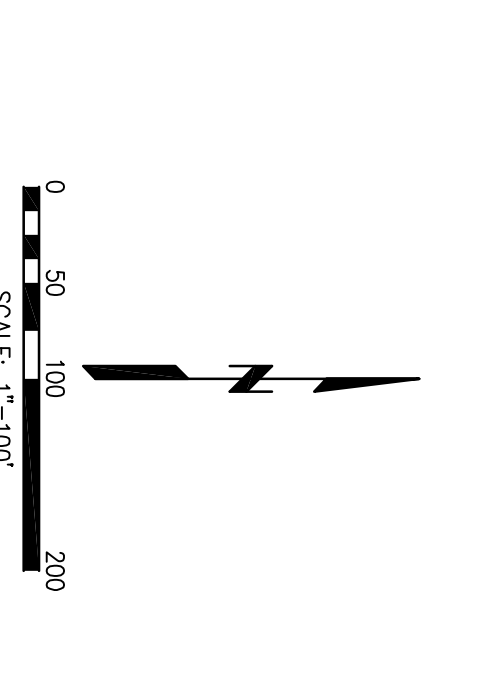
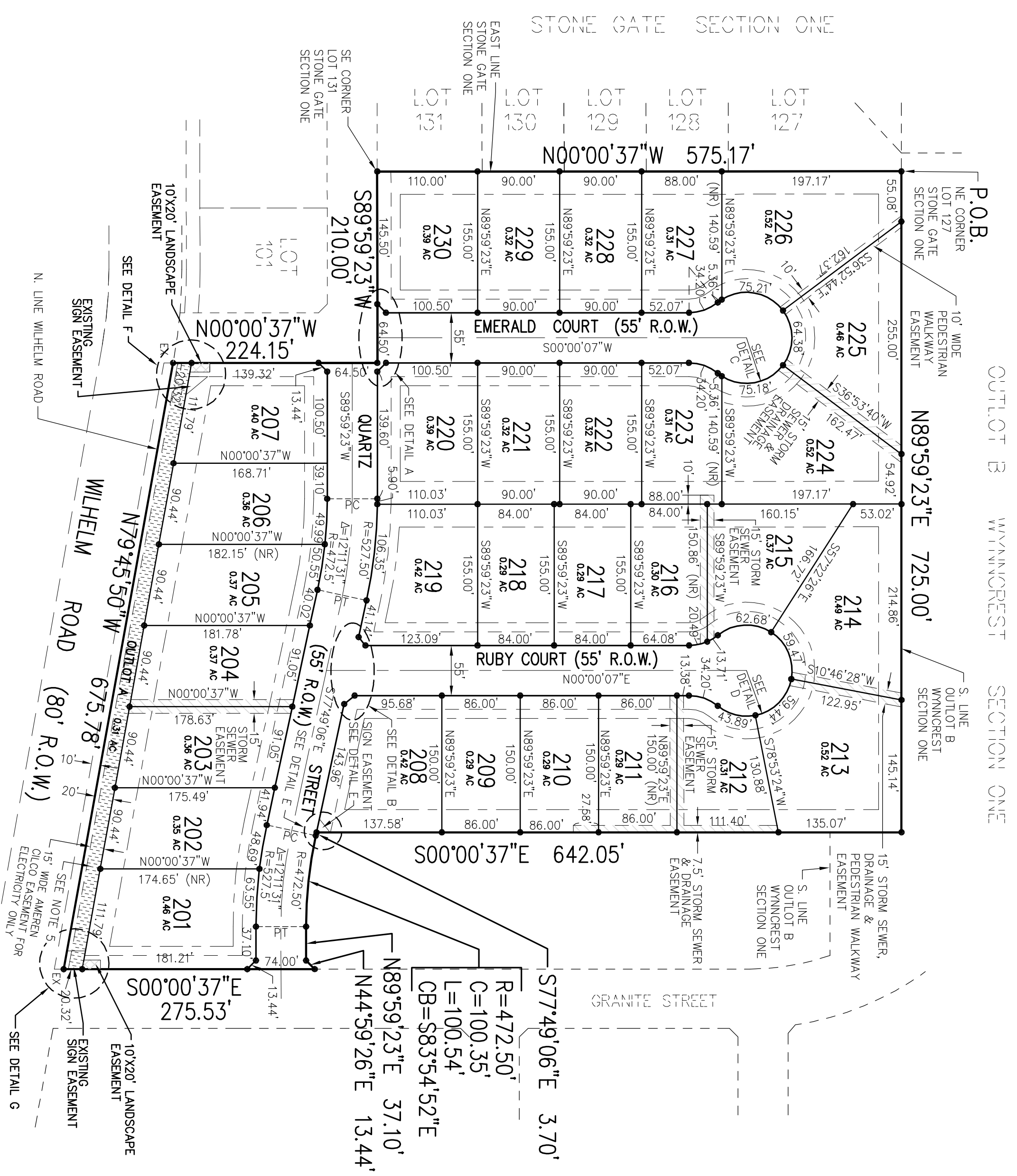
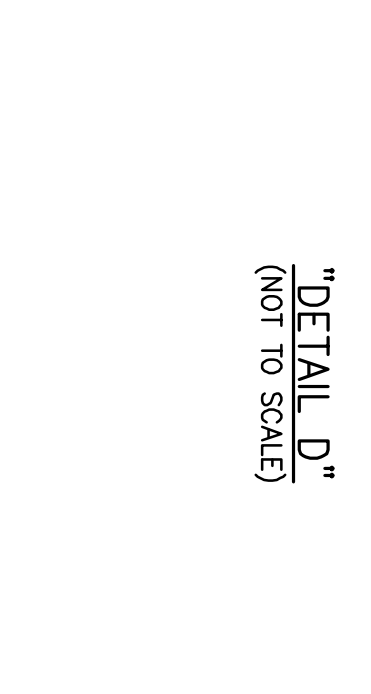
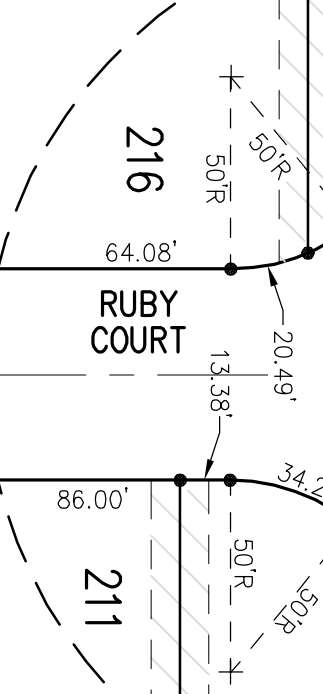
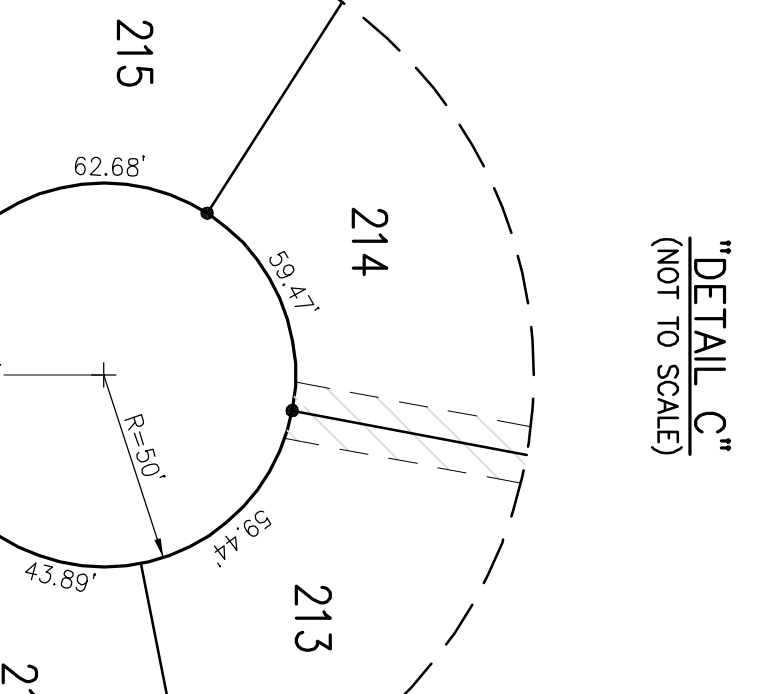
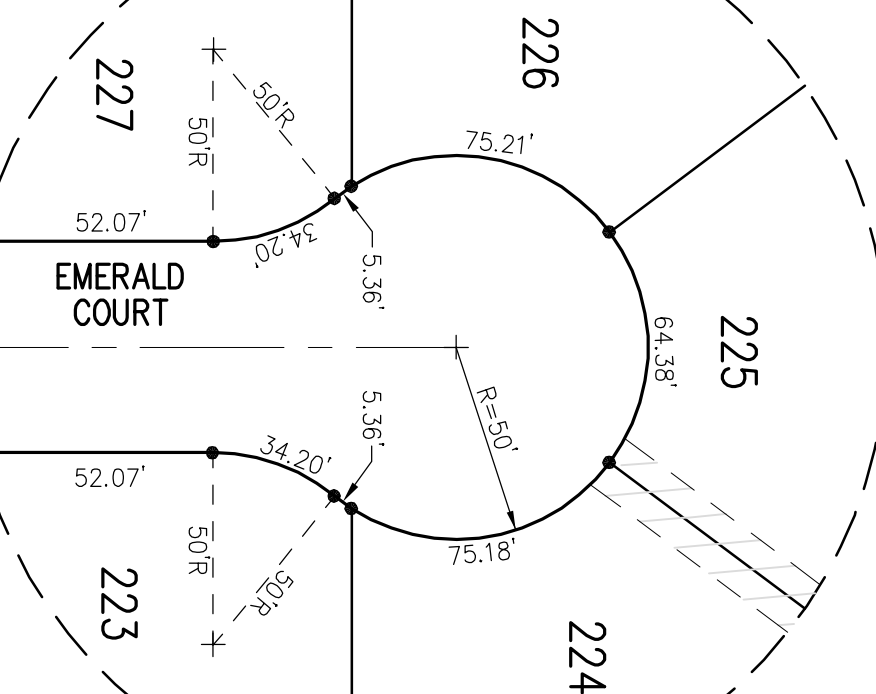


# STONE GATE SECTION TWO FINAL PLAT

NORTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TEN NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN PEORIA COUNTY, ILLINOIS



- EXISTING IRON ROD
  - 15' UTILITY EASEMENT LINE
  - - - 25' BUILDING SETBACK LINE
  - R = RADIUS
  - L = ARC LENGTH
  - C = CHORD LENGTH
  - CB = CHORD BEARING
  - (NR) NON-RADIAL
- ▨ SANITARY/STORM EASEMENT AREA
  - ▨ LANDSCAPE EASEMENT
  - ▨ LIMITS OF 15' WIDE AMEREN ILLCO EASEMENT FOR ELECTRICITY ONLY



**DESCRIPTION OF TRACT OF LAND TO BE RECORDED AS "STONE GATE SECTION TWO"**

A part of Lot 2 in Wilhelm Road Subdivision, a Subdivision of part of the Northwest and Southwest Quarters of Section 30, Township 10 North, Range 8 East of the Fourth Principal Meridian, in the City of Peoria, Peoria County, Illinois, as shown on the Final Plat recorded in Plat Book 10 page 14 as Document Number 06-07877 in the Peoria County Recorder's Office, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 127 in Stone Gate Section One as shown in Plat Book 11 on Page 5 recorded as Document Number 07-03052, in the Peoria County Recorder's Office, said point also being on the South Line of Outlot B in Wymancrest Section One as shown in Plat Book 11 on Page 6 recorded as Document Number 07-11054 in the Peoria County Recorder's Office. From said Point of Beginning, thence north 89°-59'-23" east 725.00 feet along said South Line of Outlot B; thence south 00°-00'-37" east 642.05 feet to a point on the proposed Right-of-Way to a Point of Curvature; thence southeast 100.54 feet along said Right-of-Way Line being the arc of a curve concave to the northeast having a radius of 472.50 feet and the 100.54 foot chord bears south 83°-54'-52" east to a Point of Tangency; thence north 89°-59'-23" east 371.0 feet along said Right-of-Way Line; thence north 44°-59'-26" east 134.4 feet along said Right-of-Way Line to a point on the West Right-of-Way Line of Granite Street; thence south 00°-00'-37" east 272.53 feet along said West Right-of-Way Line to a Point of Curvature; thence southeast 100.54 feet along said Right-of-Way Line to a point on the East Right-of-Way Line of Emerald Court; thence north 00°-00'-37" west 224.15 feet along said East Right-of-Way Line to a point on the North Right-of-Way Line of Quartz Street; thence south 88°-59'-23" west 210.00 feet along said North Right-of-Way Line to the Southeast Corner of Lot 131 in Stone Gate Section One also being a point on the East Line of said Stone Gate Section One; thence north 00°-00'-37" east 975.17 feet along said East Line to the Point of Beginning, containing 13.65 acres, more or less.

**SURVEYOR'S CERTIFICATE**

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided the property into thirty lots numbered 201 through 230, inclusive, one outlot lettered "A", the streets and the easements as shown. This Subdivision is to be known as Stone Gate Section Two and is hereby represented, shown, and established on a plan of said Section Two and hereof is a true and correct representation of the Subdivision down to a scale of 1 inch = 100 feet.

This subdivision is located within Zone C (Areas of Minimal Flooding) according to the Federal Emergency Management Agency Flood Insurance Rate Map for the Unincorporated Areas of Peoria County, Illinois, Community Flood No. 176533 0125 B, effective June 1, 1983.

This subdivision is located within the Corporate Limits of a City which has adopted a City Plan and exercises the Special Powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2009.

Farnsworth Group, Inc.  
7707 N. KNOXVILLE AVE, SUITE 200  
PEORIA, IL 61614

**KENNETH J. SILVERTHORN**  
3413  
LAND SURVEYOR  
STATE OF ILLINOIS  
NO. 139183  
PEORIA, ILLINOIS

By: \_\_\_\_\_  
Kenneth J. Silvertorn  
Illinois Professional Land Surveyor No. 3413

DATE: \_\_\_\_\_  
11-30-2010  
ELECTRONIC SIGNATURE

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

**NOTES:**

1. A 5/8-inch-diameter smooth iron rod will be set at each lot corner and at each location where a lot line changes direction after lot grading has been completed.
2. Dimensions shown along curved lot lines are arc distances.
3. Property owners may not participate in the City of Peoria's Drainage Assistance Program.
4. Lot lines extending from curved street lines are radial unless noted otherwise.
5. Outlot "A" is to be used for a landscaping berm. It shall be maintained by the Stone Gate Homeowners' Association and will also be deeded to the Stone Gate Homeowners' Association.

**DIRECTOR, PLANNING AND GROWTH MANAGEMENT**  
STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I hereby certify that this Final Plat of "Stone Gate Section Two" is substantially in conformance with the approved Preliminary Plat and is approved this \_\_\_\_ day of \_\_\_\_\_, 2009.

Planning Commission Chairman/Director, Land Use Planning

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I, [SIGNATURE DEVELOPMENT OF PEORIA INC.] owner and proprietor of the land shown on this plat, to be known as Stone Gate Section Two, acknowledge this survey to be made as shown on this plat. To my knowledge and belief, I dedicate the streets hereon to the public use forever.

Permanent utility easements are hereby reserved for and granted to the City of Peoria, and to those public utility companies operating under franchises from the City of Peoria including all gas, electric, water, sewer, and telephone utilities. The City of Peoria shall have the right to locate, install, maintain, and/or remove underground or overhead utility lines, for the purpose of serving this subdivision and adjoining properties. Said easements grant the right for said franchises to enter upon the lots at all times to install, operate and maintain said utility facilities to and from or remove any trees or shrubs that interfere with said utility facilities.

Permanent storm sewer easements are hereby reserved for storm water purposes and are granted to the City of Peoria to install, maintain and/or remove storm sewers and necessary appurtenances and connections. Said easements grant the right for said municipality to enter upon the lots at all times to install, operate and maintain said structures and the gravity flow between said structures. No obstructions will be permitted within the storm sewer easements.

Permanent sanitary sewer easements are hereby granted to the Greater Peoria Sanitary and Sewage Disposal District to install, maintain and/or remove sanitary sewers and necessary appurtenances and connections. Said easements grant the right for said District to enter upon the lots at all times to install, operate and maintain said structures and the flow between said structures.

No permanent buildings or trees shall be placed on said easements, but the easements may be used for gardens, landscaping and other purposes that do not interfere with the use of said easements.

Each lot or part thereof shall be subject to restrictions recorded in a Declaration of Restrictions on record in the Peoria County Recorder's Office. Each contract for sale, conveyance or lease of any such lot or part thereof shall be made expressly subject to these restrictions, and each purchaser, grantor or lessee in the acceptance of such contract, conveyance or lease, shall take by subject himself, his heirs, executors, administrators and assigns to said restrictions.

IN WITNESS WHEREOF, the undersigned, have caused this certificate to be subscribed this \_\_\_\_ day of \_\_\_\_\_, 2009.

By Its Member \_\_\_\_\_

**OWNER'S NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, do hereby certify that [Name Name] is subscribed to this plat, and is personally known to me to be the person whose name is subscribed to this plat, and this day in person and acknowledged that they signed and sealed this plat and certificate as their free and voluntary act for the uses and purposes set forth.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public \_\_\_\_\_

**PEORIA COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced in the accompanying plat of "Stone Gate Section Two."

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2009.

County Clerk \_\_\_\_\_

Revisions	Intake	Drawn:	Drawn Date:	Book No. <b>PEO 674</b>	Sheet No. <b>1</b>	Of <b>1</b>
# Date:		<b>BA9</b>	<b>11-05-09</b>	<b>PEO 674</b>	<b>1</b>	<b>1</b>
		Checked:		<b>STONE GATE SECTION TWO PEORIA, ILLINOIS FINAL PLAT</b>		
		<b>BA9</b>		<b>1054918</b>		

Parcel I.D. NO. : 08-30-100-010  
Parcel I.D. NO. : 08-30-100-011

**Farnsworth GROUP**  
7707 N. KNOXVILLE AVE SUITE 100  
PEORIA, ILLINOIS 61614  
(309) 689-9888 / (309) 689-9800 Fax  
www.fw.com

Project No.:

PEO-24-164