

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS "WILLIAMSBURG WEST SUBDIVISION"

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTEEN (13) IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89°-16'-15" WEST, (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF SAID SOUTHWEST CORNER OF WILLIAMSBURG CONDOMINIUM, A CONDOMINIUM DEVELOPMENT OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 13, THE PLAT OF WHICH WAS MOST RECENTLY AMENDED BY DOCUMENT NO. 2013022361 IN THE PEORIA COUNTY RECORDS, 303.03 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 303.03 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD), THENCE SOUTH 89°-16'-15" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 303.03 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 303.03 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD), THENCE NORTH 23°-56'-15" WEST, 427.94 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.93 FEET FOR AN ARC DISTANCE OF 671.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 10°-01'-47" WEST, 121.36 FEET; THENCE NORTH 79°-37'-48" EAST, 128.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE U.S. ROUTE 150; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 150, 846.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 63°-01'-34" EAST AND A LENGTH OF 844.33 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 87°-25'-31" WEST, ALONG SAID NORTH LINE OF WILLIAMSBURG CONDOMINIUM, 87.09 FEET TO THE WEST LINE OF SAID WILLIAMSBURG CONDOMINIUM, 127.90 FEET TO THE NORTH LINE OF SAID WILLIAMSBURG CONDOMINIUM; THENCE NORTH 87°-25'-31" WEST, ALONG SAID NORTH LINE OF WILLIAMSBURG CONDOMINIUM, 87.09 FEET TO THE WEST LINE OF SAID WILLIAMSBURG CONDOMINIUM, 127.90 FEET TO THE NORTH LINE OF SAID WILLIAMSBURG CONDOMINIUM; THENCE SOUTH 30°-53'-19" WEST, 147.40 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 188.73 FEET FOR AN ARC DISTANCE OF 78.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 12°-23'-22" EAST, 59.92 FEET; THENCE SOUTH 08°-56'-55" EAST, 7.44 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET FOR AN ARC DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 12°-23'-22" EAST, 59.92 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET FOR AN ARC DISTANCE OF 39.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 08°-28'-30" WEST AND A LENGTH OF 16.16 FEET; THENCE SOUTH 24°-43'-37" WEST, 102.70 FEET; THENCE SOUTH 00°-17'-06" EAST, 83.35 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 14.203 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA) 55

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "WILLIAMSBURG WEST SUBDIVISION", A SUBDIVISION OF A PART OF THE NORTH NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

WE FURTHER CERTIFY THAT A 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 7TH DAY OF APRIL, 2016.

# OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA) ss

WE, PROSPECT ENTERPRISES, 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 "WILLIAMSBURG WEST SUBDIVISION", TO BE  
AND SUBDIVISION TO BE CORRECT.

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 "WILLIAMSBURG WEST SUBDIVISION", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND B

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

RESTRICTIONS REGARDING THE AREA LABELED AS "STREAM BUFFER": THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA. ANY STREAM BUFFER AREA SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING AND ZONING DEPARTMENT, CITY OF PEORIA, ILLINOIS, AND RECORDED IN THE PUBLIC LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS. ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING AND ZONING DEPARTMENT, CITY OF PEORIA, ILLINOIS, AND RECORDED IN THE PUBLIC LAND RECORDS OF DEED'S OFFICE AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY. REFER TO THE CITY OF PEORIA'S "STREAM BUFFER ORDINANCE" FOR ADDITIONAL INFORMATION.

EASEMENTS INDICATED AS "STREAM BUFFER ACCESS EASEMENT" 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 FOR ACCESS TO AND FROM

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.

BY:

JUSTIN B. MALEC  
ILLINOIS PROFESSIONAL  
AUSTIN ENGINEERING  
311 S.W. WATER  
jmalec@austinen



IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LID	NORTH DIVISION	BOUNDARY
L16	N07°25'31"W	74.50'
L17	S30°53'19"W	137.29'
L18	S18°32'01"E	57.55'
L19	S12°23'22"E	60.26'
L20	S06°56'55"E	8.01'
L21	S00°17'06"E	157.18'

RTER OF SAID SECTION 13; THENCE SOUTH 89°-16'-15" WEST, (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 189.75 FEET TO THE  
 OF THE NORTHEAST QUARTER OF SAID SECTION 13, THE PLAT OF WHICH WAS MOST RECENTLY AMENDED BY DOCUMENT NO. 2013022361 IN THE PEORIA COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE  
 THWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 303.03 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; (THE FOLLOWING 3 COURSES ARE ALONG SAID NORTHEASTERLY RIGHT OF WAY  
 N, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.93 FEET FOR AN ARC DISTANCE OF 671.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 16°-59'-01" WEST AND A LENGTH OF 669.50 FEET; THENCE NORTH  
 THWESTERLY RIGHT OF WAY LINE U.S. ROUTE 150; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 150, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3719.83 FEET FOR AN ARC DISTANCE OF  
 1'-34" EAST AND A LENGTH OF 844.33 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°-18'-07" EAST, ALONG THE EAST LINE OF SAID WILLIAMSBURG  
 MINIMUM; THENCE NORTH 87°-25'-31" WEST, ALONG SAID NORTH LINE OF WILLIAMSBURG CONDOMINIUM, 87.09 FEET TO THE WEST LINE OF SAID WILLIAMSBURG CONDOMINIUM; (THE FOLLOWING 10 COURSES ARE ALONG THE WEST LINE OF SAID WILLIAMSBURG  
 DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 188.73 FEET FOR AN ARC DISTANCE OF 78.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 23°-38'-41" EAST AND A LENGTH OF 78.37 FEET; THENCE SOUTH  
 SOUTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET FOR AN ARC DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 05°-08'-36" WEST AND A LENGTH OF 54.46 FEET;  
 0 FEET FOR AN ARC DISTANCE OF 39.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 08°-28'-30" WEST AND A LENGTH OF 39.60 FEET; THENCE SOUTH 00°-17'-06" EAST, 129.02 FEET; THENCE NORTH 90°-00'-00"  
 6" EAST, 83.35 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 14.203 ACRES, MORE OR LESS.

TIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "WILLIAMSBURG WEST SUBDIVISION", A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP NINE (9) COUNTY, 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.

AS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY

BOUNDARY SURVEY.

BY:

JUSTIN B. MALEC  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871  
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
311 S.W. WATER STREET, STE 215, PEORIA IL. 61602  
jmalec@austinengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2016

L SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "WILLIAMSBURG WEST SUBDIVISION", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY  
D IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS FOR "WILLIAMSBURG WEST SUBDIVISION", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.  
AGE ASSISTANCE PROGRAM.

GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING AND GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY TO THE CITY OF PEORIA'S "STREAM BUFFER ORDINANCE" FOR ADDITIONAL INFORMATION.

PEORIA, AND THERE IS HEREBY GRANTED TO THE SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS FOR ACCESS TO AND FROM THE STREAM BUFFER AREAS FOR MAINTENANCE PURPOSES OF SAID STREAM BUFFERED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID