

# FINAL PLAT OF SOMMER PLACE SUBDIVISION SECTION SIX

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC.  
PEORIA, ILLINOIS  
LICENSE No. 104-001143  
SCALE: 1" = 100'

LIMITS OF THE 100-YR FLOODPLAIN AS DETERMINED BY THE FARNWORTH GROUP AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BY LETTER OF 1949 REVISION (LDRM) CASE No. 05-05-A234P, DATED MARCH 30, 2006

SOUTHWEST QUARTER SECTION 10  
TOWNSHIP 9 NORTH, RANGE 7 EAST  
OF THE 4TH PRINCIPAL MERIDIAN

20" WIDE SANITARY  
SEWER EASEMENT  
DOC. #2013

### LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- UTILITY EASEMENT LINE (UE)
- EXISTING FENCE LINE
- UTILITY EASEMENT
- SUMP DRAIN LINE EASEMENT
- SURFACE DRAINAGE EASEMENT
- STORM SEWER EASEMENT
- SANITARY SEWER EASEMENT
- WATER MAIN EASEMENT
- UTILITY, SURFACE DRAINAGE & SUMP DRAIN LINE EASEMENT
- UTILITY & SURFACE DRAINAGE EASEMENT
- UTILITY & SUMP DRAIN LINE EASEMENT
- STORM SEWER EASEMENT
- SANITARY SEWER EASEMENT
- MEASURED OR COMPUTED DIMENSION
- PLATTED DIMENSION
- SET 3/4" IRON PIPE
- SET CONCRETE MONUMENT
- FOUND IRON MONUMENT
- STREET ADDRESS

### GENERAL NOTES:

- AREA OF SUBDIVISION = 6.947 ACRES.
- BEARINGS ARE BASED ON AN ASSUMED DATUM.
- ALL DISTANCES AROUND CURVES ARE ARC DISTANCES.
- THIS PROPERTY IS ZONED R-3, SINGLE-FAMILY RESIDENTIAL.
- PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
- IN ACCORDANCE WITH APPENDIX A, ARTICLE VI, PART I 6-103 OF THE CITY OF PEORIA'S CODE OF ORDINANCES, CONCRETE SIDEWALKS OF AT LEAST FIVE (5) FEET IN WIDTH AND FOUR (4) INCHES THICK (SIX (6) INCHES AT DRIVEWAYS) SHALL BE CONSTRUCTED TWELVE (12) INCHES FROM THE RIGHT OF WAY LINE OF ALL PUBLIC STREETS. ALL REQUIRED SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" OF THE CITY OF PEORIA AND SHALL BE COMPLETELY CONSTRUCTED WITHIN TWO (2) YEARS AFTER CONSTRUCTION IS COMPLETE ON EIGHTY PERCENT (80%) OF THE LOTS IN THE SUBDIVISION.

TRACT BEING SUBDIVIDED IS  
PART OF PIN 13-10-300-012

2014-022142  
STATE OF ILLINOIS } Filed for record  
County of Peoria } SS in the office of  
OCT 20 2014 } CLERK K. HORTON, County Recorder, on  
at 3:01 PM, and recorded in  
Plat Book 13, Page 39, Doc. No. \_\_\_\_\_  
\_\_\_\_\_  
Recorder of Deeds

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10

NORTH LINE OF LOT 2 SOMMER PARK SUBDIVISION

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### LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "SOMMER PLACE SUBDIVISION, SECTION SIX"

A PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 234 IN SOMMER PLACE SUBDIVISION, SECTION TWO, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10 AT PAGE 69 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-42'-44" WEST, ALONG THE NORTH LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION TWO, 120.03 FEET TO THE EAST RIGHT OF WAY LINE OF BUCKTHORN WAY; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 527.50 FEET FOR AN ARC DISTANCE OF 38.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 02°-21'-35" WEST AND A LENGTH OF 38.48 FEET; THENCE NORTH 09°-42'-44" WEST, ALONG THE NORTH LINE OF SAID SOMMER PLACE SUBDIVISION, SECTION TWO, 999.78 FEET TO THE NORTHWEST CORNER OF LOT 225 IN SAID SOMMER PLACE SUBDIVISION, SECTION TWO; THENCE NORTH 20°-45'-02" WEST, 20.13 FEET; THENCE NORTH 00°-13'-10" WEST, 271.23 FEET; THENCE SOUTH 09°-42'-44" EAST, 996.66 FEET; THENCE SOUTH 43°-25'-42" EAST, 50.00 FEET; THENCE SOUTH 00°-17'-16" WEST, 292.30 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6.947 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "SOMMER PLACE SUBDIVISION, SECTION SIX", A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE FURTHER CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 27TH DAY OF JANUARY, 2014.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

WE, SOMMER PARK, LLC, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "SOMMER PLACE SUBDIVISION, SECTION SIX", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT AND DO HEREBY DEDICATE THE STREETS SHOWN THEREON TO THE PUBLIC USE FOREVER.

EACH LOT OR PART THEREOF IN SAID SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS TO BE FILED IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS FOR "SOMMER PLACE SUBDIVISION, SECTION SIX", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

"UTILITY EASEMENTS" (UE) AS SHOWN ON SAID FINAL SUBDIVISION PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPELINES, WATER MAINS, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER 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.

EASEMENTS INDICATED AS "STORM SEWER EASEMENT" (SSE) ARE RESERVED FOR THE CITY OF PEORIA, AND THERE IS HEREBY GRANTED TO THE SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS TO CONSTRUCT, MAINTAIN AND OPERATE WITHIN SAID EASEMENTS, STORM SEWERS AND NECESSARY APPURTENANCES.

EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT" (SDE) ARE FOR THE CONVEYANCE OF STORM WATER SURFACE DRAINAGE, AND STORM WATER CONVEYANCE AND DISCHARGE THROUGH PUBLIC STORM SEWER AND CULVERT SYSTEMS INSTALLED AS IMPROVEMENTS FOR THE SUBDIVISION, THE HORIZONTAL AND VERTICAL CONFIGURATION OF THE DRAINAGE SWALES AND AREAS LOCATED WITHIN SAID EASEMENTS SHALL NOT BE ALTERED SO AS TO INTERFERE WITH THE INTENT OF SAID EASEMENTS. MAINTENANCE OF SAID SWALES IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.

EASEMENTS INDICATED AS "SUMP DRAIN LINE EASEMENT" (SDE) ARE FOR THE CONSTRUCTION AND MAINTENANCE OF SUMP PUMP DRAIN LINES.

EASEMENTS INDICATED AS "SANITARY SEWER EASEMENT" (SANSE) ARE RESERVED FOR THE GREATER PEORIA SANITARY SEWER DISTRICT TO CONSTRUCT, OPERATE AND MAINTAIN SANITARY SEWERS, MANHOLES AND NECESSARY APPURTENANCES.

EASEMENTS INDICATED AS WATER MAIN EASEMENTS (WME) ARE RESERVED FOR ILLINOIS AMERICAN WATER COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN WATER MAINS AND NECESSARY APPURTENANCES.

NO PERMANENT BUILDINGS 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.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER AND PROPRIETOR HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 2nd DAY OF October, 2014.

*Victor E. Armstrong*  
VICTOR E. ARMSTRONG - MANAGER  
*Randall L. Peifer*  
RANDALL L. PEIFER - MANAGER

### OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT BILL PEIFER IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF October, 2014.

OFFICIAL SEAL  
RONETTE A. KRUSA  
Notary Public - State of Illinois  
My Commission Expires Aug 22, 2017

*Ronette A. Krusa*  
NOTARY PUBLIC

8/22/17  
COMMISSION EXPIRES

### COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "SOMMER PLACE SUBDIVISION, SECTION SIX" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 9th DAY OF October, 2014.

*Leah M. Allison*  
LEAH M. ALLISON FOR ROSS BLACK  
DIRECTOR, COMMUNITY DEVELOPMENT

### PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

I, R. STEVE SONNEMAKER, PEORIA COUNTY CLERK, 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 SAID FINAL SUBDIVISION PLAT OF "SOMMER PLACE SUBDIVISION, SECTION SIX."

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF October, 2014.

*Jana L. Wooley*  
JANA L. WOOLEY  
PEORIA COUNTY DEPUTY CLERK

*R. Steve Sonnemaker*  
R. STEVE SONNEMAKER, PEORIA COUNTY CLERK