



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** February 7, 2022

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director  
Dennis Carr, PE, City Engineer

**Agenda Item:** Final Plat Resolution – Trails Edge Section 9

**Explanation:** Attached is a final plat and checklist for Trails Edge Section 9. Washington Trails Edge, LLC, proposes the subdivision of the remaining 12.224 acres into one final section to eventually complete its build-out. The subdivision was originally platted in 2001. A preliminary plat for Sections 8-10 was approved in 2014. A revised preliminary plat for Sections 9 and 10 was approved on September 10 and is also attached as reference. The final plat combines Sections 9 and 10 into a single section. All of Trails Edge is zoned R-1 (Single- and Two-Family Residential) and there is a mix of single-family and duplexes currently in the subdivision.

The proposed plat meets all city subdivision and zoning code requirements. All construction plans are reviewed by the City Engineer and must conform with the drainage regulations in the City Code.

The differences in the proposed plat are the following: 1) Stephanie Court would connect with Debates Street. Stephanie is a cul-de-sac as part of the current preliminary plat; and 2) The existing plat consists of 38 single-family lots whereas the proposed plat would consist of 37 lots with 22 of those as single-family and 15 as duplexes (30 units), resulting in a net increase of 14 units. The original 2001 preliminary plat planned for 325 single-family lots and 41 duplex lots (82 units) for a total of 407 units. Upon build-out including the proposed preliminary plat for Section 9, there would be 342 single-family lots and 32 duplex lots (64 units) for a total of 406 units.

**Fiscal Impact:** Property tax generation is minimal currently as a result of this being undeveloped land. The build-out of the proposed units would figure to conservatively generate \$200,000 in annual property tax revenue, which is divided proportionally between each taxing body based on its tax rate. The City would be responsible for the cost associated with the long-term maintenance of the roads and other infrastructure.

#### **Recommendation/**

**Committee Discussion Summary:** The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. The plat substantially conforms with the approved preliminary plat and meets the subdivision and zoning code regulations. The primary concerns previously mentioned by residents have been regarding the increased residential density's impact on existing and future storm water control facilities and the resulting increase in traffic. Because the final plat substantially conforms to the preliminary plat, staff recommends approval of the final plat for Trails Edge Section 9 subject to the following conditions:

1. Payment of subdivision review fees of \$747.50 (this has been paid);
2. Payment of subdivision development fees of \$103,012; and
3. Provision of surety for the public infrastructure improvements in an amount of \$1,213,273.62 as prescribed by the City Engineer.

**Action Requested:** A vote on the attached resolution is scheduled for the February 7 City Council meeting.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE  
FINAL PLAT FOR  
TRAILS EDGE SUBDIVISION SECTION 9**

**WHEREAS,** the Developer of Trails Edge Subdivision Section 9 has submitted a Final Plat to the City for approval, and

**WHEREAS,** the City Plat Officer has reviewed the Final Plat and recommends approval of the plat.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS,** that the Final Plat of Trails Edge Subdivision Section 9 is hereby approved.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

<b>NAME OF SUBDIVISION</b>	Trails Edge Section Nine					
<b>OWNER OF SUBDIVISION</b>	Washington Trails Edge, LLC					
<b>ADDRESS OF OWNER</b>	3303 N. Main St.					
	<b>CITY</b>	East Peoria	<b>State</b>	IL	<b>Zip</b>	61611
<b>NAME OF PERSON COMPLETING THIS CHECKLIST</b>	Jon Oliphant					
<b>ADDRESS OF PERSON COMPLETING THIS CHECKLIST</b>	City Hall					
	<b>CITY</b>		<b>State</b>		<b>Zip</b>	
<b>TELEPHONE NUMBER</b>	444-1135					
<b>DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY</b>	1/11/22					
<b>DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT</b>	9/10/21					

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?**      R-1

**DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?**      Yes

**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements on and Adjacent to the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads on and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot Numbers, and Minimum Building Setback Lines.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
9.	Names of Owners of Adjacent Unplatted Land			X
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.			X
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.			X
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.			X
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.	X		
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.		X	
27.	Bill of Sale Conveying Public Utilities	X		
28.	Subdivision Fees and Development Fees Paid		X	

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	10	X \$25.00 =	\$250.00
Lots 11-20:	10	X \$20.00 =	\$200.00
Lots 21-40:	17	X \$17.50 =	\$297.50
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$747.50

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision:  X \$1,981.00 =

### **Non-Residential Development:**

Total lot area in subdivision (in acres):  X \$5,344.00 =

**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

*NOTE: All applicable fees must be paid prior to final plat signing and recording.*

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## FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant, Dennis Carr

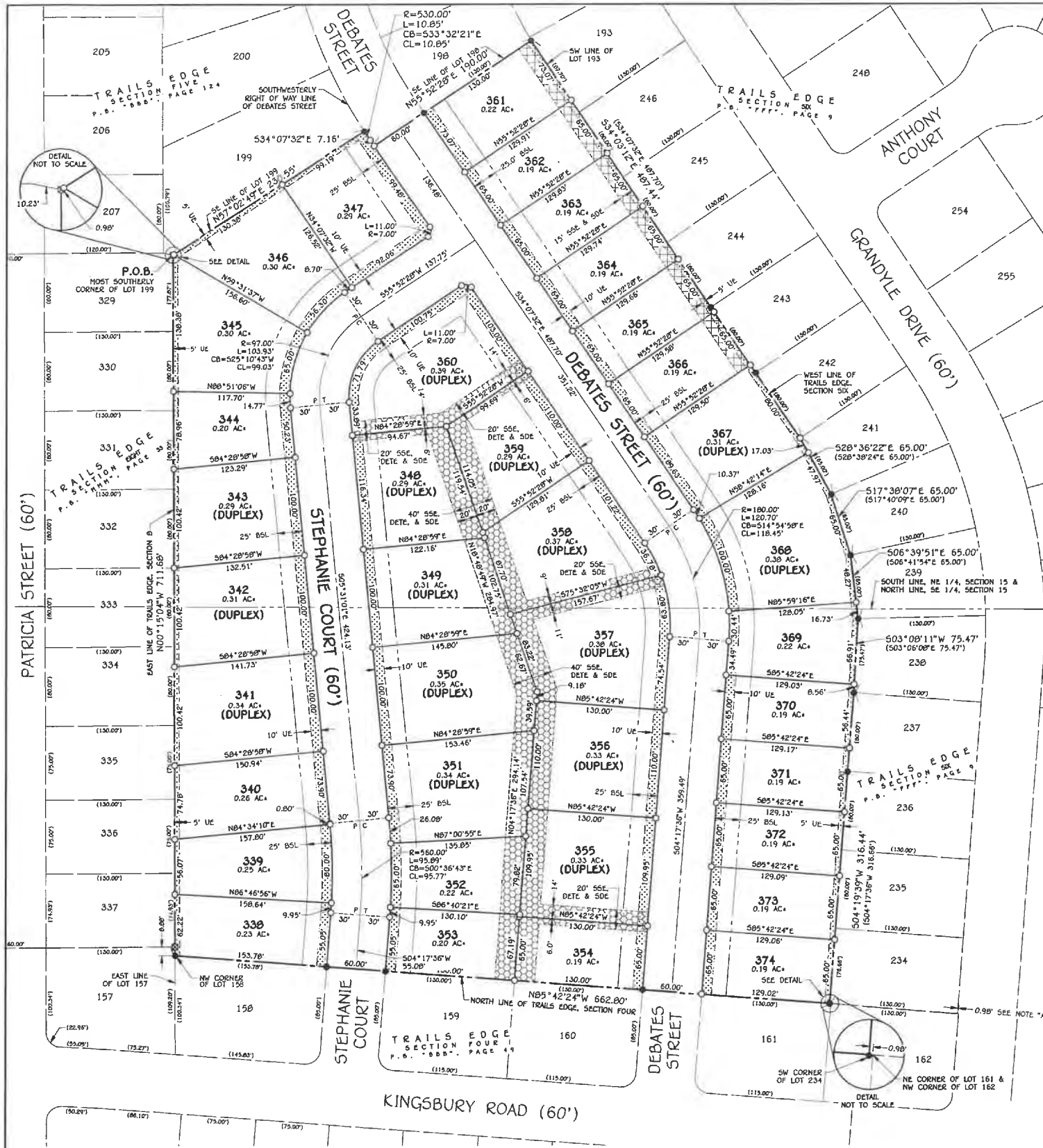
Date of Plat Submittal: 1/11/22

Date of Review: 1/19/22

Date to Go Before City Council: 2/7/22

Comments to City Council:

Action of City Council:



FINAL PLAT  
TRAILS EDGE SUBDIVISION  
SECTION NINE

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF TRAILS EDGE SUBDIVISION, SECTION NINE

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 199 IN TRAILS EDGE, SECTION FIVE, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 15, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "888" AT PAGE 124 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE NORTH 37°-02'-49" EAST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTHEAST LINE OF SAID LOT 199, 230.55 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DEBATES STREET; THENCE IN A SOUTHEASTLY DIRECTION, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET FOR AN ARC DISTANCE OF 10.85 FEET, SAID CURVE BEING SUSTAINED BY A CHORD HAVING A BEARING OF SOUTH 33°-32'-21" EAST FOR A LENGTH OF 10.85 FEET; THENCE SOUTH 34°-07'-32" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 7.15 FEET TO THE SOUTHEAST LINE OF LOT 198 IN SAID TRAILS EDGE, SECTION FIVE EXTENDED; THENCE NORTH 55°-52'-28" EAST, ALONG SAID SOUTHEAST LINE OF LOT 198 AND SAID LINE EXTENDED, 190.00 FEET TO THE SOUTHWEST LINE OF LOT 193 IN SAID TRAILS EDGE, SECTION FIVE; THENCE SOUTH 34°-03'-12" EAST, ALONG SAID SOUTHWEST LINE OF LOT 193 AND THE WEST LINE OF TRAILS EDGE, SECTION SIX, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "888" AT PAGE 124 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE NORTH 89°-42'-24" WEST, ALONG THE NORTH LINE OF SAID TRAILS EDGE, SECTION FOUR, 662.80 FEET TO THE EAST LINE OF LOT 157 IN SAID TRAILS EDGE, SECTION FOUR; THENCE NORTH 00°-15'-04" WEST, ALONG SAID EAST LINE OF LOT 157 AND THE EAST LINE OF TRAILS EDGE, SECTION EIGHT, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "888" AT PAGE 124 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 111.60 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.224 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
WE, TRAILS EDGE SUBDIVISION DEVELOPERS, LLC, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THIS FINAL PLAT TO BE KNOWN AS "TRAILS EDGE SUBDIVISION, SECTION NINE". WE ACKNOWLEDGE THIS SURVEY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND WE HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EACH LOT OR PART HEREOF IN THIS SUBDIVISION SHALL BE SUBJECT OF RESTRICTIONS AS RECORDED IN A DECLARATION OF RESTRICTIONS PLACED ON RECORD FOR "TRAILS EDGE SUBDIVISION, SECTION NINE" IN THE TAZEWELL COUNTY RECORDER'S OFFICE. EACH CONTRACT FOR SALE, CONVEYANCE OR LEASE OF ANY 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, ADMINISTRATORS AND ASSIGNS TO THESE RESTRICTIONS.

A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT (UE) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AND TO ITS SUCCESSORS AND ASSIGNS, IF ANY, OPERATING UNDER VARIOUS NAMES, SUCH AS CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, OVER, UNDER AND THROUGH THE AREAS SHOWN AND DESIGNATED ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY SEWERS, STORM SEWERS, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOT AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY MEN/WOMEN AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, OR UPON, OR ACROSS, UNDER OR THROUGH SAID EASEMENTS.

EASEMENT INDICATED AS "SURFACE DRAINAGE EASEMENT" (SDE) IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AND TO ITS SUCCESSORS AND ASSIGNS, FOR THE SURFACE CONVEYANCE OF STORM WATER. THE HORIZONTAL AND/OR VERTICAL ALIGNMENT OF THE LAND WITHIN SAID EASEMENT AREA SHALL NOT BE ALTERED IN ANY WAY THAT WOULD HINDER THE FLOW OR STORAGE OF STORM WATER, AS DESIGNED, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS SDE. IT IS THE RESPONSIBILITY OF THE CITY OF WASHINGTON TO MAINTAIN THE STORM WATER DRAINAGE SYSTEM. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATIVE COVER, INCLUDING WEEDS, GRASSES, PLANTS, TREES, OR SHRUBS AND THE LIKE, GROWING IN AND AROUND THE EASEMENT AREA. THE CITY OF WASHINGTON IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE EASEMENT AREA TO MAINTAIN SUCH VEGETATIVE COVER, IN THE EVENT OF THE PROPERTY OWNER'S FAILURE, AT THE PROPERTY OWNER'S COST, NO BUILDINGS, TREES, SHRUBS, FENCES, GARDENS, LANDSCAPING, FILL MATERIALS, DEBRIS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN SAID EASEMENT. THE CITY OF WASHINGTON IS ALSO HEREBY GRANTED THE RIGHT TO ENTER UPON THE DESIGNATED EASEMENT AREA AND TO RE-ESTABLISH THE VERTICAL AND/OR HORIZONTAL ALIGNMENT, IF ALTERED, AND/OR REMOVE ANY BUILDINGS, TREES, SHRUBS, FENCES, GARDENS, LANDSCAPING, FILL MATERIAL, DEBRIS OR OTHER OBSTRUCTIONS PLACED WITHIN SAID EASEMENT THAT HINDERS THE FLOW OR STORAGE OF STORM WATER. THE CITY OF WASHINGTON SHALL HAVE SOLE DISCRETION AS TO WHETHER OR NOT SUCH ITEMS, INCLUDING VEGETATIVE COVER, ALTER THE ALIGNMENT OR HINDER THE FLOW OR STORAGE OF STORM WATER. TO THE EXTENT THAT THE CITY OF WASHINGTON INCURS COSTS TO RE-ESTABLISH THE VERTICAL AND/OR HORIZONTAL ALIGNMENT, IF ALTERED, AND/OR REMOVE ANY BUILDINGS, TREES, SHRUBS, FENCES, GARDENS, LANDSCAPING, FILL MATERIAL, DEBRIS OR OTHER OBSTRUCTIONS PLACED WITHIN SAID EASEMENT THAT HINDERS THE FLOW OR STORAGE OF STORM WATER, THE CITY OF WASHINGTON MAY SEEK REIMBURSEMENT OF SUCH COSTS FROM THE PROPERTY OWNER.

EASEMENTS INDICATED AS "STORM SEWER EASEMENT" (SSE) ARE RESERVED FOR THE CITY OF WASHINGTON AND 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.

EASEMENT INDICATED AS "STORM WATER DETENTION EASEMENT" (DETE) IS FOR THE STORAGE AND CONVEYANCE OF STORM WATER THROUGH PRIVATE STORM SEWER AND CULVERTS SYSTEMS INSTALLED AS IMPROVEMENTS FOR THE SUBDIVISION. THESE EASEMENTS WILL BE CONVEYED TO THE CITY OF WASHINGTON AND TO ITS SUCCESSORS AND ASSIGNS. THE CITY OF WASHINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE STORM WATER DETENTION AND ASSOCIATED PIPES AND CULVERTS.

WHERE AN EASEMENT ISSUED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE SAID CITY OF WASHINGTON SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL DISTRICT 51 AND THE WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT 308.

IN WITNESS WHEREOF, TRAILS EDGE SUBDIVISION DEVELOPERS, LLC, HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC'S CERTIFICATE ATTESTING TO OWNER OF PLAT

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNATOR 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 THIS FINAL PLAT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TAZEWELL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS  
I, \_\_\_\_\_, CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL SUBDIVISION PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND TO BE KNOWN AS "TRAILS EDGE SUBDIVISION, SECTION NINE".

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 TO BE KNOWN AS "TRAILS EDGE SUBDIVISION, SECTION NINE", A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS AND THAT THE ABOVE FINAL PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) 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 THE ABOVE TRACT OF LAND 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 PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 26TH DAY OF JANUARY, 2022.

AUSTIN ENGINEERING CO., INC.

BY: JUSTIN B. MALEC  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871  
AUSTIN ENGINEERING COMPANY, INC. (309)691-0224  
311 SW WATER ST, STE 215, PEORIA, IL 61602  
jmalec@austineengineeringcompany.com

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS  
I, JON OLIPHANT, PLAT OFFICER OF THE CITY OF WASHINGTON, DO HEREBY APPROVE THIS FINAL PLAT OF "TRAILS EDGE SUBDIVISION, SECTION NINE" AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF WASHINGTON CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS  
I, JON OLIPHANT, PLAT OFFICER OF THE CITY OF WASHINGTON, DO HEREBY CERTIFY THAT BY MOTION OF THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THE FINAL SUBDIVISION PLAT OF "TRAILS EDGE SUBDIVISION, SECTION NINE" WAS APPROVED AND THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON WERE ACCEPTED.

CITY OF WASHINGTON PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS  
I, JON OLIPHANT, PLAT OFFICER OF THE CITY OF WASHINGTON, DO HEREBY APPROVE THIS FINAL PLAT OF "TRAILS EDGE SUBDIVISION, SECTION NINE" AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF WASHINGTON CLERK

JON OLIPHANT, PLAT OFFICER

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- EXISTING PROPERTY LINE
- SECTION LINE
- UTILITY EASEMENT (UE)
- STORM SEWER (SSE), DETENTION (DETE) & SURFACE DRAINAGE EASEMENT (SDE)
- STORM SEWER (SSE) & SURFACE DRAINAGE EASEMENT (SDE)
- MEASURED OR COMPUTED DIMENSION
- FOUND CONCRETE MONUMENT
- 1/2" IRON PIPE SET
- FOUND IRON MONUMENT

GENERAL NOTES:

BEARINGS BASED ON AN ASSUMED DATUM.

AREA OF SUBDIVISION = 12.224 ACRES.

NOTE "A": A 0.98' ERROR WAS DISCOVERED IN THE FLATTING OF TRAILS EDGE SUBDIVISION, SECTION 9 BETWEEN TRAILS EDGE SUBDIVISION, SECTION 4 & TRAILS EDGE SUBDIVISION, SECTION 6

TRACT BEING SUBDIVIDED IS PART OF  
PIN 02-02-15-200-056,  
PIN 02-02-15-400-022

SCALE: 1" = 60'

AUSTIN ENGINEERING CO., INC.  
Consulting Engineers & Surveyors  
311 SW Water St., Suite 215  
Peoria, Illinois 61602  
License No. 184-001143

FINAL PLAT

TRAILS EDGE SUBDIVISION  
SECTION NINE

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS

FINAL SUBDIVISION PLAT

PROJECT NO: 40-20-132

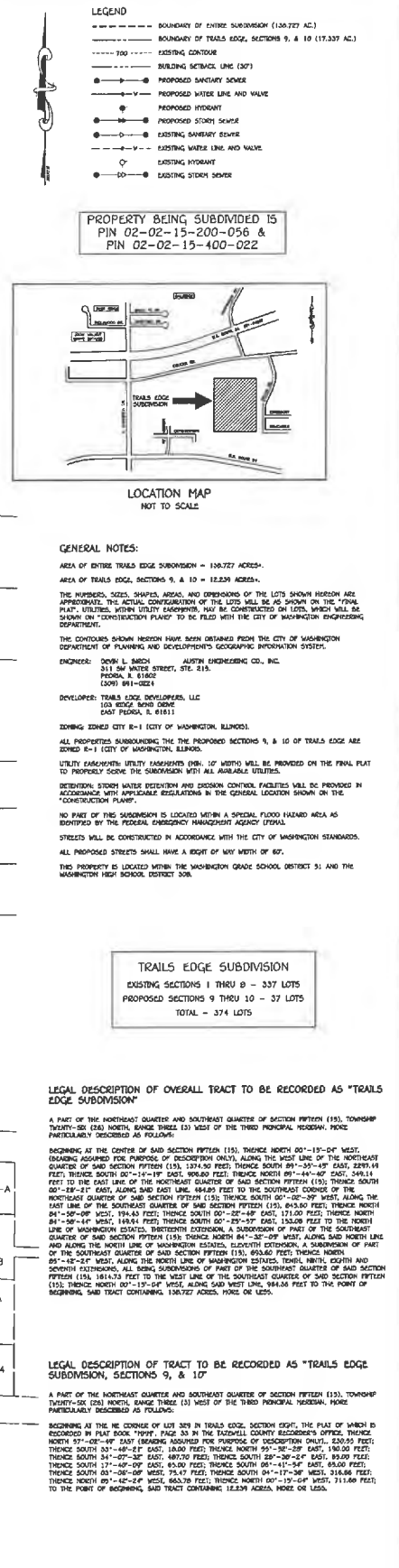
DATE: 01/26/2022


SURVEYED: JAC/JOG

CHECKED: JAB

APPROVED: JBM

SHEET: 1 OF 1



PART OF THE NE 1/4 AND SE 1/4 OF SECTION 15, T26N, R30W OF THE 3RD PM (WASHINGTON TWP.)		 <b>AUSTIN ENGINEERING CO., INC.</b> Consulting Engineers & Surveyors 8100 North University Street Peoria, Illinois 61615-1879 License No. 184-001143	
FOR: <b>WASHINGTON TRAILS EDGE, LLC</b>		SHEET:	PLAT: <b>70-14-002</b>
DATE: <b>06/14/2002</b>	SCALE: <b>1" = 100'</b>	SHEET NO:	OF: