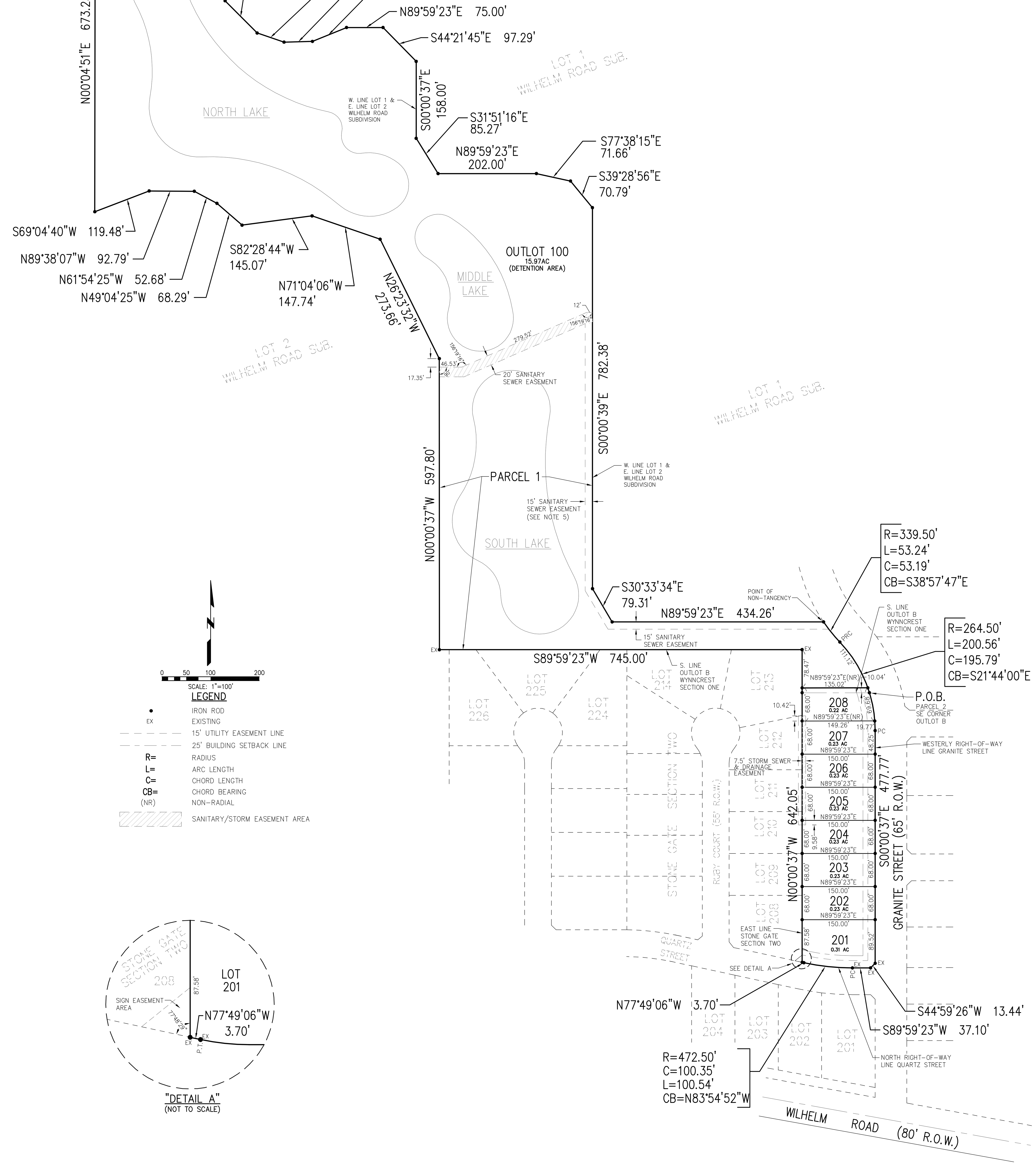
WYNNCREST - SECTION TWO

PRELIMINARY AND FINAL PLAT

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



DESCRIPTION OF TRACT OF LAND TO BE RECORDED AS "WYNNCREST – SECTION TWO"

Parcel 1

Outlot B of Wynncrest Section One, a Subdivision of part of the Northwest Quarter 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 11 page 6 as Document Number 07–03054 in the Peoria County Recorder's Office, Peoria, Illinois.

Parcel 2

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 Southeast Corner of Outlot B of Wynncrest Section One being a point on the Westerly Right–of–Way Line of Granite Street. From said Point of Beginning, thence southeast 78.89 feet along said Right–of–Way Line being the arc of a curve concave to the southwest having a radius of 264.50 feet and the 78.60 foot chord bears south 08°–33'–18" east to a Point of Tangency, thence south 00°–00'–37" east 477.77 feet along said Westerly Right–of–Way Line; thence south 44°–59'–26" west 13.44 feet along the North Right–of–Way Line of Quartz Street; thence south 89°–59'–23" west 37.10 feet along said North Right–of–Way Line to a Point of Curvature; thence northwest 100.54 feet along said North Right–of–Way Line being the arc of a curve concave to the northeast having a radius of 472.50 feet and the 100.35 foot chord bears north 83°–54'–52" west to a Point of Tangency; thence north 77°–49'–06" west 3.70 feet along said North Right–of–Way Line; thence north 00°–00'–37" west 553.56 feet to a point on the South Line of said Outlot B; thence north 89°–59'–23" east 138.32 feet along said South Line to the Point of Beginning, containing 1.93 acres, more or less.

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided this property into eight lots numbered 201 through 208, 1 Outlot, numbered 100, inclusive and the easements as shown. This Subdivision is to be known as "Wynncrest – Section Two" in the City of Peoria, Peoria County, Illinois. This plat, to the best of our knowledge and belief, is a true representation of the Subdivision drawn 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 Panel No. 170533 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

By: ______________________
Kenneth J Silverthorn
Illinois Professional Land Surveyor No. 3413

KENNETH J. SILVERTHORN 3413 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PEORIA, ILLINOIS

DATE: ________
EXP. DATE: 11–30–2010
DESIGN FIRM REGISTRATION NO. 184–001856

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. 15' Sanitary Easement is for Greater Peoria Sanitary District use only.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I hereby certify that this Preliminary and Final Plat of "Wynncrest Section Two" is approved this ____ day of ______________, 2009.

____
Planning Commission Chairman Director, Land Use Planning

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I hereby certify that by Ordinance No. ________ adopted by the City Council of the City of Peoria, Peoria County, Illinois, at its regular meeting held on the ____ day of ______________, 2009, the above final plat of Stone Gate Section Two was approved.

____
City Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, ______________________, owner and proprietor of the land shown on this plat, do hereby certify that I have caused this survey and subdivision to be made as shown on this plat, to be known as "Wynncrest Section Two." I acknowledge this survey to be correct to the best of my knowledge and belief and hereby dedicate the streets here on 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 telephone, electric, cable, water and gas companies, their successors and assigns, to install, operate, 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 and to trim 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 manholes 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 manholes 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 placed 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, grantee or lessee in the acceptance of such contract, conveyance or lease, shall there by subject himself, his heirs, executors, administrator and assigns to said restrictions.

IN WITNESS WHEREOF the undersigned, have caused this certificate to be subscribe this ____ day of ______________, 2009.

____
by: Its Member

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD)

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, do hereby certify that ______________________ is personally known to me to be the same person whose name is subscribed to this plat and certification, appeared before me 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 "Wynncrest Section Two."

Give under my hand and seal this _____ day of ______________, 2009.

____
County Clerk

PARCEL 1 I.D. NO. : 09–30–100–020 + 09–30–100–017
PARCEL 2 I.D. NO. : 09–30–100–011

Revisions # Date:	Initials:	Farnsworth GROUP — ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS 7707 N. KNOXVILLE AVE, SUITE 100 PEORIA, ILLINOIS 61614 (309) 689-9888 / (309) 689-9820 Fax www.f-w.com	WYNNCREST - SECTION TWO PEORIA, ILLINOIS PRELIMINARY AND FINAL PLAT
		Drawn: BJB Date: 12-10-09	Book No.: - Sheet No.: 1 OF 1
		Designed: LMT Checked.: BAB	Project No.: 0090912.00

N.W. 1/4 SEC. 30, T10N, R8E, 4PM

PEO–R–18

XRef Files:
| bbrowning | L:\wilhelm subdivision\wynncrest – phase ii\dwg\WYNNCREST_PHASE 2_FP.DWG | DATE: 01/04/2010 | Time: 09:43 |