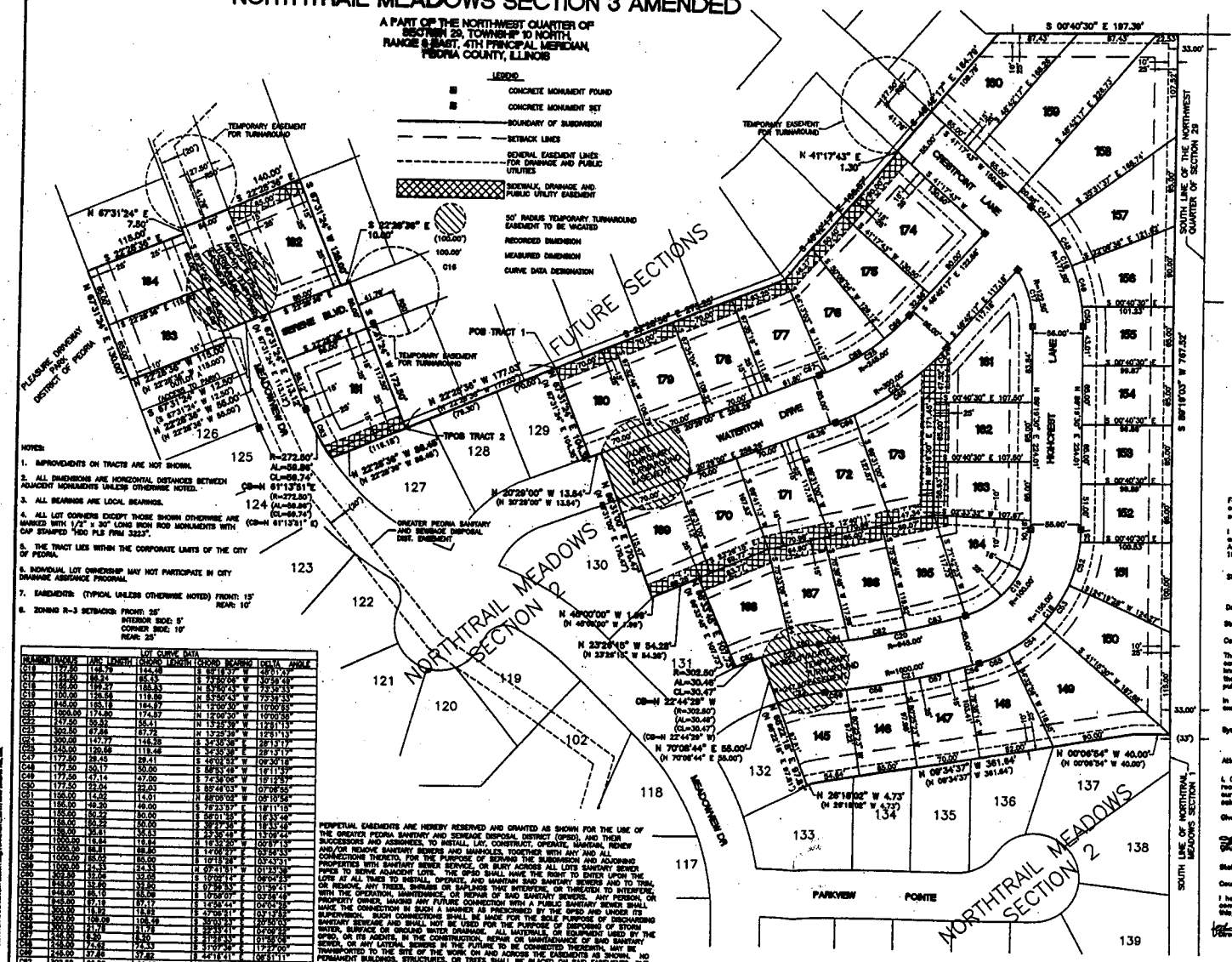
FINAL PLAT
OF
NORTHTRAIL MEADOWS SECTION 3 AMENDED

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 8 EAST, 4TH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- BOUNDARY OF SUBDIVISION
- SETBACK LINES
- GENERAL EASEMENT LINES FOR DRAINAGE AND PUBLIC UTILITIES
- SIDEWALK, DRAINAGE AND PUBLIC UTILITY EASEMENT
- 50' RADIUS TEMPORARY TURNAROUND EASEMENT TO BE VACATED
- (100.00') RECORDED DIMENSION
- 100.00' MEASURED DIMENSION
- C16 CURVE DATA DESIGNATION



NOTES:

1. IMPROVEMENTS ON TRACTS ARE NOT SHOWN.
2. ALL DIMENSIONS ARE HORIZONTAL DISTANCES BETWEEN ADJACENT MONUMENTS UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE LOCAL BEARINGS.
4. ALL LOT CORNERS EXCEPT THOSE SHOWN OTHERWISE ARE MARKED WITH 1/2" x 30" LONG IRON ROD MONUMENTS WITH CAP STAMPED "100 PLS FIRM 3223".
5. THE TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA.
6. INDIVIDUAL LOT OWNERSHIP MAY NOT PARTICIPATE IN CITY DRAINAGE ASSISTANCE PROGRAM.
7. EASEMENTS: (TYPICAL UNLESS OTHERWISE NOTED) FRONT: 15' REAR: 10'
8. ZONING R-3 SETBACKS: FRONT: 25' INTERIOR SIDE: 5' CORNER SIDE: 10' REAR: 25'

LOT CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C16	1197.50	148.74	148.65	S 60°18'37" W	07°00'00"
C17	1197.50	88.21	88.43	S 73°32'04" W	04°14'49"
C18	1197.50	199.27	198.53	N 83°50'43" W	09°32'23"
C19	1000.00	135.58	119.50	N 83°50'43" W	07°33'23"
C20	848.00	185.18	184.77	N 12°00'30" W	12°00'00"
C21	1000.00	174.80	174.57	N 12°00'30" W	10°00'00"
C22	247.50	35.52	35.41	N 13°22'39" W	12°51'13"
C23	302.50	87.66	87.37	N 13°22'39" W	12°51'13"
C24	300.00	147.77	146.25	S 34°35'38" E	28°13'17"
C25	245.00	120.68	119.46	S 34°35'38" E	28°13'17"
C47	172.50	28.45	28.41	S 46°02'52" W	09°30'18"
C48	177.50	50.17	50.00	S 58°53'48" W	16°11'57"
C49	177.50	47.14	47.00	S 74°39'00" W	15°13'57"
C50	177.50	22.04	22.03	S 85°49'03" W	07°06'55"
C51	150.00	14.02	14.01	N 88°06'02" W	05°10'56"
C52	150.00	48.20	48.00	S 79°23'57" E	18°11'15"
C53	150.00	50.22	50.00	S 59°51'35" E	18°31'46"
C54	150.00	50.22	50.00	S 39°07'24" E	18°31'46"
C55	150.00	35.61	35.53	S 23°39'49" E	13°36'44"
C56	1000.00	16.84	16.84	N 16°32'20" W	00°57'13"
C57	1000.00	88.51	88.50	S 17°08'27" E	05°04'33"
C58	1000.00	65.02	65.00	N 19°11'28" E	03°43'31"
C59	1000.00	24.33	24.33	N 07°41'51" W	01°23'38"
C60	302.50	32.04	32.00	S 10°02'14" E	06°04'23"
C61	848.00	32.80	32.80	S 07°59'35" E	01°39'21"
C62	848.00	66.10	66.08	N 10°07'07" W	04°28'48"
C63	848.00	67.18	67.17	S 14°34'44" E	04°04'25"
C64	300.00	15.92	15.92	S 47°08'51" E	03°12'33"
C65	248.00	106.09	105.48	S 30°01'33" W	24°50'55"
C66	300.00	21.78	21.78	S 22°33'21" E	04°09'22"
C67	248.00	8.30	8.30	S 21°58'33" E	01°55'09"
C68	248.00	174.82	174.33	S 11°07'39" E	17°27'00"
C69	248.00	37.86	37.82	S 42°18'41" E	08°51'11"
C82	302.50	66.28	66.15	S 18°21'04" E	12°33'18"
C83	272.50	58.88	58.74	N 61°13'51" E	12°35'07"

PERPETUAL EASEMENTS ARE HEREBY RESERVED AND GRANTED AS SHOWN FOR THE USE OF THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT (GPSD), AND THEIR SUCCESSORS AND ASSIGNEES, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE SANITARY SEWERS AND MANHOLES, TOGETHER WITH ANY AND ALL CONNECTIONS THERETO, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH SANITARY SEWER SERVICE, OR BURY ACROSS ALL LOTS SANITARY SEWER PIPES TO SERVE ADJACENT LOTS. THE GPSD SHALL HAVE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID SANITARY SEWERS AND TO TRIM, OR REMOVE, ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE, OR THREATEN TO INTERFERE, WITH THE OPERATION, MAINTENANCE, OR REPAIR OF SAID SANITARY SEWERS. ANY PERSON, OR PROPERTY OWNER, MAKING ANY FUTURE CONNECTION WITH A PUBLIC SANITARY SEWER SHALL MAKE THE CONNECTION IN SUCH A MANNER AS PRESCRIBED BY THE GPSD AND UNDER ITS SUPERVISION. SUCH CONNECTIONS SHALL BE MADE FOR THE SOLE PURPOSE OF DISCHARGING SANITARY SEWAGE AND SHALL NOT BE USED FOR THE PURPOSE OF DISPOSING OF STORM WATER, SURFACE OR GROUND WATER DRAINAGE. ALL MATERIALS, OR EQUIPMENT USED BY THE GPSD, OR ITS AGENTS, IN THE CONSTRUCTION, REPAIR OR MAINTENANCE OF SAID SANITARY SEWER, OR ANY LATERAL SEWERS IN THE FUTURE TO BE CONNECTED THEREWITH, MAY BE TRANSPORTED TO THE SITE OF THE WORK ON AND ACROSS THE EASEMENTS AS SHOWN. NO PERMANENT BUILDINGS, STRUCTURES, OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR PARKING LOTS, STREETS, LANDSCAPING, SOD, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

PRECEDENCE FOR RECORDING BY:
RETURN TO:

STATE OF ILLINOIS } S.S.
COUNTY OF PEORIA }

Surveyor's Certificate

I, David E. Atchley, being Illinois Professional Surveyor Number 2860, do hereby certify that I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tracts of land:

A part of the Northwest Quarter of Section 29, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

TRACT 1:

Beginning at the Southeast corner of lot 129 of Northtrail Meadows Section 2, as recorded in Peoria County, Illinois, proceed South 22° 28' 36" East 273.25 feet; thence South 48° 42' 17" East 186.87 feet; thence North 41° 17' 43" East 1.30 feet; thence South 48° 42' 17" East 164.79 feet; thence South 00° 40' 30" East 197.39 feet to a point on a line being parallel with and 33.00 feet North of the South line of the Northwest Quarter of Section 29; thence South 89° 19' 03" West 767.52 feet along said parallel line to the Southeast corner of Lot 137 of said Northtrail Meadows Section 2; thence North 00° 06' 54" West 40.00 feet along an Easterly line of said Lot 137; thence North 09° 34' 37" West 361.64 feet along an Easterly line of said Northtrail Meadows Section 2; thence North 26° 18' 02" West 4.73 feet to the Southeast corner of Lot 132 of said Northtrail Meadows Section 2; thence North 68° 22' 18" East 97.81 feet to the Southeast corner of said Lot 132; thence North 70° 06' 44" East 56.00 feet; thence Northwesterly around the curve of a circular arc 30.46 feet having a radius of 302.50 feet, a chord of North 22° 44' 29" West 30.47 feet to the Southeast corner of Lot 131 of said Northtrail Meadows Section 2; thence North 68° 33' 46" East 107.73 feet to the Southeast corner of said Lot 131; thence North 23° 26' 15" West 54.28 feet along an Easterly line of said Lot 131; thence North 48° 00' 00" West 1.99 feet to a Southerly corner of Lot 130 of said Northtrail Meadows Section 2; thence North 89° 31' 00" East 170.47 feet; thence North 20° 29' 00" West 13.54 feet to the Southeast corner of Lot 129 of said Northtrail Meadows Section 2; thence North 67° 31' 24" East 104.36 feet to the point of beginning, encompassing 8.888 acres, more or less.

And Also

TRACT 2:

Beginning at the Southeast corner of Lot 129 of Northtrail Meadows Section 2 recorded in Peoria County, Illinois, proceed North 22° 28' 36" West 177.00 feet to the True Point of Beginning; thence proceed North 22° 28' 36" West 66.48 feet, thence Northwesterly along the arc of a circular curve 88.88 feet having a radius of 272.50 feet and a chord of North 61° 13' 51" East 88.74 feet; thence North 67° 31' 24" East 113.12 feet; thence North 22° 28' 36" West 56.00 feet; thence South 67° 31' 24" West 12.50 feet; thence North 22° 28' 36" West 118.00 feet; thence North 67° 31' 24" East 130.00 feet; thence South 22° 28' 36" East 118.00 feet; thence North 67° 31' 24" East 7.50 feet; thence South 22° 28' 36" East 140.00 feet; thence South 67° 31' 24" West 156.00 feet; thence South 22° 28' 36" East 10.00 feet; thence South 67° 31' 24" West 172.50 feet to the True Point of Beginning, encompassing 1.116 acres, more or less.

The combined area of Tracts 1 and 2 being 9.904 acres, more or less.

For the purpose of subdividing said tract into lots, survey markers have been placed at each corner as denoted on the plat setting forth exact dimensions in feet and decimals thereof. said subdivision shall be known as "Northtrail Meadows Section 3 Amended".

I further certify that this tract of land is located in zone "C" on the special flood hazard area identified for the County of Peoria, Illinois by the Federal Emergency Management Agency on the flood insurance rate map, panel number 170533 0125 B, dated June 1, 1983.

Signed: David E. Atchley
David E. Atchley LP.L.S. No. 2860
License Expires 11/30/04

Dated: 10/17/03

DAVID E. ATCHLEY 2860 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHAMPAIGN, IL

State of Illinois } SS
County of Peoria }

The undersigned, owners and proprietors of the land shown hereon do hereby certify that it has caused the said survey and subdivision to be made as shown on the accompanying plat, to be known as Northtrail Meadows Section 3 Amended. It acknowledges said survey to be correct to the best of it's knowledge and belief and it hereby dedicates the street shown hereon to the public use forever.

In witness whereof, the undersigned owners and proprietors have caused this certificate to be executed on this 17 day of Oct, A.D. 2003.

By: [illegible]
Vice President, Assistant Secretary

Attest: [illegible]

I, County Clerk of the aforesaid County, do hereby certify that I have this day examined the tax records of the property shown on the attached plat and find no delinquent general taxes, unpaid current general taxes, or delinquent special assessments against the tract of land described in said plat.

Given under my hand and seal of said County this 11th day of, Nov, A.D. 2003.

[illegible] Deputy Clerk — [illegible] Deputy Clerk

State of Illinois } S.S.
County of Peoria }

I hereby certify that this final plat of Northtrail Meadows Section 3 Amended is substantially in conformance with the approved preliminary plat and is approved this 20th day of October, 2003.

[illegible]
Director, Planning and Growth Management

KDG ENGINEERING
201 West Springfield, Suite 300
Champaign, Illinois 61820
(217) 352-0075
Professional Design Firm License No. 184-003639
Professional Licence Expires 4/30/2005
Field Book: 1653
Project Number: 01061

Revision Date: 05/05/03
Revision Date: 07/08/03
Revision Date: 07/16/03
Revision Date: 10/17/03

Sheet 1 of 1

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