

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "GREGURICH SUBDIVISION"

A PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION SIXTEEN (16), THENCE NORTH 89°-35'-00" WEST, (BEARING ASSUMED FOR PURPOSES OF DESCRIPTION ONLY), ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16), 65.33 FEET; THENCE SOUTH 34°-47'-48" WEST, 256.7 FEET TO THE POINT OF BEGINNING OF SAID SECTION SIXTEEN (16), 65.33 FEET; THENCE SOUTH 87°-09'-22" EAST, 202.09 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16); THENCE SOUTH 02°-02'-00" WEST, ALONG SAID EAST LINE 202.80 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE (ILLINOIS ROUTE 40); THENCE NORTH 77°-33'-04" WEST, ALONG SAID NORTHEASTLY RIGHT OF WAY LINE, 71.90 FEET; THENCE NORTHEASTERLY, ALONG SAID NORTHEASTLY RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.08 FEET FOR AN ARC DISTANCE OF 96.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 34°-34'-31" WEST AND A LENGTH OF 96.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 34°-34'-31" WEST AND A LENGTH OF 96.43 FEET, THENCE NORTH 33°-21'-00" WEST, ALONG SAID NORTHEASTLY RIGHT OF WAY LINE, 121.00 FEET; THENCE NORTH 34°-47'-48" EAST, 84.50 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.850 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA

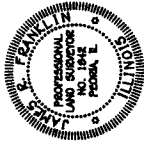
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE ABOVE PLAT, AND THAT THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN PEORIA, ILLINOIS, WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT NO PART OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 23RD DAY OF JANUARY, 2003.

AUSTIN ENGINEERING CO., INC.



BY: James R. Franklin
JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEY NO. 1842

OWNER'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA

WE, WILLIAM GREGURICH AND MARGARET GREGURICH, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS GREGURICH SUBDIVISION, TO BE MADE AS SHOWN ON THE ACCOMPANYING 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 COUNTY RECORDER OF DEEDS, WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

UTILITY EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING THE ILLINOIS AMERICAN WATER COMPANY AND CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE ABOVE GROUND TRANSMISSION, GAS, PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSMISSION AND SERVICE PIPES, AND WHERE INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN UNDERGROUND TRANSMISSION, GAS, PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY UNDERGROUND TRANSMISSION AND SERVICE PIPES, AND WHERE THE ABOVE-DESCRIBED UTILITIES ARE LOCATED WITHIN THE SUBDIVISION, THE UTILITIES SHALL BE LOCATED WITHIN THE EASEMENTS OF SAID PLAT. THE UTILITIES SHALL BE LOCATED WITHIN THE EASEMENTS OF SAID PLAT, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERLAP OR BURY ABOVE 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 GARAGES, 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 PEORIA PUBLIC SCHOOL DISTRICT 150.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS _____ DAY OF _____, 2003.

WILLIAM GREGURICH, OWNER

MARGARET GREGURICH, OWNER

FINAL PLAT OF
GREGURICH SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16,
T9N, R8E OF THE 4TH PM

AUSTIN ENGINEERING CO., INC.

CIVIL ENGINEERS

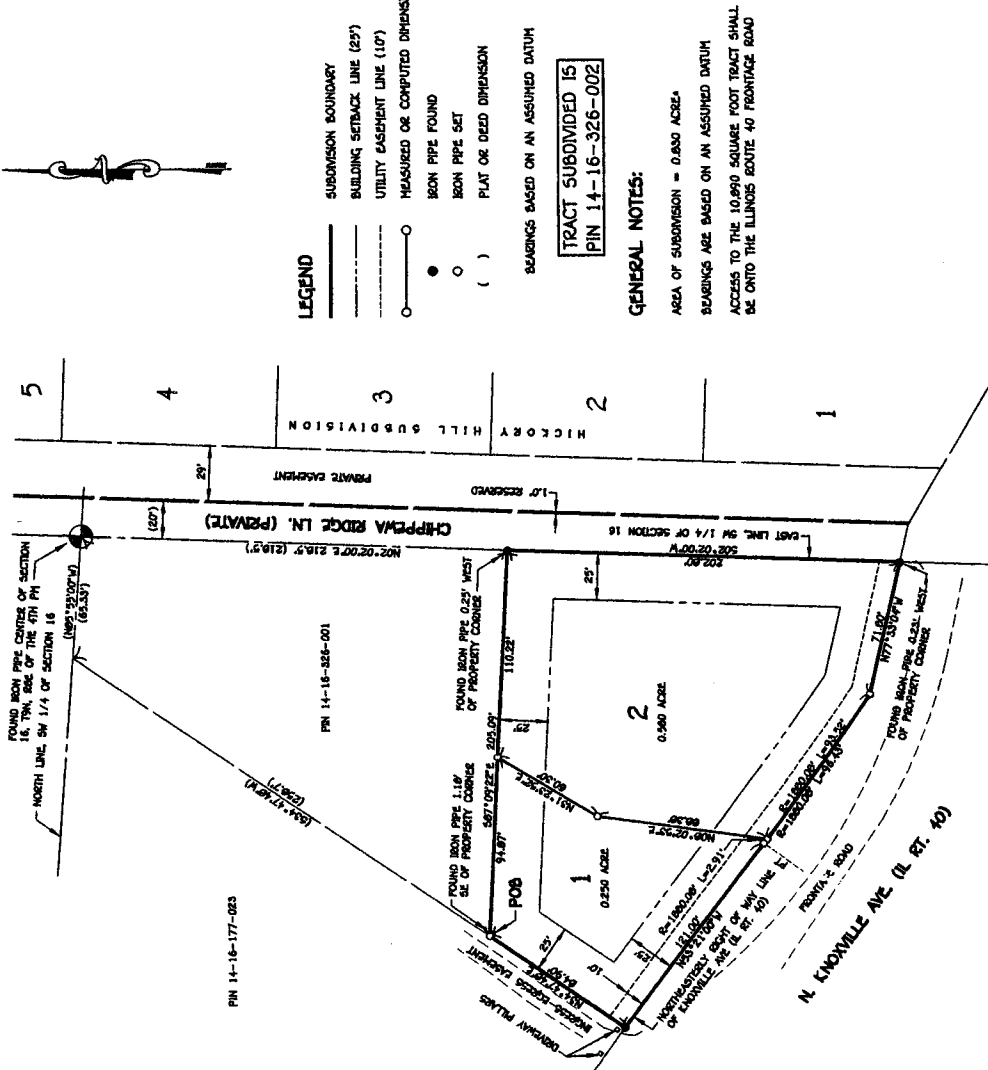
PEORIA LICENSE NO. 184-001145

ILLINOIS

DATE 01/23/03 TIME 1:50 PM

FILED 40-02-163

BOOK 1 P 1



LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (25')
- UTILITY EASEMENT LINE (10')
- MEASURED OR COMPUTED DIMENSION
- IRON PIPE FOUND
- IRON PIPE SET
- PLAT OR DEED DIMENSION

BEARINGS BASED ON AN ASSUMED DATUM

TRACT SUBDIVIDED IS
PIN 14-16-326-002

GENERAL NOTES:

AREA OF SUBDIVISION = 0.850 ACRES

BEARINGS ARE BASED ON AN ASSUMED DATUM

ACCESS TO THE 10,990 SQUARE FOOT TRACT SHALL BE ONTO THE ILLINOIS ROUTE 40 FRONTAGE ROAD

CITY OF PEORIA PLANNING DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA

I, HEREBY CERTIFY THAT THIS FINAL PLAT OF "GREGURICH SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS _____ DAY OF _____, 2003.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA

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 EMPLOYED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2003.

PEORIA COUNTY CLERK

JOSEPH CROWE, DISTRICT ENGINEER

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 165 ILCS, ARTICLE 200, PARAGRAPHS 2-4. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE DEPARTMENT OF TRANSPORTATION. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____, 2003.