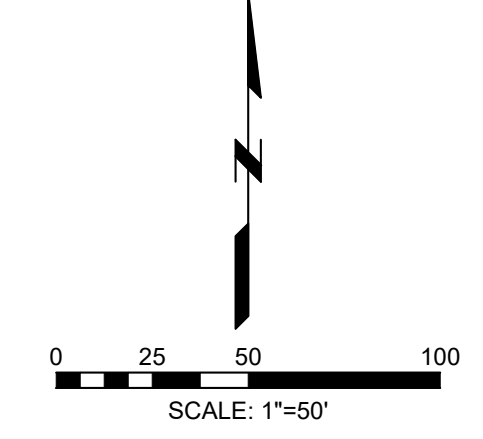
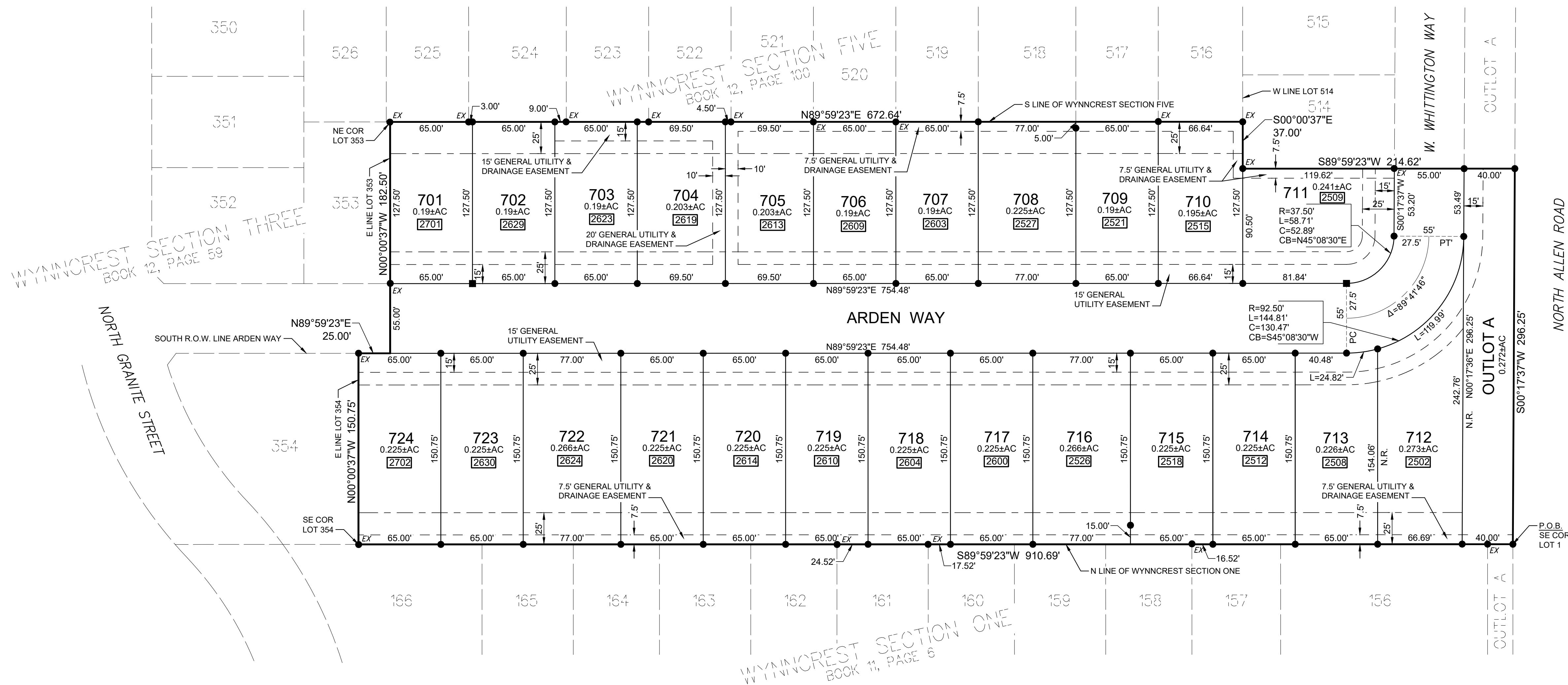


WYNNCREST SECTION SEVEN

A PART OF LOT 1 IN WILHELM ROAD SUBDIVISION, BEING PART OF THE NW 1/4 OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN
CITY OF PEORIA, PEORIA COUNTY, ILLINOIS



LEGEND

- EX EXISTING MONUMENT
- 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" UNLESS NOTED OTHERWISE
- 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE UNLESS NOTED OTHERWISE
- R= ARC LENGTH
- L= CHORD LENGTH
- C= CHORD BEARING
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- LOT ADDRESS (WEST ARDEN WAY)
- GENERAL UTILITY EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- ADJACENT LOT LINE
- LOT LINE
- BOUNDARY LINE
- NON-RADIAL LOT LINE

DESCRIPTION OF TRACT OF LAND TO BE RECORDED AS "WYNNCREST - SECTION SEVEN"

A PART OF LOT 1 IN WILHELM ROAD SUBDIVISION, BEING 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 10 PAGE 14 AS DOCUMENT NUMBER 06-07877 IN THE PEORIA COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 910.69 FEET ALONG THE NORTH LINE OF WYNNCREST SECTION ONE AS RECORDED IN PLAT BOOK 11 ON PAGE 6 TO THE SOUTHEAST CORNER OF LOT 354 IN WYNNCREST SECTION THREE AS RECORDED IN PLAT BOOK 12 ON PAGE 59, THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST 150.75 FEET ALONG THE EAST LINE OF SAID LOT 354 TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ARDEN WAY; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST 25.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 353 IN SAID WYNNCREST SECTION THREE; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST 182.50 FEET ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 353 TO THE NORTHEAST CORNER OF SAID LOT 353 IN WYNNCREST SECTION THREE, ALSO BEING A POINT ON THE SOUTH LINE OF WYNNCREST SECTION FIVE AS RECORDED IN PLAT BOOK 12 ON PAGE 100; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST 672.64 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF LOT 514 IN SAID WYNNCREST SECTION FIVE; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST 37.00 FEET ALONG SAID WEST LINE OF LOT 514 TO THE SOUTHWEST CORNER OF SAID LOT 514; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST 214.62 FEET ALONG THE SOUTH LINE OF SAID LOT 514 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF LOT 1 IN SAID WILHELM ROAD SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE SOUTH 00°-17'-37" WEST 296.25 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 6.687 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE, FARNSWORTH GROUP, INC., CONSULTING ENGINEERS, ARCHITECTS AND LAND SURVEYORS, HAVE SUBDIVIDED THIS PROPERTY INTO TWENTY-FOUR LOTS NUMBERED 701-724, INCLUSIVE; ONE OUTLET LETTERED "A"; THE STREETS AND THE EASEMENTS AS SHOWN. THIS SUBDIVISION IS TO BE KNOWN AS "WYNNCREST - SECTION SEVEN" 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 THAT 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 _____ 2023.

FARNSWORTH GROUP, INC.
100 WALNUT STREET
SUITE 200
PEORIA, IL 61602



BY: KENNETH J SILVERTHORN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3413

DATE: EXP. DATE: 11-30-2024
DESIGN FIRM REGISTRATION NO. 184-001856

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

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 SEVEN." 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 THEREBY SUBJECT HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATOR AND ASSIGNS TO SAID RESTRICTIONS.

TO THE BEST OF OUR KNOWLEDGE THIS PROPERTY LIES IN DUNLAP SCHOOL DISTRICT #323.
IN WITNESS WHEREOF THE UNDERSIGNED, HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBE THIS _____ DAY OF _____, 2023.

BY: IT'S 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 _____ 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 _____, 2023.

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 SEVEN."
GIVE UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

COUNTY CLERK

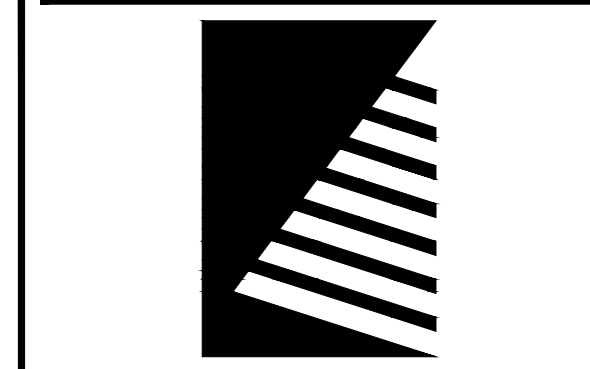
DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
CITY OF PEORIA)
I HEREBY CERTIFY THAT THIS FINAL PLAT OF "WYNNCREST SECTION SEVEN" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____, 2023.

DIRECTOR, COMMUNITY DEVELOPMENT

NOTES:

- A 5/8-INCH-DIAMETER REBAR WILL BE SET AT EACH LOT CORNER AND AT EACH LOCATION WHERE A LOT LINE CHANGES DIRECTION AFTER LOT GRADING HAS BEEN COMPLETED.
- DIMENSIONS SHOWN ALONG CURVED LOT LINES ARE ARC DISTANCES.
- PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- OUTLOT "A" IS TO BE USED FOR A LANDSCAPING BERM AND INSTALLATION OF ELECTRICITY, NATURAL GAS AND CABLE TELEVISION LINES ONLY. OUTLOT "A" WILL BE MAINTAINED BY THE WYNNCREST HOMEOWNER'S ASSOCIATION AND WILL ALSO BE DEEDED TO THE WYNNCREST HOMEOWNER'S ASSOCIATION.



Farnsworth GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

PROJECT: Signature Homes

Wynncrest Section Seven

Peoria, Illinois

DATE: 07/28/2023

DESIGNED: KJS

DRAWN: MJF

REVIEWED: KJS

FIELD BOOK NO.: PIA 111

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1
OF 1

PROJECT NO.: 0120794.02