FINAL SUBDIVISION PLAT OF

TRAILS CROSSING SUBDIVISION PHASE I

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 10 NORTH (T10N), RANGE 7 EAST (R7E) OF THE FOURTH PRINCIPAL MERIDIAN (4TH P.M.), PEORIA COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE1/4 OF SAID SECTION 25; THENCE N 89°17'08" W (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE SOUTH LINE OF SAID NE1/4 A DISTANCE OF 1511.62 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF THE ROCK ISLAND TRAIL; THENCE N 26°15'58" W ALONG SAID R.O.W. LINE, A DISTANCE OF 73.23 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WALNUT ROAD, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.) OF THE PARCEL TO BE DESCRIBED; THENCE WESTERLY ALONG SAID NORTH R.O.W. LINE OF WALNUT ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1810.00 FEET, A CHORD BEARING OF S 84°19'12" W, A CHORD LENGTH OF 248.58 FEET, FOR AN ARC LENGTH OF 249.00 FEET; THENCE N 89°17'03" W ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 222.65 FEET; THENCE N 44°15'19" W A DISTANCE OF 11.00 FEET; THENCE N 89°17'03" W, PARALLEL TO THE NORTH R.O.W. LINE OF WALNUT ROAD, A DISTANCE OF 55.00 FEET; THENCE S 45°14'41" W A DISTANCE OF 14.01 FEET, TO A POINT ON THE NORTH R.O.W. LINE OF WALNUT ROAD; THENCE N 89°17'03" W, ALONG SAID R.O.W. LINE, A DISTANCE OF 123.91 FEET; THENCE N 00°16'25" E A DISTANCE OF 276.24 FEET; THENCE S 89°43'35" E A DISTANCE OF 123.90 FEET; THENCE N 00°16'25" E A DISTANCE OF 55.00 FEET; THENCE N 89°43'35" W A DISTANCE OF 130.81 FEET; THENCE N 00°16'25" E A DISTANCE OF 378.20 FEET; THENCE N 25°15'58" W A DISTANCE OF 131.13 FEET; THENCE N 63°44'02" E A DISTANCE OF 109.00 FEET; THENCE N 26°15'03" W A DISTANCE OF 55.00 FEET; THENCE N 18°44'02" E A DISTANCE OF 13.99 FEET; THENCE N 63°44'02" E A DISTANCE OF 55.00 FEET; THENCE S 26°15'58" E A DISTANCE OF 32.86 FEET; THENCE N 63°44'02" E A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF THE ROCK ISLAND TRAIL; THENCE S 26°15'58" E ALONG SAID R.O.W. LINE A DISTANCE OF 1081.54 FEET TO THE P.O.B., CONTAINING 9.39 ACRES, MORE OR LESS.

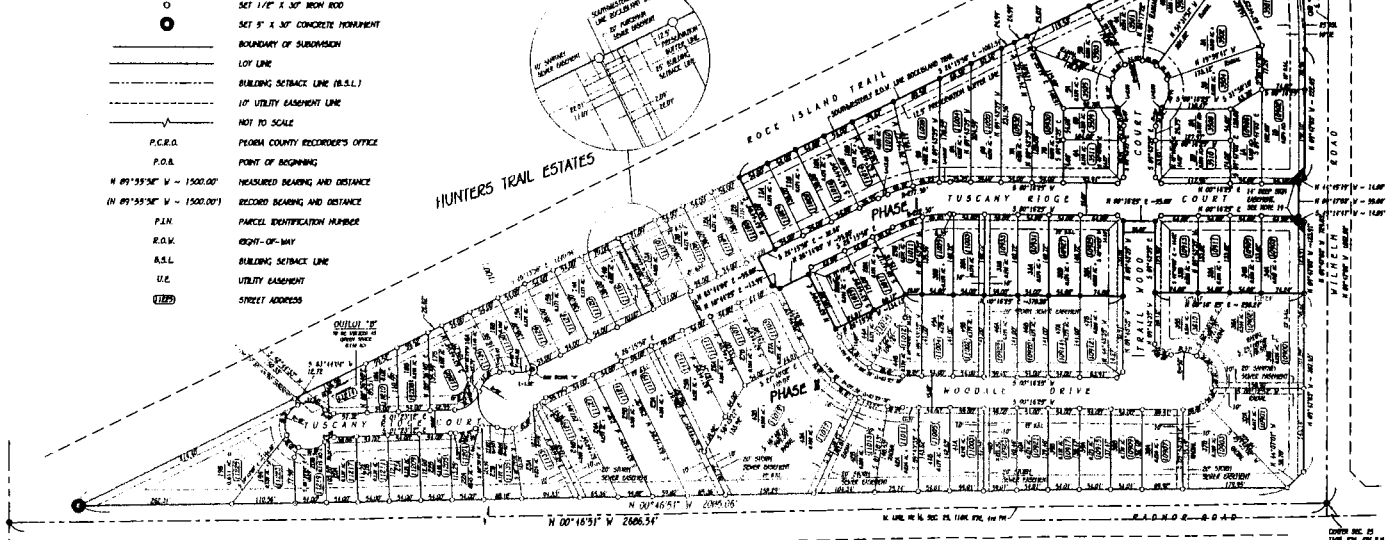
NOTES

1. OWNER/DEVELOPER: FIELDS CROSSING JORGENSON LLC
2. TOTAL AREA BEING SUBDIVIDED 9.39+ ACRES
3. THIS PROPERTY IS CURRENTLY ZONED R-3
4. SETBACK LINES SHOWN ARE PER PEORIA COUNTY PLANNING AND ZONING DEPARTMENT. ALL SETBACK LINES SHOULD BE VERIFIED BY PEORIA COUNTY ZONING.
5. TRACT BEING SUBDIVIDED IS P.I.N. 08-25-200-002.
6. BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY AND ARE BASED ON CLUSKEY LAND SURVEYING PLAT RECORDED AT THE PEORIA COUNTY RECORDER'S OFFICE, BOOK 11, PAGES 101 & 104.
7. THE PROPERTY SURVEYED IS IN "ZONE C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE COUNTY OF PEORIA, ILLINOIS FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 170533 0125 B, EFFECTIVE DATE JUNE 1, 1983).
8. THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
9. IT IS NOT INTENDED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
10. ALL UTILITIES ARE OR WILL BE AVAILABLE TO THIS SUBDIVISION.
11. NOT USED
12. THERE WILL BE NO DRIVEWAYS CONSTRUCTED FROM LOTS TO WILHELM ROAD.
13. THIS SUBDIVISION DOES NOT PROVIDE FOR, NOR IMPLY, ASSURANCE OF THE COMPATIBILITY, FOR FUTURE CONSTRUCTION UTILIZING A PRIVATE SEWAGE DISPOSAL SYSTEM.
14. WATER FOR THIS PARCEL IS PROVIDED BY ILLINOIS AMERICAN WATER COMPANY. NOTICE OF HOOK-UP IS REQUIRED PRIOR TO START OF CONSTRUCTION.
15. UTILITY EASEMENTS AS SHOWN.
16. TRAIL PRESERVATION BUFFER - A 12.5' WIDE PRESERVATION BUFFER WILL BE PROVIDED ADJACENT TO THE RIGHT-OF-WAY OF THE ROCK ISLAND TRAIL. THIS AREA IS TO REMAIN IN ITS NATURAL CONDITION.
17. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.
18. LOTS A AND B TOGETHER, CONSTITUTE ONE DUPLEX LOT AND ARE NOT INDEPENDENTLY BUILDABLE.
19. HATCHED AREA INDICATES EASEMENT AREA FOR PURPOSES OF LANDSCAPING AND SIGNAGE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SCALE: 1"=100'

LEGEND

●	FOUND IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" X 30" IRON ROD
◉	SET 5" X 30" CONCRETE MONUMENT
	BOUNDARY OF SUBDIVISION
	LOT LINE
	BUILDING SETBACK LINE (B.S.L.)
	10' UTILITY EASEMENT LINE
	NOT TO SCALE
P.C.R.O.	PEORIA COUNTY RECORDER'S OFFICE
P.O.B.	POINT OF BEGINNING
N 89°55'58" W - 1500.00'	MEASURED BEARING AND DISTANCE
(N 89°55'58" W - 1500.00')	RECORD BEARING AND DISTANCE
P.I.N.	PARCEL IDENTIFICATION NUMBER
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
(1123)	STREET ADDRESS



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

FIELDS CROSSING - JORGENSON L.L.C., OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOW AS TRAILS CROSSING, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AND 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.

UTILITY EASEMENTS ARE HEREON RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REMOVE 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 WIRELESS INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPURANCES 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.

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

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

WATER MAIN EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR ILLINOIS AMERICAN WATER COMPANY AND THERE IS HEREBY GRANTED SAID WATER COMPANY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, WATER MAIN, VALVES, HYDRANTS AND CONNECTIONS THERETO.

DRAIN LINE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR A SUMP DRAIN LINE SYSTEM TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND THERE IS HEREBY GRANTED SAID HOME OWNER'S ASSOCIATION THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONTRUCT AND MAINTAIN WITHIN THE EASEMENTS, DRAIN LINES, AND STRUCTURES 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, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS 13th DAY OF July A.D. 2007.

TIMOTHY SHEA, AS MANAGING PARTNER OF FIELD CORSSING - JORGENSON L.L.C.

Timothy M.
TIMOTHY SHEA

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY SHEA, 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 INSTRUMENTS 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 13th DAY OF July A.D. 2007.

Jenn Jean Ramey
NOTARY PUBLIC

OFFICIAL SEAL
JENN JEAN RAMEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/18/2010

PEORIA CITY PLANNING & GROWTH CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THE FINAL PLAT OF TRAILS CROSSING SUBDIVISION IS IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 8th DAY OF August 2007.

for Keith M. Wilson
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED SUBDIVISION PLAT AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF August, 2007

COUNTY CLERK — DEPUTY COUNTY CLERK

COUNTY HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

THIS PLAT HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2 AND CHAPTER 20, SECTION 20-25 OF THE PEORIA COUNTY CODE. HOWEVER, A HIGHWAY PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY. ACCESS WILL BE ALLOWED BY THE COUNTY IN ACCORDANCE WITH THE POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO COUNTY ROADWAYS.

THIS 10th DAY OF August 2007

COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, RANDOLPH & ASSOCIATES, INC., BEING PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN BY THE ATTACHED FINAL PLAT DRAWN TO A SCALE OF ONE INCH EQUALS 100 FEET (1"=100'), TO BE KNOWN AS "TRAILS CROSSING SUBDIVISION," A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND FURTHER STATE THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. WE FURTHER STATE THAT PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS WITHIN ONE AND ONE-HALF (1½) MILES OF THE CORPORATE LIMITS OF AN INCORPORATED CITY, TOWN, OR VILLAGE EXERCISING EXTRATERRITORIAL SUBDIVISION CONTROL; AND THAT THE TRACT IS NOT WITHIN FIVE HUNDRED (500) FEET OF ANY DRAINAGE COURSE DRAINING SIX HUNDRED FORTY (640) ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JULY 20 07

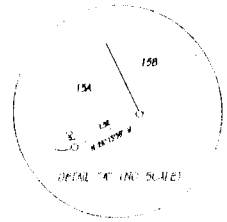
RANDOLPH & ASSOCIATES, INC

GARY P. APPLETER
ILLINOIS PROFESSIONAL LAND SURVEYOR #2093

STATE OF ILLINOIS } SS
County of Peoria
RENALD E. HORTON, County Recorder on
2007 at 1:32 P.M. and recorded in
Plat Book 47 Page 57 Cabinet 26 57A
Recorder of Deeds

#2093
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
GARY P. APPLETER

LICENSE EXPIRES 11-30-2008



PEORIA COUNTY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS FINAL PLAT IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT OF ILLINOIS (55 ILCS 5/5-1041) AND CHAPTER 20 OF THE PEORIA COUNTY CODE. IT IS IN CONFORMANCE WITH THE GOALS AND OBJECTIVES OF THE COUNTY'S LAND USE MANAGEMENT PLAN. GOOD AND SUFFICIENT SECURITY HAS BEEN POSITED WITH THE PEORIA COUNTY CLERK IN THE PENAL SUM SUFFICIENT TO COVER ESTIMATED AND PROBABLE EXPENDITURES NECESSARY TO CONFORM WITH SUBMITTED CONSTRUCTION PLANS.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__.

PEORIA COUNTY PLAT OFFICER

Randolph & Associates, Inc.
Consulting Engineers | Land Surveyors
911 Pioneer Parkway, Peoria, IL 61615
(309) 693-8804 Fax: 309-693-8805
www.randolphinc.com
IL Design Firm Reg. # 184-001327

SURVEYED BY: H. HOWE	DRAWING, DESIGN FILE, NO.TE: ---
DRAFTED BY: H. EVERETT/T. CARLILE	DATE: 07/13/07
CHECKED BY: G.APPLETER	SCALE: 1"=100'
CHECKED BY: G.APPLETER	PROJECT NO.: 1560.003

FINAL PLAT
TRAILS CROSSING
PHASE I
PEORIA COUNTY, ILLINOIS

1 OF 1