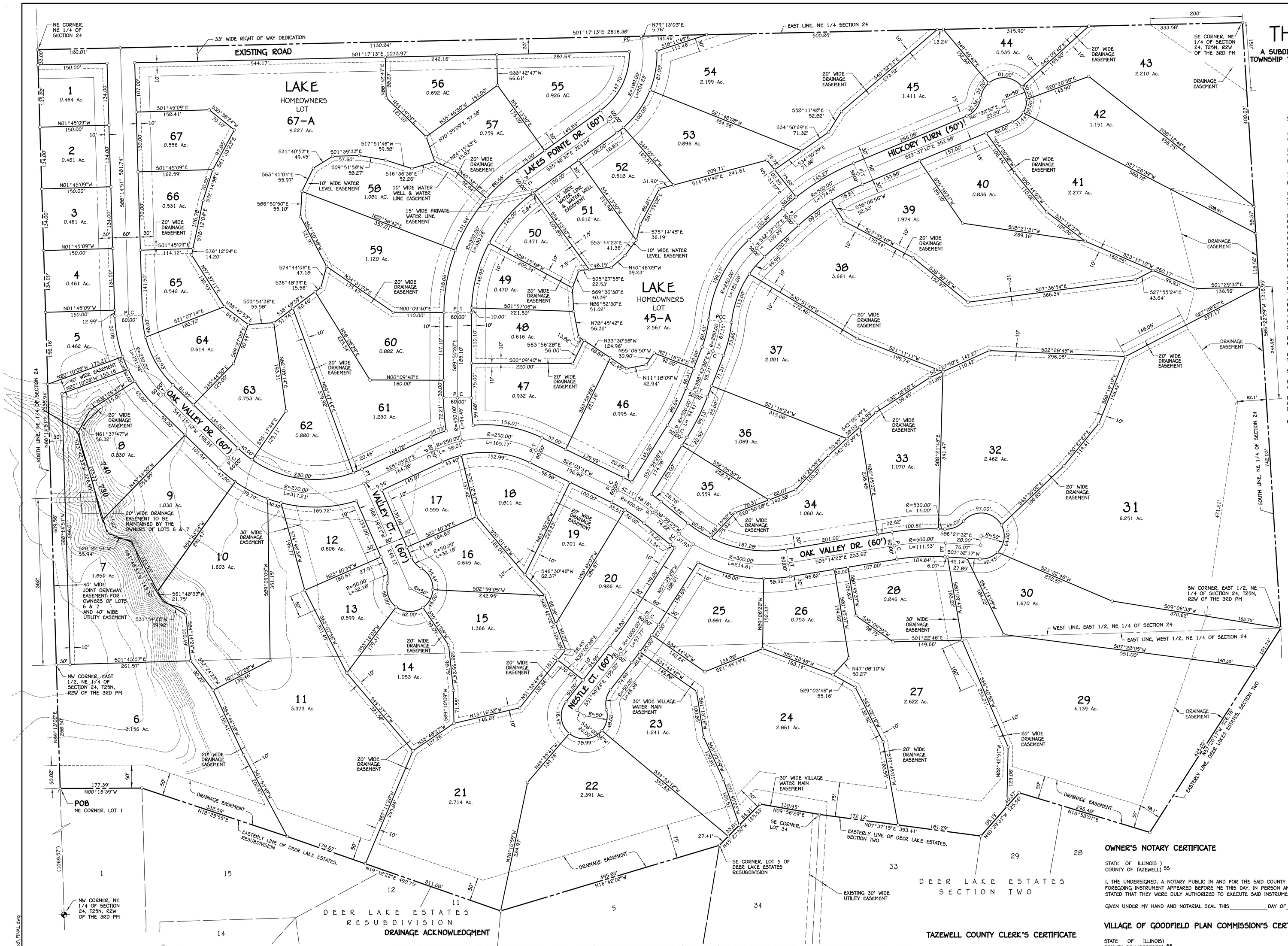
FINAL PLAT OF

THE LAKES AT OAK VALLEY

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWO (2) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC.
PEORIA, ILLINOIS
LICENSE No. 184-001143
SCALE: 1" = 100'



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, JAMES R. FRANKLIN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1842 DO HEREBY CERTIFY THAT I HAVE SURVEYED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND WITH THE ORDINANCES OF THE VILLAGE OF GOODFIELD, TAZEWELL COUNTY, ILLINOIS THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

ALL OF THE EAST HALF AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY FIVE (25) NORTH, RANGE TWO (2) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 THROUGH 14 OF DEER LAKE ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWO (2) WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS AND PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWO (2) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 1,068.57 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°-13'-00" EAST, (BEARING ASSUMED FOR PURPOSE OF THE DESCRIPTION ONLY), ALONG SAID NORTH LINE, 268.50 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 88°-14'-51" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), 1335.94 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24); THENCE SOUTH 01°-17'-13" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), 2616.38 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24); THENCE SOUTH 86°-22'-29" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), 1316.95 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 28 IN DEER LAKE ESTATES, SECTION TWO, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24); THENCE NORTH 57°-20'-17" WEST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 526.76 FEET; THENCE NORTH 16°-53'-01" EAST, ALONG SAID EASTERLY LINE, 296.49 FEET; THENCE NORTH 48°-29'-31" WEST, ALONG SAID EASTERLY LINE, 125.56 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33 IN SAID DEER LAKE ESTATES, SECTION TWO; THENCE NORTH 07°-37'-19" EAST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 353.41 FEET TO THE SOUTHEAST CORNER OF LOT 34 IN SAID DEER LAKE ESTATES, SECTION TWO; THENCE NORTH 09°-56'-29" EAST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 130.95 FEET; THENCE NORTH 45°-27'-30" WEST, ALONG SAID EASTERLY LINE, 125.53 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN SAID RESUBDIVISION OF LOTS 1-14 OF DEER LAKE ESTATES; THENCE NORTH 16°-42'-02" WEST, ALONG THE EASTERLY LINE OF SAID RESUBDIVISION, 495.83 FEET TO THE SOUTHEASTERLY CORNER OF LOT 11 IN SAID RESUBDIVISION; THENCE NORTH 19°-12'-22" EAST, ALONG THE EASTERLY LINE OF SAID RESUBDIVISION, 490.75 FEET; THENCE NORTH 18°-25'-59" EAST, ALONG SAID EASTERLY LINE, 332.59 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID RESUBDIVISION; THENCE NORTH 00°-16'-39" WEST, ALONG SAID EASTERLY LINE, 177.39 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 104.100 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO SIXTY-SEVEN (67) RESIDENTIAL LOTS, HOMEOWNER'S LOT 45-A, HOMEOWNER'S LOT 67-A AND THE PUBLIC STREETS AS SHOWN ON THE ATTACHED PLAT.

IRON MONUMENTS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF.

SAID SUBDIVISION IS TO BE KNOWN AS "THE LAKES AT OAK VALLEY", VILLAGE OF GOODFIELD, TAZEWELL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE FOREGOING FINAL PLAT ACCOMPANYING THIS CERTIFICATE ACCURATELY REPRESENTS THE ABOVE PROPERTY AS SUBDIVIDED.

I FURTHER CERTIFY THAT NO PART OF SAID HEREIN DESCRIBED SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FIRM COMMUNITY PANEL No. 170815 0225 B (PANEL 225 OF 250) DATED AUGUST 1, 1980, WHICH IS PRESENTLY THE MAP IN EFFECT FOR EVALUATION OF FLOOD HAZARD POTENTIAL.

DATED AT PEORIA, ILLINOIS THIS 19TH DAY OF JULY, 2001.

AUSTIN ENGINEERING CO., INC.

JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1842

JAMES R. FRANKLIN
PROFESSIONAL LAND SURVEYOR
NO. 1842
ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2002

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, SCHIELER PROPERTIES, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "THE LAKES AT OAK VALLEY" TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT AND DO HEREBY DEDICATE THE STREETS SHOWN THEREON TO THE PUBLIC USE FOREVER, SUBJECT ONLY TO THE PORTION OF THE "PRIVATE WATER LINE EASEMENT" SHOWN HEREON.

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, WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

EASEMENTS AS SHOWN ON SAID PLAT, EXCEPT AS SPECIFICALLY IDENTIFIED AND NOTED OTHERWISE, ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL 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 GAS, ELECTRIC 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.

HOMEOWNER'S LOTS 45-A AND 67-A ARE DEDICATED TO THE PUBLIC AS EASEMENT AREAS FOR SURFACE DRAINAGE AND STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE LAKES AT OAK VALLEY HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH VILLAGE OF GOODFIELD SUBDIVISION CODE AND SUBDIVISION CONSTRUCTION STANDARDS.

EASEMENTS INDICATED AS "DRAINAGE EASEMENT" ARE DEDICATED TO THE PUBLIC FOR THE CONVEYANCE OF STORM WATER SURFACE DRAINAGE, AND STORM WATER CONVEYANCE AND DISCHARGE THROUGH PUBLIC STORM SEWER AND CULVERT SYSTEMS INSTALLED AS PUBLIC IMPROVEMENTS FOR THE SUBDIVISION. THE HORIZONTAL AND VERTICAL CONFIGURATION OF THE DRAINAGE SWALES LOCATED WITHIN SAID EASEMENTS SHALL NOT BE ALTERED SO AS TO INTERFERE WITH THE INTENT OF SAID EASEMENTS. MAINTENANCE OF SAID SWALES IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.

EASEMENT INDICATED AS "WATER LINE EASEMENT" IS AN EASEMENT TO THE LAKES AT OAK VALLEY HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF A WATER LINE TO SUPPLY WATER TO THE LAKES. ANY DAMAGE DONE TO SAID WATER LINE WITHIN THE RIGHT OF WAY OF LAKES POINTE DRIVE BY OTHERS, SHALL BE REPAIRED BY THE OFFENDING PARTY AT THEIR EXPENSE.

EASEMENT INDICATED AS "WATER WELL EASEMENT" IS AN EASEMENT TO THE LAKES AT OAK VALLEY HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF A WATER WELL FOR THE PURPOSE OF SUPPLYING WATER TO THE LAKES.

EASEMENT INDICATED AS "VILLAGE WATER MAIN EASEMENT" IS AN EASEMENT TO THE VILLAGE OF GOODFIELD, ILLINOIS FOR THE MAINTENANCE OF A PUBLIC WATER MAIN.

EASEMENT INDICATED AS "WATER LEVEL EASEMENT" IS AN EASEMENT TO THE LAKES AT OAK VALLEY HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCOMMODATING FLUCTUATION OF WATER ELEVATIONS IN EACH LAKE WITHIN THE SUBDIVISION, PROVIDED, HOWEVER, THAT SAID WATER LEVEL EASEMENT SHALL NOT BE A PUBLIC WAY FOR ACCESS TO THE LAKES OR THE SHORELINES THEREOF.

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.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE CONGERVILLE, GOODFIELD AND EUREKA UNIT SCHOOL DISTRICT 140.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS _____ DAY OF _____, 2001.

SCHIELER PROPERTIES, AN ILLINOIS GENERAL PARTNERSHIP

BY: _____
ROBERT S. SCHIELER
MANAGING PARTNER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR RESPECTIVE OATHS STATED THAT THEY WERE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2001.

_____ NOTARY PUBLIC

_____ COMMISSION EXPIRES

VILLAGE OF GOODFIELD PLAN COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, _____, CHAIRMAN OF THE GOODFIELD PLAN COMMISSION AND WITH THE AUTHORITY OF SUCH COMMISSION, DO HEREBY APPROVE THIS FINAL PLAT AS IN CONFORMITY WITH THE COMPREHENSIVE PLAN.

DATED THIS _____ DAY OF _____, 2001.

_____
CHAIRMAN, PLAN COMMISSION

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, _____, PRESIDENT OF THE VILLAGE BOARD OF GOODFIELD, ILLINOIS, CERTIFY THAT THIS FINAL PLAT HAS BEEN APPROVED BY MAJORITY VOTE OF THE VILLAGE BOARD OF GOODFIELD, ILLINOIS ON THE _____ DAY OF _____, 2001, AS CONSISTENT WITH THE PROVISION OF THE SUBDIVISION ORDINANCE.

DATED THIS _____ DAY OF _____, 2001.

_____
VILLAGE PRESIDENT

DRAINAGE ACKNOWLEDGMENT

I, JAMES R. FRANKLIN, REGISTERED PROFESSIONAL ENGINEER, No. 22751, AND SCHIELER PROPERTIES, OWNERS OF THE PREMISES HERETOFORE PLATTED BY JAMES R. FRANKLIN, ILLINOIS PROFESSIONAL LAND SURVEYOR No 1842 TO BE AND BECOME LOTS 1 THROUGH 67-A, OF "THE LAKES AT OAK VALLEY", IN THE VILLAGE OF GOODFIELD, ILLINOIS DO HEREBY ACKNOWLEDGE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID SUBDIVISION OR ANY PART THEREOF; OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OF DRAINS WHICH THE OWNER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

I FURTHER ACKNOWLEDGE THAT NO PART OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DEFINED AND IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DEPICTED ON FIRM COMMUNITY PANEL No. 170815 0225 B (PANEL 225 OF 250) DATED AUGUST 1, 1980, WHICH IS PRESENTLY THE MAP IN EFFECT FOR EVALUATION OF FLOOD HAZARD POTENTIAL.

DATED AT PEORIA, ILLINOIS THIS 19TH DAY OF JULY, 2001.

SCHIELER PROPERTIES, AN ILLINOIS GENERAL PARTNERSHIP

BY: _____
ROBERT S. SCHIELER, MANAGING PARTNER

_____
JAMES R. FRANKLIN, P.E. No. 22751

JAMES R. FRANKLIN
22751
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
LICENSE EXPIRES 11-30-01

TAZEWELL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL SUBDIVISION PLAT OF "THE LAKES AT OAK VALLEY."

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2001.

_____
TAZEWELL COUNTY CLERK

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (30')
- EASEMENT LIMITS
- 150.00' MEASURED OR COMPUTED DIMENSION
- (60') PLATTED DIMENSION
- IRON PIPE SET

GENERAL NOTES:

AREA OF SUBDIVISION = 104.100 ACRES±

BEARINGS ARE BASED ON AN ASSUMED DATUM

PROPERTY BEING SUBDIVIDED IS PART OF
PIN 07-07-24-200-001
PIN 07-07-24-200-002

File Name: S:\jrf\AUS\Subs\Oak Valley Revised\FINAL.dwg

S:\jrf\AUS\Subs\Oak Valley Revised\FINAL\FINAL.dwg