

GENERAL NOTES:

AREA OF SUBDIVISION = 35.366 ACRES±

BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

THIS PROPERTY SURVEY WAS BASED ON A SURVEY DONE BY ZUMWALT, JOHNSTON AND ASSOCIATES, INC. IN JULY OF 1984.

TRACTS BEING SUBDIVIDED ARE P.I.N.'S 08-06-400-023 & P.I.N. 08-05-300-002.

THESE PROPERTIES ARE PRESENTLY ZONED AG, AGRICULTURAL.

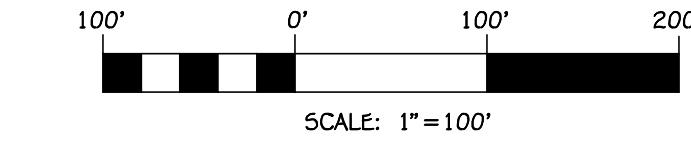
ANY NEW CONSTRUCTION ON THE LAND SHOWN HEREON WILL BE REQUIRED TO ADHERE TO THE COUNTY EROSION CONTROL RESTRICTIONS THAT ARE IN EFFECT AT THE TIME OF SAID CONSTRUCTION.

PRIVATE DRIVEWAY NOTE:

OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED EQUALLY AMONGST THE INDIVIDUAL LOT OWNERS AND WILL BE OUTLINED IN THE DECLARATION OF RESTRICTIONS FOR SASSAFRAS HILLS SUBDIVISION TO BE FILED IN THE WOODFORD COUNTY RECORDER'S OFFICE.

LEGEND

- BOUNDARY OF SUBDIVISION
- - - BUILDING SETBACK LINE
- 210.00' MEASURED OR COMPUTED DIMENSION
- IRON MONUMENT FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊙ RAILROAD SPIKE FOUND
- 3/4" IRON PIPE SET
- ⊙ RAILROAD SPIKE SET



SCALE: 1"=100'

LEGAL DESCRIPTION OF A TRACT TO BE KNOW AS "SASSAFRAS HILLS SUBDIVISION"

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIX (6) AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION FIVE (5), ALL IN TOWNSHIP TWENTY SEVEN (27) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 89°-10'-35" WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 1761.20 FEET, THENCE NORTH 45°-51'-39" WEST, 256.21 FEET TO THE APPROXIMATE CENTERLINE OF UPPER SPRING BAY ROAD; THENCE (THE FOLLOWING TWO COURSES BEING ALONG THE APPROXIMATE CENTERLINE OF SAID UPPER SPRING BAY ROAD); THENCE NORTH 44°-08'-21" EAST, 211.99 FEET; THENCE NORTH 35°-58'-33" EAST, 290.61 FEET, TO THE APPROXIMATE CENTERLINE OF WILDRIDGE ROAD; THENCE THE FOLLOWING NINE COURSES BEING ALONG THE APPROXIMATE CENTERLINE OF WILDRIDGE ROAD, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 459.57 FEET FOR AN ARC LENGTH OF 277.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 53°-18'-02" EAST FOR A DISTANCE OF 273.71 FEET; THENCE NORTH 70°-37'-31" EAST, 114.33 FEET; THENCE NORTH 78°-38'-12" EAST, 208.05 FEET; THENCE NORTH 84°-11'-39" EAST, 336.54 FEET; THENCE NORTH 89°-48'-12" EAST, 109.13 FEET; THENCE NORTH 88°-09'-13" EAST, 413.36 FEET; THENCE SOUTH 88°-07'-38" EAST, 206.67 FEET; THENCE SOUTH 85°-57'-43" EAST, 114.69 FEET; THENCE SOUTH 85°-54'-17" EAST, 281.47 FEET; THENCE SOUTH 00°-00'-14" WEST, 806.94 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°-40'-38" WEST, ALONG SAID SOUTH LINE OF SECTION 4, 445.83 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 40.366 ACRES, MORE OR LESS, SAID TRACT SUBJECT TO THAT PORTION USED AS PUBLIC ROAD RIGHT OF WAY ALONG THE NORTHWESTERLY LINE OF SAID TRACT.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PART OF SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°-10'-35" WEST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 1127.18 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°-10'-35" WEST, ALONG SAID SOUTH LINE, 631.15 FEET; THENCE NORTH 45°-51'-39" WEST, 256.21 FEET TO THE APPROXIMATE CENTERLINE OF UPPER SPRING BAY ROAD; THENCE NORTH 44°-08'-21" EAST, ALONG SAID APPROXIMATE CENTERLINE, 211.99 FEET; THENCE NORTH 35°-58'-33" EAST, ALONG SAID APPROXIMATE CENTERLINE, 236.41 FEET; THENCE SOUTH 45°-51'-39" EAST, 736.35 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.000 ACRES, MORE OR LESS; SUBJECT TO THAT PORTION OF SAID TRACT BEING USED AS A PUBLIC ROAD RIGHT OF WAY FOR UPPER SPRING BAY ROAD ALONG THE NORTHWESTERLY SIDE THEREOF.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I, ERIC PEMBLE, OWNER AND PROPRIETOR OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION TO BE KNOWN AS "SASSAFRAS HILLS SUBDIVISION" TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

EACH LOT OR PART THEREOF IN SAID SUBDIVISION SHALL BE SUBJECT TO A DECLARATION OF RESTRICTIONS TO BE FILED IN THE OFFICE OF THE WOODFORD COUNTY RECORDER OF DEEDS, WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED EQUALLY AMONGST THE INDIVIDUAL LOT OWNERS AND WILL BE OUTLINED IN THE DECLARATION OF RESTRICTIONS FOR MACEY'S PLACE ESTATES TO BE FILED IN THE WOODFORD COUNTY RECORDER'S OFFICE. THE PRIVATE DRIVE MAY ALSO BE USED AS A EASEMENT FOR UTILITIES, PRIVATE AND PUBLIC.

UTILITY EASEMENTS, AS SHOWN ON SAID FINAL SUBDIVISION PLAT, ARE HEREBY RESERVED FOR THE USE OF WOODFORD COUNTY AND FOR ALL PUBLIC OR PRIVATE UTILITY COMPANIES INCLUDING CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPELINES, WATER MAINS, AND STORM SEWERS, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDIESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH STORM SEWER, WATER, GAS, ELECTRIC CABLE TELEVISION AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

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.

NO IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE MADE WHICH WOULD ALTER OR INTERRUPT THE EXISTING DRAINAGE PATTERNS OF THE PROPERTY.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE RIVERVIEW CONSOLIDATED GRADE SCHOOL DISTRICT 2 AND THE METAMORA TOWNSHIP HIGH SCHOOL DISTRICT 122.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ERIC PEMBLE-OWNER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE, ERIC PEMBLE 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 THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC

COMMISSION EXPIRES

VILLAGE OF SPRING BAY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I, PLAT APPROVING OFFICER FOR THE VILLAGE OF SPRING BAY, IN THE COUNTY OF WOODFORD AND STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE APPLICABLE REQUIREMENTS OF 765 ILCS SECTIONS 205/1 AND 205/2.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF PEORIA )

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND A PRIVATE DRIVE, TO BE KNOWN AS "SASSAFRAS HILLS SUBDIVISION", A PART OF THE SOUTHEAST QUARTER OF SECTION SIX (6) AND THE SOUTHWEST QUARTER OF SECTION FIVE (5), ALL IN TOWNSHIP TWENTY SEVEN (27) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THIS FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SURVEY IS LOCATED WITHIN 1-1/2 MILES OF AN INCORPORATED CITY, TOWN OR VILLAGE 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 18TH DAY OF MARCH, 2016.

AUSTIN ENGINEERING CO., INC.

BY:

MICHAEL P. COCHRAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879  
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
311 SW WATER ST., STE. 215 PEORIA, IL 61602  
mccochran@austinengineeringcompany.com

WOODFORD COUNTY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I, KIM HOLMES, WOODFORD COUNTY PLAT OFFICER, HAVE EXAMINED THIS PLAT AND DETERMINED THAT THIS PLAT IS EXEMPT FROM THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WOODFORD COUNTY PLAT OFFICER

WOODFORD COUNTY HEALTH DEPARTMENT'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I, \_\_\_\_\_, AN OFFICIAL OF THE WOODFORD COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH, DO HEREBY APPROVE THIS PLAT OF SURVEY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WOODFORD COUNTY HEALTH DEPARTMENT

WORTH TOWNSHIP ROAD COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

THIS PLAT HAS BEEN REVIEWED BY THE TOWNSHIP ROAD COMMISSIONER WITH RESPECT TO ROADWAY ACCESS AND THE PLAT OF SURVEY MEETS THE SAFETY OR ACCESS CONTROL STANDARDS IN WORTH TOWNSHIP.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WORTH TOWNSHIP ROAD COMMISSIONER

WOODFORD COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } ss

COUNTY OF WOODFORD )

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DEPUTY CLERK

COUNTY CLERK

FINAL PLAT OF SASSAFRAS HILLS SUBDIVISION

PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5, ALL IN T27N, R3W OF THE 3RD P.M., WOODFORD COUNTY, ILLINOIS

FOR: ERIC PEMBLE

DATE 03/18/2016

SCALE 1" = 100'

BOOK DC

PAGE

REVIEWED

SURVEYED WLC/JAG

DRAWN JBM

APPROVED JBM

PROJECT NUMBER 70-16-003

SHEET NO. 1 OF 1

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



SPACE RESERVED FOR THE WOODFORD COUNTY RECORDER OF DEEDS