



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** June 13, 2022

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

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

**Explanation:** The City Council approved the final plat for Trails Edge Subdivision Section 9 via a resolution on February 7. This approved the subdivision of the remaining 12.224 acres into one final section to eventually complete its build-out. The final plat combined Sections 9 and 10 into a single section.

Washington Trails, Edge, LLC, submitted the payment of the subdivision development fees of \$103,012 and the surety for the public infrastructure improvements in an amount of \$1,213,273.62, as previously prescribed by the City Engineer, shortly after May 8. Section 152.011(I) of the City Code states that the final plat is to be recorded 90 days after approval by the City Council. According to the developer, the delay in recording was due to staffing issues with their former bank and the necessary time to complete the loan process with their new bank (see attached letter).

**Fiscal Impact:** All City fees have been paid and a letter of credit for surety for the public infrastructure improvements has been submitted.

**Action Requested:** Approval of the attached resolution to reapprove the final plat for Trails Edge Section 9. This is scheduled for action at the June 13 City Council meeting. Upon approval, the plats can be recorded with the Tazewell County Clerk and Recorder of Deeds and any lot development can begin.

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

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

**WHEREAS**, on February 7, 2022, the City of Washington (the “City”) passed Resolution No. \_\_\_\_\_ (the “Resolution”) to approve the final plat for Trails Edge Subdivision Section 9 (the “Final Plat”), which was submitted by Washington Trails Edge, LLC, an Illinois limited liability company, the developer of Trails Edge Subdivision Section 9 (the “Developer”); and

**WHEREAS**, Section 152.011(I) of the Municipal Code of the City (the “Code”) provides as follows:

Within ninety (90) days after approval of the final plat by the City Council, the subdivider shall record the final plat with the Tazewell County Recorder. If the plat is not so recorded, it shall have no validity and shall not be recorded without subsequent approval of the City Council. The City Council may extend the filing date an additional ninety (90) days if the subdivider can demonstrate unique circumstances or conditions whereby the recording of the final plat cannot be accomplished.

**WHEREAS**, after the Resolution was approved, the Developer had until May 8, 2022 (ninety (90) days from the approval of the Resolution) to record the Final Plat with the Tazewell County Clerk & Recorder of Deeds; and

**WHEREAS**, the Developer failed to record the Final Plat on or before May 8, 2022; and

**WHEREAS**, pursuant to Section 152.011(I) of the Code, the Final Plat has no validity and shall not be recorded without subsequent approval of the City Council; and

**WHEREAS**, the Developer has resubmitted the Final Plat to the City for reapproval pursuant to Section 152.011(I) of the Code; and

**WHEREAS**, the City Plat Officer has reviewed the Final Plat and recommends reapproval of the Final 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:** \_\_\_\_\_

\_\_\_\_\_  
Gary W. Manier, Mayor

**ATTEST:**

\_\_\_\_\_  
Valeri L. Brod, City Clerk

May 27, 2022

City of Washington  
Attn: Jon Oliphant  
Planning & Development Director  
301 Walnut Street  
Washington, IL 61571

RE: Trails Edge Subdivision  
Sections 9 & 10

Dear Jon:

Trails Edge Developers, LLC is requesting additional time to file the Final Plat for Trails Edge Subdivision, Sections 9 and 10. We were unable to file the Final Plat by May 7, 2022 because of circumstances beyond our control. In particular, the delay in attempting to file the Final Plat was caused by a potential lender and our final lender.

The Final Plat was approved on February 7, 2022. We began initial discussions with F&M Bank in November 2021. Our plan was to have financing finalized at the time the Final Plat was approved by the City Council. The Bank required extensive financial information and had to wait on an appraisal. As we are sure you are aware, everything is taking longer than expected because of COVID. F&M Bank informed us that the delays were caused by staffing issues and because the Bank was recently sold, which caused additional delays. Our loan officer told us he would have approved the loan but on March 8, the new Bank management denied the loan.

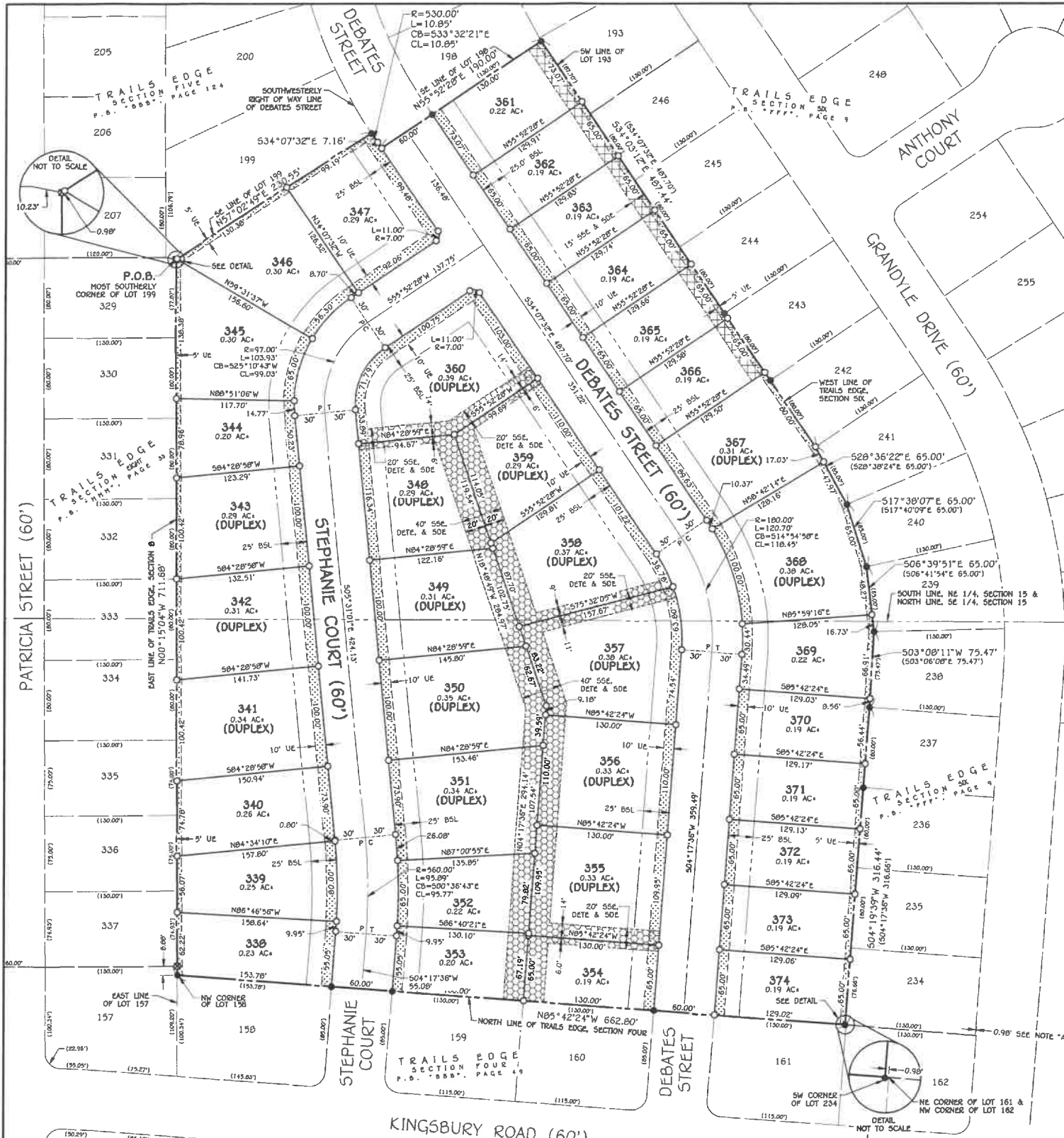
We then started the financing process all over again at Morton Community Bank. The Bank was able to complete the loan approval process and obtain board approval on May 13, 2022. The loan closed on May 16, 2022, which was a little more than 90 days after Final Plat approval.

Accordingly, we hereby request that the City Council re-approve the Final Plat.

TRAILS EDGE DEVELOPERS, LLC

By:

  
SAM LAHOOD, Manager



# 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 57°-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 330.00 FEET FOR AN ARC DISTANCE OF 10.85 FEET, SAID CURVE BEING SUBSTITUTED 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, 7.16 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 "777" AT PAGE 9 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 487.44 FEET; (THE FOLLOWING 5 COUSSES ARE ALONG SAID WEST LINE OF TRAILS EDGE, SECTION SIX), THENCE SOUTH 28°-36'-22" EAST, 65.00 FEET; THENCE SOUTH 17°-38'-07" EAST, 65.00 FEET; THENCE SOUTH 06°-39'-51" EAST, 65.00 FEET; THENCE SOUTH 03°-08'-11" WEST, 75.47 FEET; THENCE SOUTH 04°-19'-39" WEST, 316.44 FEET TO THE NORTH LINE OF TRAILS EDGE, SECTION FOUR, 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 49 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 05°-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'-01" 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 "MMT" AT PAGE 33 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 711.68 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 THOSE PUBLIC UTILITY COMPANIES, IF ANY, OPERATING UNDER FRANCHISE FROM THE CITY OF WASHINGTON, INCLUDING, BUT NOT LIMITED TO VERIZON, AMEREN, CABLE TELEVISION COMPANIES, AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, OVER, UNDER AND THROUGH THE AREAS SHOWN AND DESIGNED 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 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 MATERIAL, 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 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 (DTE)" 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.

TRAILS EDGE DEVELOPERS, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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.

TAZEWELL COUNTY CLERK

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS

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TAZEWELL COUNTY CLERK

COMMISSION EXPIRES \_\_\_\_\_

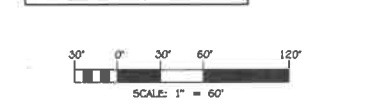
NOTARY PUBLIC

LEGEND	
---	SUBDIVISION BOUNDARY
---	BUILDING SETBACK LINE (BSL)
---	EXISTING PROPERTY LINE
---	SECTION LINE
---	UTILITY EASEMENT (UE)
---	STORM SEWER (SSE), DETENTION (DTE) & 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 PLATTING OF TRAILS EDGE SUBDIVISION, SECTION 9 BETWEEN TRAILS EDGE SUBDIVISION, SECTION 4 & TRAILS EDGE SUBDIVISION, SECTION 5

TRACT BEING SUBDIVIDED IS PART OF  
PIN 02-02-15-200-055,  
PIN 02-02-15-400-022



**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**

**FINAL SUBDIVISION PLAT**

PRODUCT NO	40-20-132
DATE	01/26/2022
SURVEYED	JMG/JDG
CHECKED	JAB
APPROVED	JBM
SHEET	1 OF 1