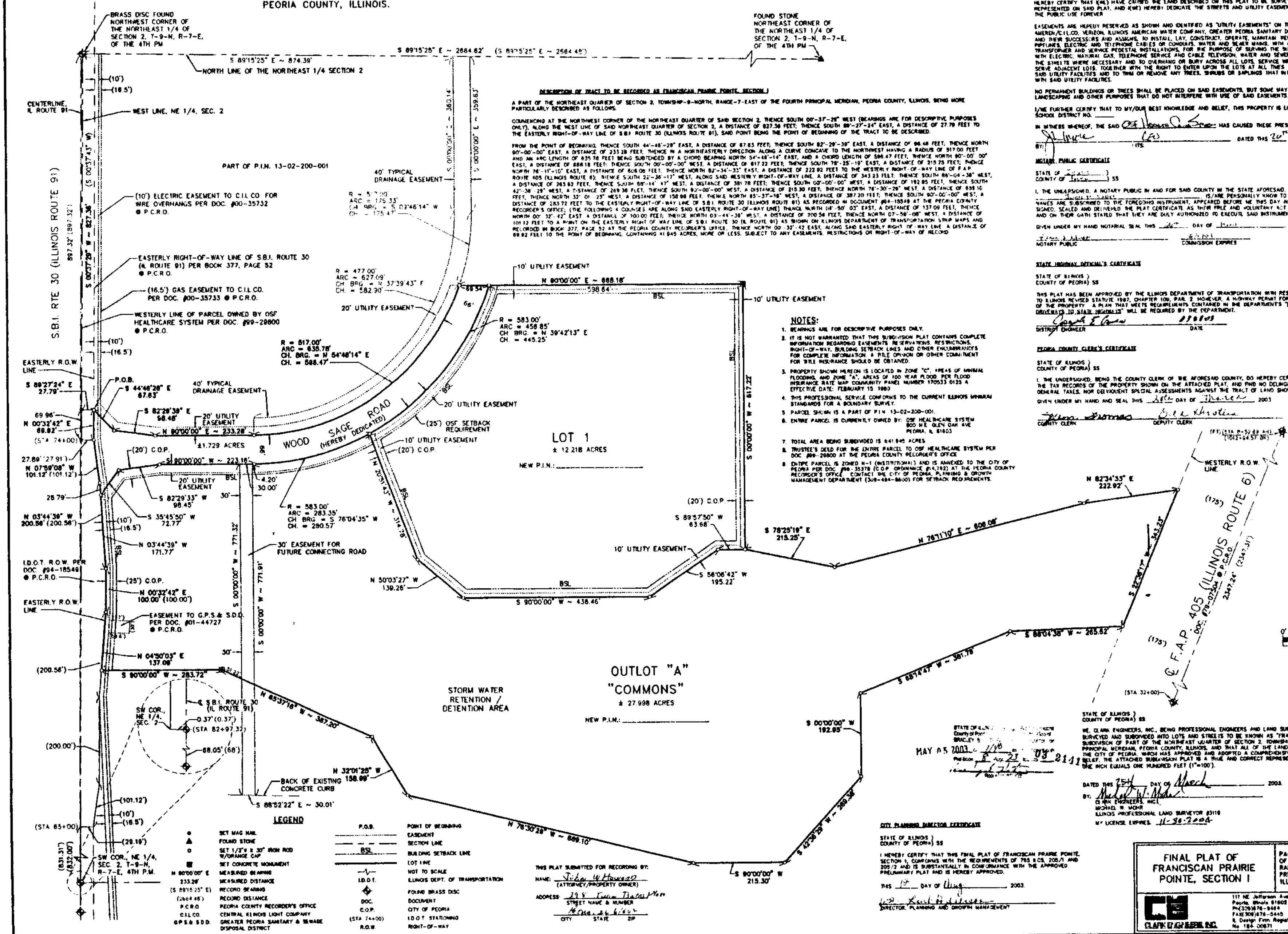
FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION I

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



DESCRIPTION OF TRACT TO BE RECORDED AS FRANCISCAN PRAIRIE POINTE, SECTION I

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 00°-37'-29" WEST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 827.36 FEET; THENCE SOUTH 89°-27'-24" EAST, A DISTANCE OF 27.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 30 (ILLINOIS ROUTE 91), SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED.

FROM THE POINT OF BEGINNING, THENCE SOUTH 44°-48'-28" EAST, A DISTANCE OF 67.83 FEET; THENCE SOUTH 82°-29'-39" EAST, A DISTANCE OF 98.48 FEET; THENCE NORTH 90°-00'-00" EAST, A DISTANCE OF 233.28 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 517.00 FEET AND AN ARC LENGTH OF 635.78 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 54°-48'-14" EAST, AND A CHORD LENGTH OF 598.47 FEET; THENCE NORTH 90°-00'-00" EAST, A DISTANCE OF 688.18 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 617.22 FEET; THENCE SOUTH 78°-25'-19" EAST, A DISTANCE OF 215.25 FEET; THENCE NORTH 76°-11'-10" EAST, A DISTANCE OF 606.06 FEET; THENCE NORTH 82°-34'-33" EAST, A DISTANCE OF 222.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF F.A.P. ROUTE 405 (ILLINOIS ROUTE 6); THENCE SOUTH 22°-36'-17" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 343.23 FEET; THENCE SOUTH 88°-04'-38" WEST, A DISTANCE OF 285.62 FEET; THENCE SOUTH 65°-14'-47" WEST, A DISTANCE OF 381.78 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 192.85 FEET; THENCE SOUTH 42°-38'-29" WEST, A DISTANCE OF 269.38 FEET; THENCE SOUTH 90°-00'-00" WEST, A DISTANCE OF 215.30 FEET; THENCE NORTH 78°-30'-28" WEST, A DISTANCE OF 869.10 FEET; THENCE NORTH 32°-01'-25" WEST, A DISTANCE OF 158.99 FEET; THENCE NORTH 65°-37'-16" WEST, A DISTANCE OF 387.20 FEET; THENCE SOUTH 90°-00'-00" WEST, A DISTANCE OF 283.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 30 (ILLINOIS ROUTE 91) AS RECORDED IN DOCUMENT #94-18549 AT THE PEORIA COUNTY RECORDER'S OFFICE; (THE FOLLOWING 4 COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE) THENCE NORTH 04°-50'-03" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 00°-32'-42" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 03°-44'-39" WEST, A DISTANCE OF 200.56 FEET; THENCE NORTH 07°-59'-08" WEST, A DISTANCE OF 101.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 30 (IL ROUTE 91) AS SHOWN ON ILLINOIS DEPARTMENT OF TRANSPORTATION STRIP MAPS AND RECORDED IN BOOK 377, PAGE 52 AT THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-32'-42 EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69.82 FEET TO THE POINT OF BEGINNING, CONTAINING 41.945 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAY OF RECORD.

NOTES:

1. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2. IT IS NOT WARRANTED THAT THIS SUBDIVISION PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE "A", AREAS OF 100 YEAR FLOOD, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170533 0125 A EFFECTIVE DATE: FEBRUARY 15 1980
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. PARCEL SHOWN IS A PART OF P.I.N. 13-02-200-001.
6. ENTIRE PARCEL IS CURRENTLY OWNED BY: OSF HEALTHCARE SYSTEM 800 N.E. GLEN OAK AVE PEORIA, IL 61603
7. TOTAL AREA BEING SUBDIVIDED IS ±41.945 ACRES
8. TRUSTEE'S DEED FOR THE ENTIRE PARCEL TO OSF HEALTHCARE SYSTEM PER DOC #99-20800 AT THE PEORIA COUNTY RECORDER'S OFFICE
9. ENTIRE PARCEL IS ZONED N-1 (INSTITUTIONAL) AND IS ANNEXED TO THE CITY OF PEORIA PER DOC #99-35378 (C.O.P. ORDINANCE #14,702) AT THE PEORIA COUNTY RECORDER'S OFFICE. CONTACT THE CITY OF PEORIA, PLANNING & GROWTH MANAGEMENT DEPARTMENT (309-494-8600) FOR SETBACK REQUIREMENTS.

LEGEND

●	SET MAG NAIL		P.O.B.	POINT OF BEGINNING
▲	FOUND STONE			EASEMENT
○	SET 1/2"ø X 30" IRON ROD W/ORANGE CAP			SECTION LINE
■	SET CONCRETE MONUMENT		BSL	BUILDING SETBACK LINE
N 90°00'00" E	MEASURED BEARING			LOT LINE
233.28'	MEASURED DISTANCE			NOT TO SCALE
(S 89°15'25" E)	RECORD BEARING		I.D.O.T.	ILLINOIS DEPT. OF TRANSPORTATION
(2664.48')	RECORD DISTANCE			FOUND BRASS DISC
P.C.R.O.	PEORIA COUNTY RECORDER'S OFFICE		DOC.	DOCUMENT
C.I.L.CO.	CENTRAL ILLINOIS LIGHT COMPANY		C.O.P.	CITY OF PEORIA
G.P.S.& S.D.D.	GREATER PEORIA SANITARY & SEWAGE DISPOSAL DISTRICT		(STA 74+00)	I.D.O.T. STATIONING
			R.O.W.	RIGHT-OF-WAY

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: *John W Howard* (ATTORNEY/PROPERTY OWNER)

ADDRESS: *19 S Fulton Bldg* STREET NAME & NUMBER; *Peoria IL 61602* CITY STATE ZIP

OWNER'S CERTIFICATE

STATE OF *Illinois*)
COUNTY OF *Peoria*) SS

I(WE), *OSF Healthcare System* OWNER(S) OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT I(WE) HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON SAID PLAT, AND I(WE) HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS ARE HEREBY RESERVED AS SHOWN AND IDENTIFIED AS "UTILITY EASEMENTS" ON THIS PLAT FOR THE USE OF AMEREN/C.I.L.CO, VERIZON, ILLINOIS AMERICAN WATER COMPANY, GREATER PEORIA SANITARY DISTRICT AND INSIGHT COMMUNICATIONS AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WATER AND SEWER MAINS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH ELECTRIC, NATURAL GAS, TELEPHONE SERVICE AND CABLE TELEVISION, WATER AND SEWER MAINS, 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 SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH USE OF SAID EASEMENTS.

I/WE FURTHER CERTIFY THAT TO MY/OUR BEST KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY UNIT SCHOOL DISTRICT NO. ______

IN WITNESS WHEREOF, THE SAID *OSF Healthcare System* HAS CAUSED THESE PRESENTS TO BE SIGNED BY

BY: *[signature]* ITS: *CFO* DATED THIS *20th* DAY OF *March* 2003.

NOTARY PUBLIC CERTIFICATE

STATE OF *Illinois*)
COUNTY OF *Peoria*) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT *[handwritten name]* IS/ARE PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE PLAT CERTIFICATE AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THAT THEY ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS *20th* DAY OF *March* 2003.

[signature] NOTARY PUBLIC — *[date]* COMMISSION EXPIRES

"OFFICIAL SEAL" REBECCA S. SCHUPP

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTE 1987, CHAPTER 109, PAR. 2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. 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.

Joseph E Crowe DISTRICT ENGINEER — *3/31/03* DATE

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, BEING THE COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS *26th* DAY OF *March* 2003

[signature] COUNTY CLERK — *[signature]* DEPUTY CLERK

STATE OF ILLINOIS) COUNTY OF PEORIA) SS

WE, CLARK ENGINEERS, INC., BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS "FRANCISCAN PRAIRIE POINTE, SECTION I", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN THE LIMITS OF THE CITY OF PEORIA, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN, AND THAT TO OUR BEST KNOWLEDGE AND BELIEF, THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS ONE HUNDRED FEET (1"=100').

DATED THIS *25th* DAY OF *March* 2003.

BY: *Michael W. Mohr*
CLARK ENGINEERS, INC.
MICHAEL W. MOHR
ILLINOIS PROFESSIONAL LAND SURVEYOR #3118
MY LICENSE EXPIRES: *11-30-2004*

MICHAEL W. MOHR — No. 035-3118 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — PEORIA, ILLINOIS

MAY 05 2003 ... 03 2141

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION 1, CONFORMS WITH THE REQUIREMENTS OF 765 ILCS, 205/1 AND 205/2 AND IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS HEREBY APPROVED.

THIS *14* DAY OF *Aug* 2003.

[signature] DIRECTOR, PLANNING AND GROWTH MANAGEMENT

FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION I	PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.	SHEET 1 OF 1
CLARK ENGINEERS INC. 117 NE Jefferson Ave Peoria, Illinois 61602 Ph(309)676-8484 FAX(309)676-5445 IL Design Firm Registration No 184 00871	SURVEY LM/DK/DE; DESIGN; DRAWN CSB/D.E; CHECKED; APPROVED; 100-69.52-93	ISSUE DATE 3-20-03; REVISE DATE; JOB NO. 03F-0002