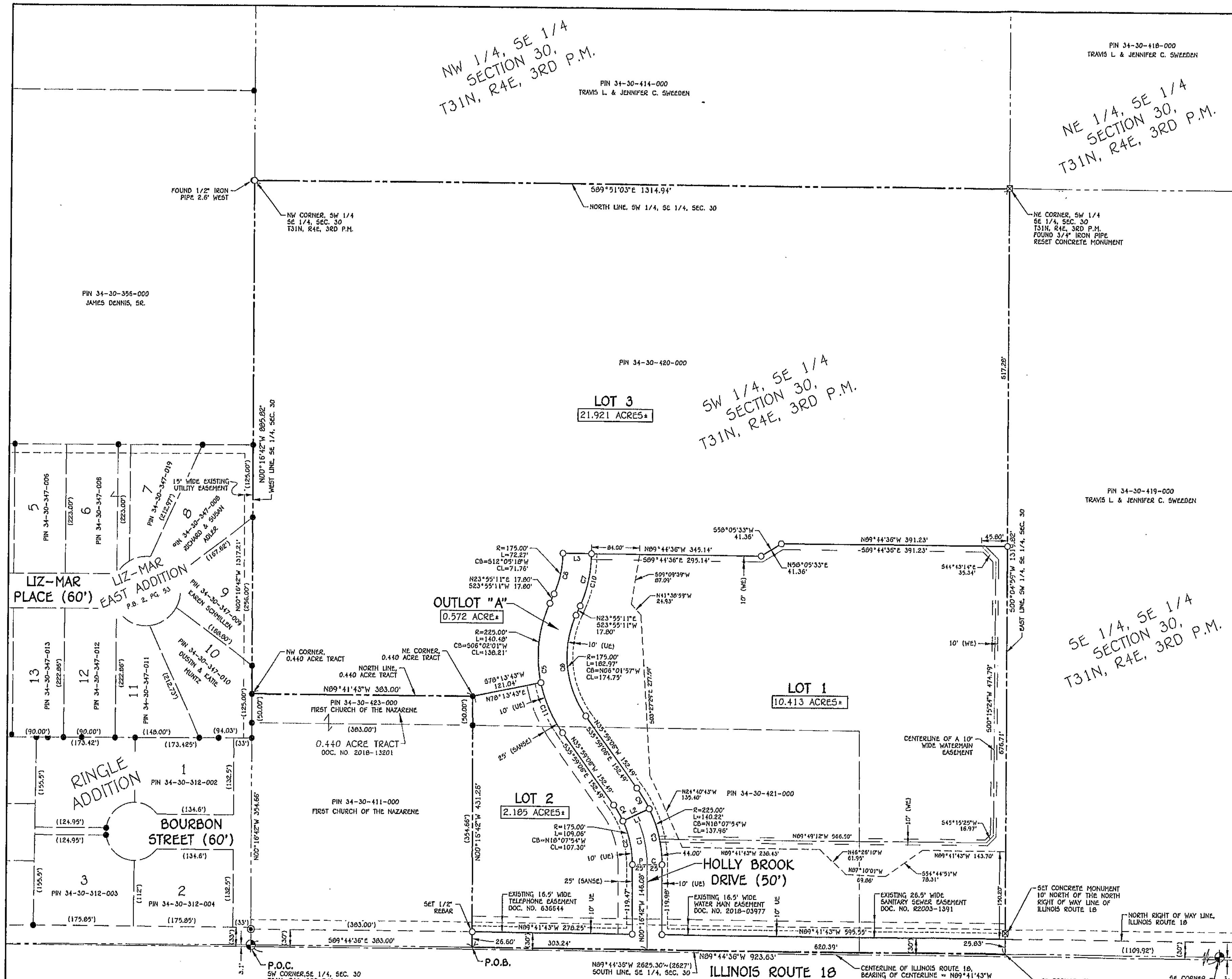
FINAL SUBDIVISION PLAT OF

THE VILLAS OF HOLLY BROOK

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS



LEGAL DESCRIPTION TO BE KNOWN AS THE VILLAS OF HOLLY BROOK

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE SOUTH 89°-44'-36" EAST, (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1201) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 383.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 00°-16'-42" WEST, PARALLEL TO AND 383.00 FEET NORMALLY DISTANT EASTERLY FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 431.26 FEET TO THE NORTHEAST CORNER OF A 0.440 ACRE TRACT, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2018-13201 IN THE LASALLE COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-41'-43" WEST, PARALLEL TO AND 404.66 FEET NORMALLY DISTANT NORTHERLY FROM THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 18, 383.00 FEET TO THE NORTHWEST CORNER OF SAID 0.440 ACRE TRACT AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 00°-16'-42" WEST, ALONG SAID WEST LINE, 885.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°-51'-03" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 1314.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 00°-04'-59" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 1319.82 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 89°-44'-36" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 923.63 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 35.885 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION USED FOR RIGHT OF WAY PURPOSES ALONG THE SOUTH SIDE THEREOF.

CURVE TABLE

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	88.08'	N12°53'42"W	87.37'
C2	175.00'	77.07'	N12°53'42"W	76.45'
C3	225.00'	99.09'	S12°53'42"E	98.29'
C4	175.00'	31.99'	N30°44'54"W	31.94'
C5	225.00'	235.25'	N06°01'57"W	224.68'
C6	175.00'	72.27'	N12°05'18"E	71.76'
C7	225.00'	92.92'	S12°05'18"W	92.27'
C8	175.00'	182.97'	S06°01'57"E	174.75'
C9	225.00'	41.13'	S30°44'54"E	41.07'
C10	225.00'	92.92'	N12°05'18"E	92.27'
C11	225.00'	94.77'	S23°55'07"E	94.07'

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N64°29'18"E	50.00'
L2	S64°29'18"W	50.00'
L3	S89°44'36"E	50.00'

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT LINE (UE)
- SANITARY SEWER EASEMENT LINE (SANSE)
- WATERMAIN EASEMENT LINE (WE)
- STORM WATER DETENTION & SURFACE DRAINAGE EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- 70.00' MEASURED OR COMPUTED DIMENSION
- SET 3/4" IRON PIPE
- SET CONCRETE MONUMENT
- FOUND IRON MONUMENT
- STORM WATER DETENTION & SURFACE DRAINAGE EASEMENT

TRACTS BEING SUBDIVIDED ARE PIN 34-30-420-000 & PIN 34-30-421-000

GENERAL NOTES

AREA OF SUBDIVISION = 35.885 ACRES±.

BEARINGS ARE BASED ON AN THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1201.

THIS PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL.

ALL DISTANCES SHOWN AROUND CURVES ARE ARC DISTANCES.

100' 0' 100' 200'
SCALE: 1"=100'

OWNER'S CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

WE, PHILLIPS INVESTMENTS, LLC - STREATOR FACILITY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNERS AND PROPRIETORS 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 "THE VILLAS OF HOLLY BROOK" 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 RESTRICTIONS TO BE FILED IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS FOR "THE VILLAS OF HOLLY BROOK", WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

"UTILITY EASEMENTS" (UE) AS SHOWN ON SAID FINAL SUBDIVISION PLAT 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, WATER MAINS, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER 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.

EASEMENTS INDICATED AS "SANITARY SEWER EASEMENT" (SANSE) ARE RESERVED FOR THE CITY OF STREATOR SEWER DISTRICT TO CONSTRUCT, OPERATE AND MAINTAIN SANITARY SEWERS, MANHOLES AND NECESSARY APPURTENANCES.

EASEMENTS INDICATED AS "WATERMAIN EASEMENTS" (WE) ARE RESERVED FOR ILLINOIS AMERICAN WATER COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A WATERMAIN AND NECESSARY APPURTENANCES.

EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT" AND "STORM WATER DETENTION" ARE PRIVATE EASEMENTS FOR THE CONVEYANCE AND STORAGE OF STORM WATER SURFACE DRAINAGE FOR THIS SUBDIVISION. NO STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED WITHIN THE EASEMENTS AND THE HORIZONTAL AND VERTICAL CONFIGURATION OF THE DRAINAGE SWALES, BASINS, AND AREAS LOCATED WITHIN SAID EASEMENTS SHALL NOT BE ALTERED SO AS TO INTERFERE WITH THE INTENT OF SAID EASEMENTS. MAINTENANCE OF SAID SWALES AND BASINS IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.

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 STREATOR ELEMENTARY SCHOOL DISTRICT # 44 AND STREATOR TOWNSHIP HIGH SCHOOL.

BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE CITY OF STREATOR ZONING CODE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS________DAY OF ________________, 20__.

____
PHILLIPS INVESTMENTS, LLC - STREATOR FACILITY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT PHILLIPS INVESTMENTS, LLC - STREATOR FACILITY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY 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 THEIR HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THATHE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ________ DAY OF____________________, 20__.

________________ NOTARY PUBLIC ________________ COMMISSION EXPIRES

LASALLE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

I,____________________, LASALLE COUNTY CLERK, 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 PLAT OF "REDMAN SUBDIVISION".

GIVEN UNDER MY HAND AND SEAL THIS ______ DAY OF__________, 20__.

________________ LASALLE COUNTY DEPUTY CLERK ________________ LASALLE COUNTY CLERK

STATE OF ILLINOIS HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS, ARTICLE 205, PARAGRAPH 2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _______ DAY OF____________________, 20__.

________________ REGION TWO ENGINEER

SPACE RESERVED FOR THE LASALLE COUNTY RECORDER OF DEEDS

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 PREPARED THIS FINAL PLAT OF "THE VILLAS OF HOLLY BROOK", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE-HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SURVEY 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.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL OCCUPY THE POSITIONS SHOWN THEREON.

THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE X, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 17099C0831F, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 2011.

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., SUITE 215, PEORIA, IL 61602
jmalec@austinengineeringcompany.com

JUSTIN B. MALEC PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS No. 3871 AUSTIN ENGINEERING CO., INC. PEORIA, ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2020

CITY COUNCIL OF STREATOR CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

I_______________, MAYOR OF THE CITY OF STREATOR DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON_______DAY OF________________, 20__.

________________ MAYOR

DRAINAGE REPORT CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS EITHER WITHIN OR AROUND THIS SUBDIVISION WILL BE CHANGED BY THE CONSTRUCTION OF SAME OR PARTS THEREOF BUT ADEQUATE PROVISION HAS BEEN MADE TO COLLECT AND DIVERT SAID SURFACE WATERS TO PUBLIC DRAINS OR PRIVATE DRAINS TO WHICH THE OWNER HAS LEGAL ACCESS AND SAID PROVISIONS ARE SUCH THAT THE CAPACITY OF NO NATURAL OR MAN-MADE DRAIN WILL BE EXCEEDED AND NO DAMAGE TO ADJOINING PROPERTIES WILL INCUR BECAUSE OF SAID PROVISIONS.

BY:________________________
THOMAS L. CLARK
PROFESSIONAL ENGINEER NO. 062-069816
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 SW WATER ST., STE 215 PEORIA, IL 61602
tclark@austinengineeringcompany.com

LICENSED PROFESSIONAL ENGINEER THOMAS L. CLARK 062-069816 OF ILLINOIS

LICENSE EXPIRES 11/30/19

CITY CLERK OF STREATOR CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

I_______________ CITY CLERK IN AND FOR THE SAID CITY OF STREATOR DO HEREBY CERTIFY THAT ALL DUE ASSESSMENTS HAVE BEEN PAID UPON THE REAL ESTATE DESCRIBED ON THE ACCOMPANYING PLAT.

DATED THIS ______ DAY OF________________, 20__.

________________ CITY CLERK

OFFER OF IRREVOCABLE DEDICATION CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF LASALLE)

WE ____________________, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY, IN FEE SIMPLE ABSOLUTE UNLESS OTHERWISE CALLED FOR ON THE PLAT, ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES SHOWN WITHIN THE SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION DATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LASALLE COUNTY, ILLINOIS.

DATED THIS________DAY OF________________, 20__.

________________ OWNER

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

THE VILLAS OF HOLLY BROOK

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY (30), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOUR (4) EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS.

PHILLIPS INVESTMENTS, LLC - STREATOR FACILITY SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY

4350 FRANK SCOTT PARKWAY WEST, BELLEVILLE, ILLINOIS, 62220

ISSUED

03-29-2019 FOR REVIEW

FINAL SUBDIVISION PLAT

PROJECT NO	71-19-013
DATE	04-04-2019
SURVEYED	JAG
DRAWN	MPC
APPROVED	MPC
SHEET	1 OF 1