PLATS OF SURVEY.
5. DATE OF COMPLETION OF FIELD WORK: 07/11/2003.

CLIENT: STAR DEVELOPMENT, LLC

Bruner, Cooper & Zuck, Inc.
Consulting Engineers · Structural Engineers · Land Surveyors
188 East Simmons Street
P.O. Box 1519
Galesburg, Illinois 61402-1519
Phone: (309) 343-9282
Fax: (309) 343-5232
E-Mail: bcz@brunerengineering.com
PROFESSIONAL DESIGN FIRM
IL/PE/SE CORP. 184-002633

JOB NO. 230159 DATE: 07/16/2003