FINAL PLAT
OF
CHAPEL PARK EXTENSION NO. TWO

A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 30, T. 10 N., R. 8 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

DALE A. JORGENSON, INC., OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS CHAPEL PARK EXTENSION NO. TWO. IT ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF AND IT HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS ARE HEREBY RESERVED AS SHOWN FOR THE USE OF THE CENTRAL ILLINOIS LIGHT COMPANY, VERIZON, THE ILLINOIS AMERICAN WATER COMPANY AND INSIGHT COMMUNICATIONS, AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPURTENANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS 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 ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

STORM SEWER EASEMENTS AS SHOWN ON SAID PLAT ARE RESERVED FOR THE CITY OF PEORIA, ILLINOIS, AND THERE IS HEREBY GRANTED SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, SEWER AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

SANITARY SEWER EASEMENTS AS SHOWN ON SAID PLAT ARE RESERVED FOR THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT OF PEORIA, ILLINOIS AND THERE IS HEREBY GRANTED SAID DISTRICT THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

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

IN WITNESS WHEREOF, DALE A. JORGENSON, INC. HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS 9 DAY OF November, A.D. 2002.

PRESIDENT - DALE A. JORGENSON SECRETARY - DALE A. JORGENSON

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DALE A. JORGENSON PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9th DAY OF November, A.D. 2002.

OFFICIAL SEAL
CHAD R. JONES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-5-2005

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 18th DAY OF November, A.D. 2002.

COUNTY CLERK DEPUTY

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT OF CHAPEL PARK EXTENSION NO. TWO SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT PASSED BY THE CITY COUNCIL BY RESOLUTION NO. 02-18 ON THE 17th DAY OF January, A.D. 2002.

CHAIRMAN PLANNING DIRECTOR

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT BY ORDINANCE NO. 6,264, PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE 3rd DAY OF September A.D. 2002, THE ABOVE PLAT OF CHAPEL PARK EXTENSION NO. TWO WAS APPROVED, AND THE RIGHTS-OF-WAY FOR STREETS AND ALLEYS SHOWN THEREON WERE ACCEPTED.

CITY CLERK

STATE OF ILLINOIS
COUNTY OF PEORIA } SS

WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS CHAPEL PARK EXTENSION NO. TWO, BEING A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 30, T. 10 N., R. 8 E. OF THE 4TH P.M. PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE INCH EQUALS SIXTY FEET.

IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS 16TH DAY OF AUGUST, A.D. 2002.

ZUMWALT & ASSOCIATES, INC.

BY GARY R. ZUMWALT
ILLINOIS PROFESSIONAL LAND SURVEYOR #3328

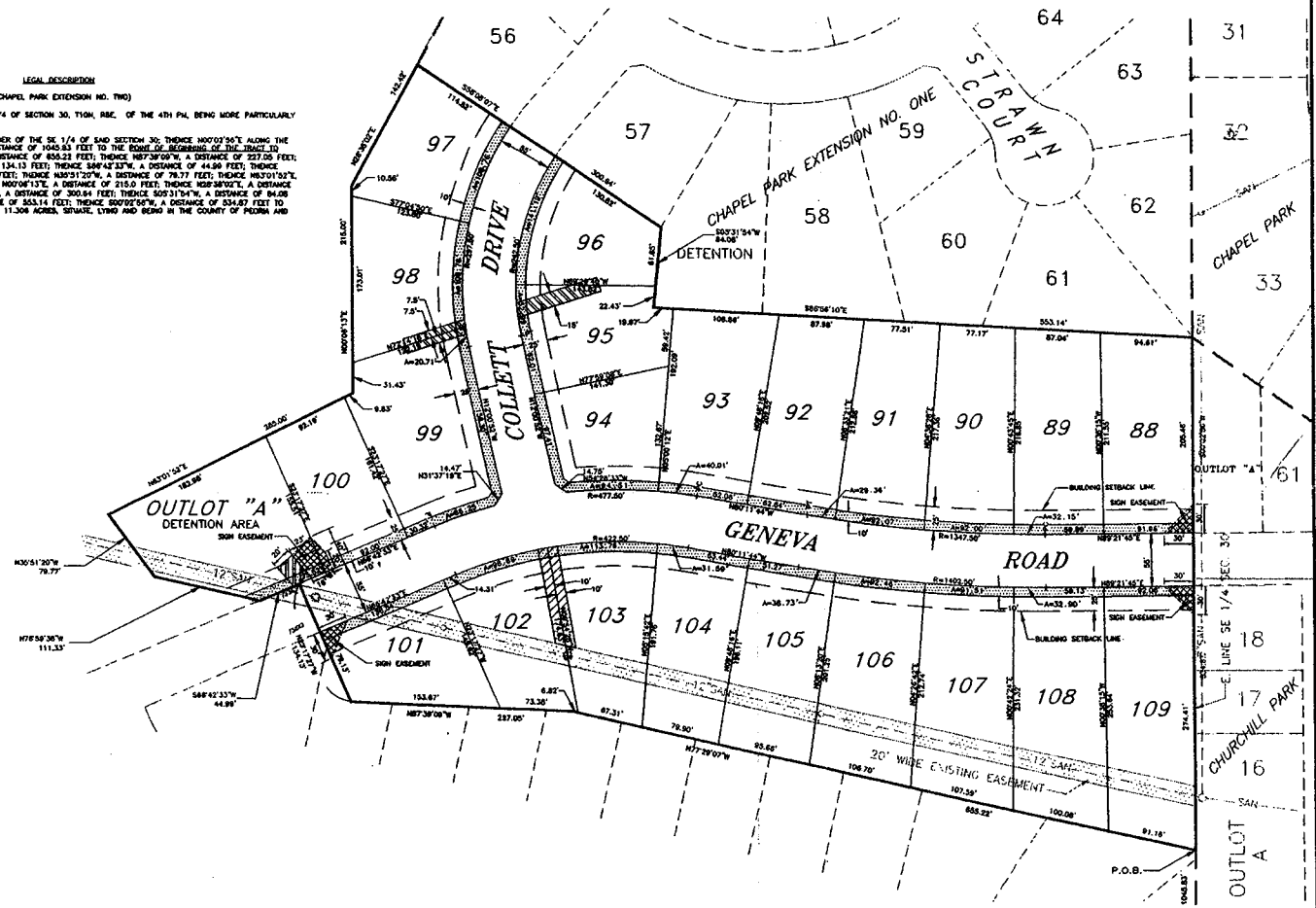
GARY R. ZUMWALT
3328
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

LEGAL DESCRIPTION

(CHAPEL PARK EXTENSION NO. TWO)

A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 30, T10N, R8E, OF THE 4TH PM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 30; THENCE N00°02'50"E ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 1045.83 FEET TO THE POINT OF BEGINNING OF THE TRACT TO DESCRIBED; THENCE N77°29'07"W, A DISTANCE OF 855.22 FEET; THENCE N87°38'09"W, A DISTANCE OF 227.05 FEET; THENCE N23°17'27"W, A DISTANCE OF 134.13 FEET; THENCE S86°43'33"W, A DISTANCE OF 44.99 FEET; THENCE N78°58'38"W, A DISTANCE OF 111.33 FEET; THENCE N30°51'20"W, A DISTANCE OF 79.77 FEET; THENCE N63°01'52"E, A DISTANCE OF 285.00 FEET; THENCE N00°06'13"E, A DISTANCE OF 215.0 FEET; THENCE N28°38'02"E, A DISTANCE OF 142.42 FEET; THENCE S54°08'07"E, A DISTANCE OF 300.64 FEET; THENCE S05°31'54"W, A DISTANCE OF 84.08 FEET; THENCE S88°58'10"E, A DISTANCE OF 553.14 FEET; THENCE S00°02'50"W, A DISTANCE OF 534.87 FEET TO THE POINT OF BEGINNING. CONTAINING 11.306 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



SE CORNER SE 1/4 SEC. 30 T.10N., R.8E., 4TH P.M.

SCALE: 1" = 60'

LEGEND

P.O.B.	POINT OF BEGINNING
	10' WIDE UTILITY EASEMENT
	PROPOSED 20' WIDE SANITARY SEWER EASEMENT
	PROPOSED 15' WIDE STORM SEWER EASEMENT
	EXISTING 20' WIDE SANITARY SEWER EASEMENT
	SIGN EASEMENT AREA

NOTES

1. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S.
2. TOTAL AREA IN CHAPEL PARK EXTENSION NO. TWO = 11.306 ACRES
3. OUTLOT "A" IS FOR THE PURPOSE OF STORM WATER DETENTION AREA
4. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NUMBER 323.

STATE OF ILLINOIS, County of Peoria } SS
Filed for record in the office of BRADLEY E. HORTON, County Recorder on NOV 19 2002 at 10:12 A.M. Doc. No. 48133
Recorder

JOB NO. 18,675