



March 16, 2006

Shara Manning  
805 W. Pioneer Parkway  
Peoria, IL 61615

RE: Case No. CPC 05-A

Pease be advised that on Tuesday, March 7, 2006, the City Council approved the following:

ORDINANCE No. 15,896 APPROVING THE FINAL PLAN OF WYNDHILL ESTATES TOWNHOMES, A RESIDENTIAL DEVELOPMENT LOCATED EAST OF KNOXVILLE AVENUE, NORTH OF DETWEILLER DRIVE, SOUTH OF PICTURE RIDGE ROAD, OFF OF TIMBER RIDGE DRIVE

ORDINANCE NO. 15,897 APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR WYNDHILL DRIVE LOCATED IN WYNDHILL ESTATES SUBDIVISION. CPC 05-A [DISTRICT 5]

These Ordinances were 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

ORDINANCE NO. 15,896

AN ORDINANCE APPROVING THE FINAL PLAN OF WYNDHILL ESTATES TOWNHOMES, A RESIDENTIAL DEVELOPMENT LOCATED EAST OF KNOXVILLE AVENUE, NORTH OF DETWEILLER DRIVE, SOUTH OF PICTURE RIDGE ROAD, OFF OF TIMBER RIDGE DRIVE.

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

SECTION 1. That the final plan of Wyndhill Estates Townhomes, attached hereto as Exhibit A, and having the following legal description:

A part of Lot 7 of Wyndhill Estates Subdivision being a part of the NW ¼ and SW ¼ of Section 4, T9N, R8E of the 4<sup>th</sup> Principal Meridian.


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

7<sup>th</sup> DAY OF MARCH 2006.

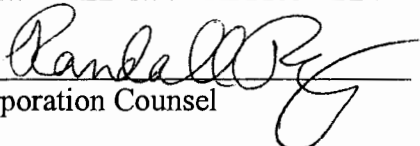
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

A RESIDENTIAL CLUSTER BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN

PM<sup>2.5</sup>: 14-04-178-004  
14-04-153-014  
14-04-153-015  
14-04-302-018

--- SETBACK LINE  
 --- EXISTING EASEMENT  
 --- PROPOSED PROPERTY LINE  
 --- PROPOSED SUBDIVISION BOUNDARY  
 --- PROPOSED EASEMENTS  
 • SET IRON ROD  
 ○ FOUND IRON ROD  
 ■ SET CONCRETE MONUMENT  
 --- EXISTING R.O.W.  
 --- EXISTING PROPERTY LINE

NOTES:

1. OUTLOT "A" IS RESERVED FOR WINDHOLL LANE, A PRIVATE DRIVE TO BE OWNED AND MAINTAINED BY THE WINDHOLL ESTATES TOWNHOMES HOME OWNERS ASSOCIATION.
2. A BLANKET UTILITY EASEMENT IS RESERVED OVER THE ACROSS, AND UNDER OF THE LOT LIES WITHIN THE SUBDIVISION. PROVED THAT SUCH UTILITY INSTALLATION DOES NOT MINOR THE SAFE OPERATION OF THE ROADWAY.
3. DRIVEWAYS SERVING MORE THAN ONE LOT SHALL BE 22' WIDE WHEN SHARED.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF COOK }

[illegible]

DAVID M. SHAFER  
ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 3397  
EXPIRES 11/30/08

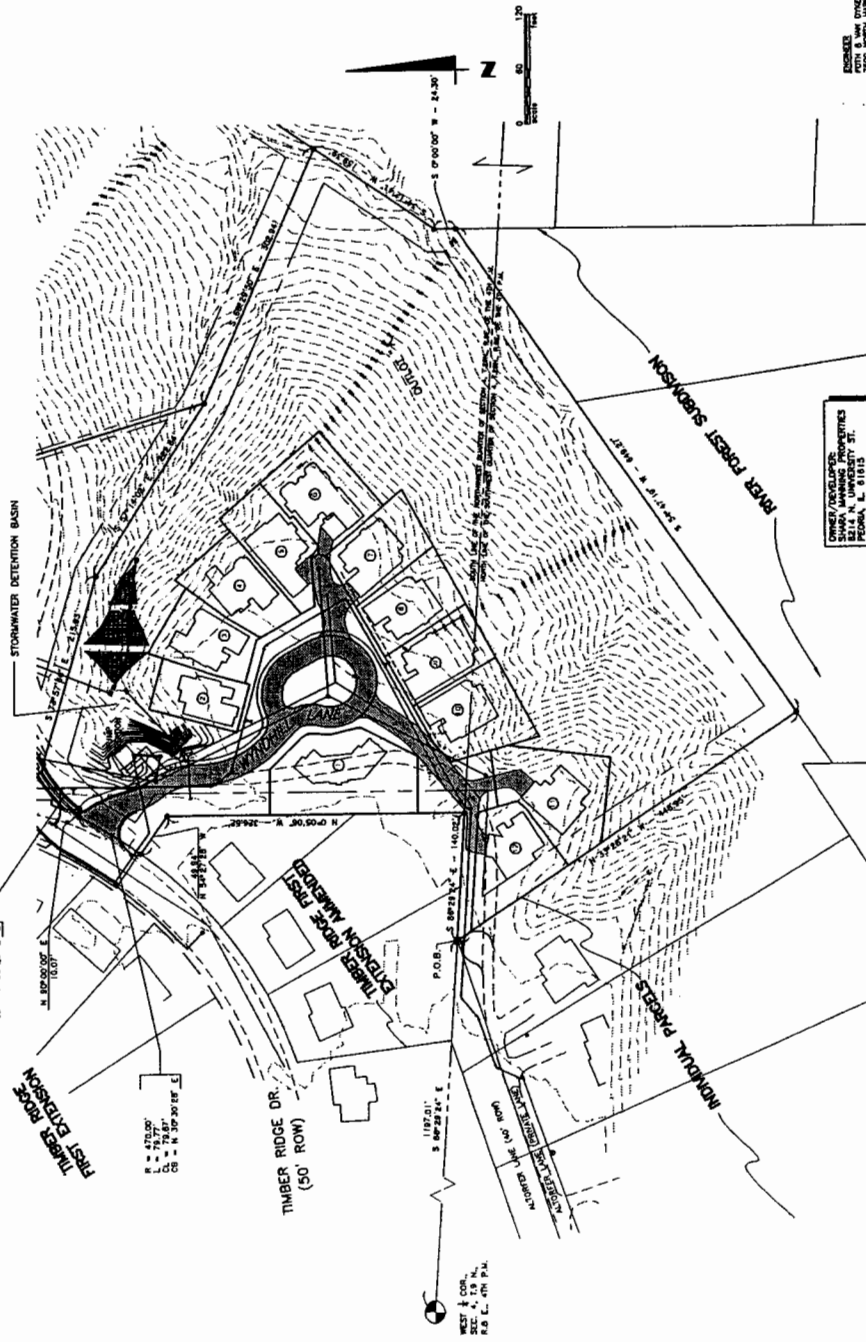
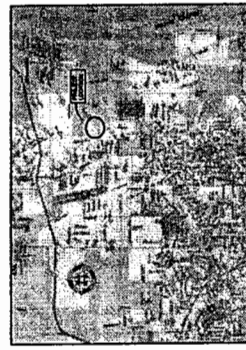
DAILY & ASSOCIATES, ENGINEERS, INC.,  
MERGED WITH FOITH & VAN DYKE &  
ASSOCIATES EFFECTIVE SEPTEMBER 15,  
2005

**FINAL PLAN  
WYNDHILL ESTATES TOWNHOMES  
TRAINING ROBERTS**

**DAILY & ASSOCIATES, ENGINEERS, INC.**  
CHAMPAIGN, ILLINOIS & PEORIA, ILLINOIS  
& LOUISVILLE, KENTUCKY

SHARA MANNING PROPERTIES  
8214 N. UNIVERSITY ST.  
PEORIA, IL 61615  
OFFICE PH: (309)-569-3083

**ENCLOSURE**  
POTH & VAN DYKE & ASSOCIATES  
7500 NORTH HARKER DRIVE  
PUEBLO, CO. 81015  
(303) 681-5300  
F. REG NO: 184-003283



C:\data\DMG\5733-02\FINAL PLAN WINDHILL ESTATES TOWNHOMES.dwg

ORDINANCE NO. 15,897

AN ORDINANCE APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR WYNDHILL DRIVE ROAD LOCATED IN WYNDHILL ESTATES SUBDIVISION.

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

SECTION 1. That the Private Street Name (Wyndhill Drive), the Private Street having the following legal description:

See Attachment "A"

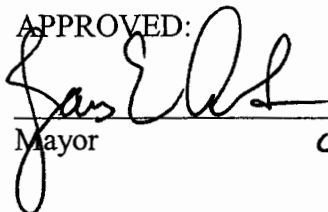
and the Private Street Maintenance Agreement for Wyndhill Drive attached hereto as Attachment "B" are hereby approved.

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

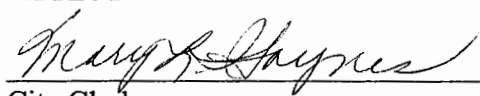
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

7th DAY OF MARCH 2006.

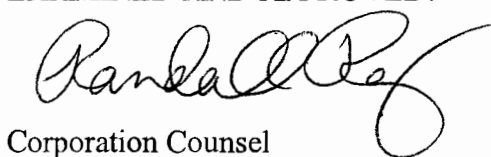
APPROVED:

  
\_\_\_\_\_  
Mayor *cu*

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

**FILED**

MAR 10 2006

JOANN THOMAS  
PEORIA COUNTY CLERK

## Parcel 1:

A part of the Southwest Quarter of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Forest Lawn Subdivision, a subdivision of part of the Southwest Quarter of said Section 4; thence South, a distance of 279.7 feet; thence East, a distance of 141 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 746.56 feet; thence South 87 degrees 00 minutes 30 seconds East, a distance of 173.0 feet; thence South 42 degrees 09 minutes 30 seconds East, a distance of 30 feet to the Point of Beginning of the tract to be described; thence continuing South 42 degrees 09 minutes 30 seconds East, a distance of 270 feet, more or less, to the North line of Lot 10 of said Forest Lawn Subdivision; thence Southwesterly along the North line of said Lot 10, a distance of 168 feet; thence North 37 degrees 30 minutes 30 seconds West, a distance of 350.0 feet, more or less; thence North 84 degrees 02 minutes 19 seconds East, a distance of 157.22 feet to the Point of Beginning; situate, lying and being in the County of Peoria and State of Illinois.

## Parcel 1A:

A non-exclusive easement for ingress and egress only, over, across and through a part of the Southwest Quarter of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Forest Lawn Subdivision, a subdivision of part of the Southwest Quarter of said Section 4; thence South, a distance of 279.7 feet; thence East, a distance of 141 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 746.56 feet to the Point of Beginning of the tract to be described; thence South 87 degrees 00 minutes 30 seconds East, a distance of 173.0 feet; thence South 42 degrees 09 minutes 30 seconds East, a distance of 30 feet; thence South 84 degrees 02 minutes 19 seconds West, a distance of 157.22 feet; thence North 37 degrees 30 minutes 30 seconds West, a distance of 60.0 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

## Parcel 2:

A part of the West Half of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point in the Northwestern line of Lot 10 in Forest Lawn, which point is 1848 feet East of the Northwest corner of the Southwest Quarter of Section 4 and 173 feet Southwesterly of the most Northerly corner of said Lot 10; and running thence West 487 1/2 feet; thence Northerly 86 degrees 11 minutes right, a distance of 1145 feet; thence Easterly parallel with the first described line, 1300 feet; more or less, to a point which is 75 feet West of the the East line of the Northwest Quarter of said Section 4; thence South to the Northwestern line of Lot 30 in Forest Lawn; thence Southwesterly, along said Northwestern line of Lot 30, 100 feet, more or less, to the Northwestern corner of said Lot 30; thence South 24.3 feet to the most Northerly corner of Lot 10 in

## Parcel 3:

A part of the West Half of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point in the Northwestern line of Lot 10, in Forest Lawn, which point is 1848 feet East of the Northwest corner of the Southwest Quarter of Section 4, and 173 feet Southwesterly of the most Northerly corner of said Lot 10; and running thence West 487 1/2 feet; thence to the left 135 degrees 9 minutes, a distance of 400 feet, more or less to said Northwestern line of Lot 10 in Forest Lawn; thence Northeasterly, along said Northwestern line of Lot 10 in Forest Lawn, to the Place of Beginning; situate, lying and being in the County of Peoria and State of Illinois.

## Parcel 4:

A Part of the Southwest Quarter of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Forest Lawn Subdivision, a subdivision of Part of the Southwest Quarter of said Section 4; thence South, a distance of 279.7 feet; thence East, a distance of 141 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 746.56 feet to the Point of Beginning of the tract to be described; thence South 87 degrees 00 minutes 30 seconds East, a distance of 173.0 feet; thence South 42 degrees 09 minutes 30 seconds East, a distance of 30 feet; thence South 84 degrees 02 minutes 19 seconds West, a distance of 157.22 feet; thence North 37 degrees 30 minutes 30 seconds West, a distance of 60.0 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

## Parcel 5:

A part of Lot 46 of Timber Ridge 1st Extension, a subdivision of Part of Sections 4 and 5, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 46 as the Point of Beginning of the tract to be described; thence North 3 degrees 39 minutes West along the East line of said Lot 46, a distance of 456.9 feet to the Northeast corner of said Lot 46; thence North 87 degrees 29 minutes 52 seconds West along the North line of said Lot 46, a distance of 5.4 feet; thence South 22 degrees 00 minutes West along the Northerly line of said Lot 46, said line also being the Southeasterly R.O.W. line of Timber Ridge Drive, a distance of 34.8 feet; thence South 3 degrees 39 minutes East parallel to the East line of said Lot 46, a distance of 424.79 feet to a point on the South line of said Lot 46; thence East 0 degrees 00 minutes along the South line of said Lot 46, a distance of 20.18 feet to the Point of Beginning, as shown on Tract Survey recorded October 19, 1988 in Tract Survey Book 24, page 23; situate, lying and being in the County of Peoria and State of Illinois

This Document Prepared By/  
Return To:

James J. Manning  
Heyl, Royster, Voelker & Allen  
124 S.W. Adams Street, Suite 600  
Peoria, IL 61602  
(309) 676-0400

**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 described hereinafter as Wyndhill Drive within Wyndhill Estates, a residential development, the undersigned, its 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 coefficient of two; construction plans shall be submitted for approval to the City Engineer or his successor.

The described private street 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 shall provide for the perpetual maintenance of said street 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 shall be known as Wyndhill Drive as shown on the plat of Wyndhill Estates Subdivision.

The property accessing onto said private street described as Wyndhill Drive is described as Townhome Lots 1 through 14 of Wyndhill Estates Subdivision.

7<sup>th</sup> This Agreement and covenant was approved by the City Council of the City of Peoria on the day of February, 2006.

Shara Manning Properties, Inc.

City of Peoria

By: Shara K. Manning  
Shara K. Manning, President

By: Charles R. Oliver  
City Manager

Record this document against the following properties:

14-04-302-016 (Parcel 1)  
14-04-176-004 (Parcels 2, 3 & 4)  
14-04-155-14 (Parcel 5)

Legal Description (See Attached)

**FILED**

MAR 10 2006

JOANN THOMAS  
PEORIA COUNTY CLERK



**Parcel 1:**

A part of the Southwest Quarter of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Forest Lawn Subdivision, a subdivision of part of the Southwest Quarter of said Section 4; thence South, a distance of 279.7 feet; thence East, a distance of 141 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 746.56 feet; thence South 87 degrees 00 minutes 30 seconds East, a distance of 173.0 feet; thence South 42 degrees 09 minutes 30 seconds East, a distance of 30 feet to the Point of Beginning of the tract to be described; thence continuing South 42 degrees 09 minutes 30 seconds East, a distance of 270 feet, more or less, to the North line of Lot 10 of said Forest Lawn Subdivision; thence Southwesterly along the North line of said Lot 10, a distance of 168 feet; thence North 37 degrees 30 minutes 30 seconds West, a distance of 350.0 feet, more or less; thence North 84 degrees 02 minutes 19 seconds East, a distance of 157.22 feet to the Point of Beginning; situate, lying and being in the County of Peoria and State of Illinois.

**Parcel 1A:**

A non-exclusive easement for ingress and egress only, over, across and through a part of the Southwest Quarter of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Forest Lawn Subdivision, a subdivision of part of the Southwest Quarter of said Section 4; thence South, a distance of 279.7 feet; thence East, a distance of 141 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 746.56 feet to the Point of Beginning of the tract to be described; thence South 87 degrees 00 minutes 30 seconds East, a distance of 173.0 feet; thence South 42 degrees 09 minutes 30 seconds East, a distance of 30 feet; thence South 84 degrees 02 minutes 19 seconds West, a distance of 157.22 feet; thence North 37 degrees 30 minutes 30 seconds West, a distance of 60.0 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

**Parcel 2:**

A part of the West Half of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point in the Northwestern line of Lot 10 in Forest Lawn, which point is 1848 feet East of the Northwest corner of the Southwest Quarter of Section 4 and 173 feet Southwesterly of the most Northerly corner of said Lot 10; and running thence West 487 1/2 feet; thence Northerly 86 degrees 11 minutes right, a distance of 1145 feet; thence Easterly parallel with the first described line, 1300 feet; more or less, to a point which is 75 feet West of the the East line of the Northwest Quarter of said Section 4; thence South to the Northwestern line of Lot 30 in Forest Lawn; thence Southwesterly, along said Northwestern line of Lot 30, 100 feet, more or less, to the Northwestern corner of said Lot 30; thence South 24.3 feet to the most Northerly corner of Lot 10 in

## Parcel 3:

A part of the West Half of Section 4, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point in the Northwesternly line of Lot 10, in Forest Lawn, which point is 1848 feet East of the Northwest corner of the Southwest Quarter of Section 4, and 173 feet Southwesterly of the most Northerly corner of said Lot 10; and running thence West 487 1/2 feet; thence to the left 135 degrees 9 minutes, a distance of 400 feet, more or less to said Northwesternly line of Lot 10 in Forest Lawn; thence Northeasterly, along said Northwesternly line of Lot 10 in Forest Lawn, to the Place of Beginning; situate, lying and being in the County of Peoria and State of Illinois.

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