

FINAL PLAT FOR COPPERFIELD SECTION SEVEN

A SUBDIVISION OF PART OF THE E 1/2 OF SECTION 15, T10N, R7E, OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF PEORIA)

TRADERS DEVELOPMENT CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, AND DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND TO BE KNOWN AS "COPPERFIELD SECTION SEVEN". IT HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. IT ALSO PLACES CERTAIN COVENANTS ON ALL LOTS IN SAID SUBDIVISION, WHICH COVENANTS ARE TO BE FILED FOR RECORD SEPARATELY AND MADE A PART OF THIS PLAT.

UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE USE OF THE PUBLIC UTILITIES, INCLUDING FRANCHISE OR OTHER AUTHORIZED CABLE TELEVISION COMPANIES, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN GAS PIPES, CONDUITS, BURIED WIRES AND/OR CABLES AND OTHER DISTRIBUTING APPLIANCES TOGETHER WITH THE RIGHT TO INSTALL ABOVE GROUND TRANSFORMERS, VAULTS AND SERVICE PEDESTALS FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT OF ENTRY UPON THE LOTS AT ALL TIMES TO INSTALL, RENEW, OPERATE, AND MAINTAIN SAID GAS PIPES, CONDUITS, CABLES, UNDERGROUND WIRING, VAULTS AND ABOVE GROUND TRANSFORMERS. 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 FOR PUBLIC UTILITIES.

SANITARY AND STORM SEWER EASEMENTS (AS SHOWN ON THIS PLAT) ARE RESERVED FOR THE VILLAGE OF DUNLAP, ILLINOIS AND THERE IS HEREBY GRANTED SAID CITY PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN SAID EASEMENTS, SEWERS, MANHOLES AND HEADWALLS, TOGETHER WITH CONNECTIONS THERETO. NO BUILDINGS AND/OR TREES SHALL BE PLACED ON SAID EASEMENTS.

UNDERDRAIN EASEMENTS (AS SHOWN ON THIS PLAT) ARE RESERVED FOR THE HOMEOWNER'S ASSOCIATION AND THERE IS HEREBY GRANTED SAID ASSOCIATION PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN, WITHIN SAID EASEMENTS, DRAIN LINES AND STRUCTURES TOGETHER WITH CONNECTIONS THERETO. NO BUILDINGS AND/OR TREES SHALL BE PLACED ON SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 15 DAY OF November A.D. 2013.

BY Wendy S. Kolbas
ITS SECRETARY/TREASURER

BY John A. Wilkins
ITS PRESIDENT

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT John A. Wilkins, PRESIDENT, AND Wendy S. Kolbas, SECRETARY/TREASURER, OF TRADERS DEVELOPMENT CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR 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 15 DAY OF November A.D. 2013.

OFFICIAL SEAL
DIANE L. WHITLATCH
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES 8-04-2016

Diane L. Whitlatch
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, COUNTY CLERK OF SAID COUNTY, 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 ACCOMPANYING PLAT

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 15 DAY OF Nov A.D. 2013.

BY Steve Jensen
COUNTY CLERK

BY Mary E. Hunnal
DEPUTY COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, VILLAGE PLAT OFFICER, DO HEREBY APPROVE THIS PLAT AS BEING IN CONFORMANCE WITH SUBDIVISION REGULATIONS FOR THE VILLAGE OF DUNLAP.

DATED THIS 13th DAY OF November A.D. 2013.

John A. Banta
VILLAGE PLAT OFFICER

2012-029237
STATE OF ILLINOIS)
County of Peoria)
I, Andy K. Horton, County Recorder, on
this 13th day of Nov 2013, at 1:30 PM, and recorded in
Book 173 Page 19 Doc. No. 12091319
Andy K. Horton
Recorder of Deeds

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, ZUMWALT AND ASSOCIATES, INC., PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS "COPPERFIELD SECTION SEVEN", BEING A SUBDIVISION OF PART OF THE E 1/2 OF SECTION 15, T.10 N., R. 7 E. OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY US AND DRAWN TO A SCALE OF 1" = 100 FEET. IN COMPLIANCE WITH ILLINOIS REVISED STATUTES CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

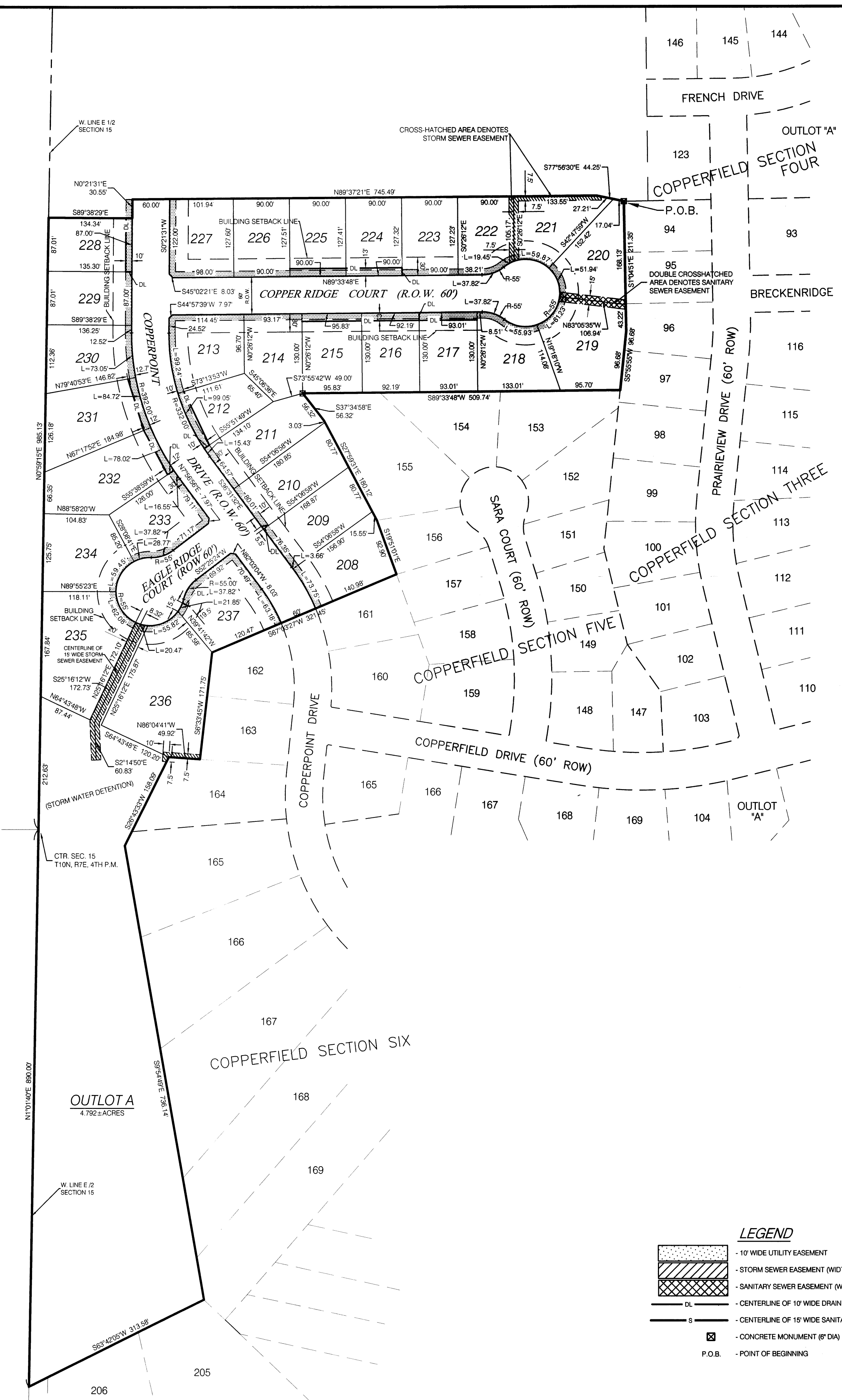
DATED THIS 29TH DAY OF AUGUST A.D. 2013.

ZUMWALT AND ASSOCIATES, INC.

BY Gary R. Zumwalt
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 2326
LICENSE EXPIRATION DATE 11-30-14
DESIGN FIRM REGISTRATION NO. 184-003189



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



LEGAL DESCRIPTION (COPPERFIELD SECTION 7 - 16.696± ACRES)

A PART OF THE E 1/2 OF SECTION 15, T.10N, R.7E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 94 OF COPPERFIELD SECTION THREE, BEING A SUBDIVISION OF PART OF THE EAST 1/4 OF SAID SECTION 15 AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S10°45'1"E ALONG THE WEST LINE OF SAID COPPERFIELD SECTION THREE, A DISTANCE OF 211.35 FEET; THENCE S0°55'55"W ALONG THE WEST LINE OF SAID COPPERFIELD SECTION THREE, A DISTANCE OF 96.68 FEET TO THE NORTH-EAST CORNER OF LOT 153 OF COPPERFIELD SECTION FIVE, BEING A SUBDIVISION OF PART OF THE EAST 1/4 OF SAID SECTION 15; THENCE S89°32'49"W ALONG THE NORTH LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 529.14 FEET TO THE NORTHWEST CORNER OF LOT 155 OF SAID COPPERFIELD SECTION FIVE; THENCE S37°34'58"E ALONG THE WEST LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 56.32 FEET; THENCE S07°59'31"E ALONG THE WEST LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 180.12 FEET; THENCE S19°15'01"E ALONG THE WEST LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 82.90 FEET TO THE NORTH-EAST CORNER OF LOT 161 OF SAID COPPERFIELD SECTION FIVE; THENCE S67°02'27"W ALONG THE NORTHWESTERN LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 51.45 FEET TO THE NORTHWEST CORNER OF LOT 162 OF SAID COPPERFIELD SECTION FIVE; THENCE S6°33'45"W ALONG THE WEST LINE OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 171.75 FEET TO THE SOUTHWEST CORNER OF LOT 163 AND A POINT ON THE NORTH LINE OF LOT 164 OF SAID COPPERFIELD SECTION FIVE; THENCE N89°14'1"W ALONG THE NORTH LINE OF LOT 164 OF SAID COPPERFIELD SECTION FIVE, A DISTANCE OF 49.92 FEET; THENCE S28°43'33"W ALONG THE WEST LINE OF SAID COPPERFIELD SECTION FIVE AND THE WEST LINE OF COPPERFIELD SECTION SIX, BEING A SUBDIVISION OF PART OF THE E 1/2 OF SAID SECTION 15, A DISTANCE OF 158.90 FEET; THENCE S89°54'49"E ALONG THE WEST LINE OF SAID COPPERFIELD SECTION SIX, A DISTANCE OF 736.14 FEET; THENCE S88°42'05"W ALONG THE WEST LINE OF SAID COPPERFIELD SECTION SIX, A DISTANCE OF 313.58 FEET TO A POINT ON THE WEST LINE OF THE E 1/4 OF SAID SECTION 15; THENCE N1°01'40"E ALONG THE WEST LINE OF THE E 1/4 OF SAID SECTION 15, A DISTANCE OF 890.00 FEET TO THE CENTER OF SAID SECTION 15; THENCE N07°59'15"E ALONG THE WEST LINE OF THE E 1/4 OF SAID SECTION 15, A DISTANCE OF 985.13 FEET; THENCE S89°38'29"E, A DISTANCE OF 134.34 FEET; THENCE N02°31'31"E, A DISTANCE OF 30.55 FEET; THENCE N89°12'12"E, A DISTANCE OF 745.49 FEET; THENCE S17°56'30"E, A DISTANCE OF 44.25 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

NOTES

- IRON PIPE (3/4" DIA.) SET AT ALL LOT CORNERS, P.T.S., P.C.S. & P.R.C.S.
- AREA IN COPPERFIELD SECTION SEVEN = 16.696± ACRES
- FRONT LOT DIMENSIONS SHOWN IN CURVED AREAS ARE ARC DISTANCES SHOWN AS "L".
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY UNIT SCHOOL DIST. NO. 323.
- EASEMENTS CREATED ON THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
 - EASEMENT OF EASEMENT AREAS SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DIRT AND GRASS IN THE EASEMENT AREA AND REPLACEMENT OF EXISTING DRIVEWAYS OR WALKS.
 - OWNER OF PRIVATE PROPERTY SHALL BE RESPONSIBLE FOR OTHER IMPROVEMENT REPLACEMENT IN THE EASEMENTS AREAS.
- PROPERTY IS LOCATED WITHIN P.I.N. 08-15-251-016
- OUTLOT "A" IS TO BE DEEDED TO COPPERFIELD HOME OWNERS ASSOCIATION.

LEGEND

- 10' WIDE UTILITY EASEMENT
- STORM SEWER EASEMENT (WIDTH AS SHOWN)
- SANITARY SEWER EASEMENT (WIDTH AS SHOWN)
- CENTERLINE OF 10' WIDE DRAIN LINE EASEMENT
- CENTERLINE OF 15' WIDE SANITARY SEWER EASEMENT
- CONCRETE MONUMENT (6" DIA.)
- P.O.B.

