

PIONEER PARKWAY

NORTH LINE, NE 1/4 OF SECTION 7

EAST LINE, NE 1/4 OF SECTION 7

PN 14-08-101-002

PN 14-08-101-003

PN 14-08-101-004

PN 14-08-101-005

PN 14-08-101-006

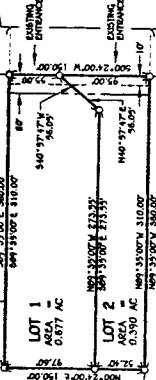
PN 14-07-226-001

PN 14-07-226-002

PN 14-07-226-006

PN 14-07-226-009

PN 14-07-226-010



N. UNIVERSITY ST.

There shall be no further subdivisions of Lot 2 and 2 nor shall any land be transferred between Lots 1 and 2 for a period of 10 years. Approval is conditioned upon applicant agreeing to the aforementioned conditions and shall be binding upon the applicants heirs and assigns.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF THE SUBDIVISION OF THE NORTH FOUR HUNDRED THIRTY-FIVE (435) FEET OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS, WAS PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT, CHAP. 120, ILL. REV. STAT. (1962), AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT, CHAP. 120, ILL. REV. STAT. (1962).

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 ONE HUNDRED (100) 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 30TH DAY OF JUNE, 2003.

AUSTIN ENGINEERING CO., INC.

BY: *James E. Powell*
JAMES E. POWELL
ILLINOIS PROFESSIONAL LAND SURVEY NO. 1842

LICENSE EXPIRES NOVEMBER 30, 2004

STATE OF ILLINOIS)
COUNTY OF PEORIA)

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

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF July, 2003.

BY: *Blanca Medina*
BLANCA MEDINA
PEORIA COUNTY CLERK

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, HEREBY CERTIFY THAT THIS FINAL PLAT OF THE SUBDIVISION OF THE NORTH FOUR HUNDRED THIRTY-FIVE (435) FEET OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS, WAS PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT, CHAP. 120, ILL. REV. STAT. (1962), AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT, CHAP. 120, ILL. REV. STAT. (1962).

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DATED AT PEORIA, ILLINOIS THIS 30TH DAY OF JUNE, 2003.

AUSTIN ENGINEERING CO., INC.



- LEGEND**
- SUBDIVISION BOUNDARY
 - BUILDING SETBACK LINE (20')
 - MEASURED OR COMPUTED DIMENSION
 - UTILITY EASEMENT LINE (10')
 - IRON PIPE SET
 - () PLAT OR DEED DIMENSION
- BEARINGS BASED ON AN ASSUMED DATUM

TRACT SUBDIVIDED IS
PIN 14-07-26-015

GENERAL NOTES:

AREA OF SUBDIVISION = 1.067 ACRES.
BEARINGS ARE BASED ON AN ASSUMED DATUM

03 31733

STATE OF ILLINOIS)
COUNTY OF PEORIA)

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

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PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

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GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF July, 2003.

BY: *Blanca Medina*
BLANCA MEDINA
PEORIA COUNTY CLERK

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "MRS J'S SUBDIVISION"

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "MRS J'S 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 FRANCHISES TO INSTALL LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND WATER MAINS, GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PIPES, AND TO INSTALL, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY RIGHT-OF-WAY, EASEMENTS, ANCHORS AND OTHER APPURTEANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES. THE SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SET FORTH IN THIS PLAT, AND THE SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SET FORTH IN THIS PLAT, AND THE SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SET FORTH IN THIS PLAT.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARAGES, SHEDS, 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 DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS 3rd DAY OF July, 2003.

BY: *Handwritten Signature*
OWNER

BY: *Handwritten Signature*
OWNER

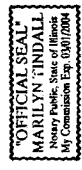
OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE UNDERSIGNED ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME IN MY OFFICE, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THAT THEY ARE ONLY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF July, 2003.

BY: *Handwritten Signature*
NOTARY PUBLIC



COMMISSION EXPIRES
3/1/04

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 705 ILCS, ARTICLE 205, SECTION 2-1.1. HOWEVER, A 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.

DATED THIS 3rd DAY OF July, 2003.

JOSEPH CRONE, DISTRICT ENGINEER

FINAL PLAT OF MRS J'S SUBDIVISION

PART OF THE NE 1/4 OF SECTION 7,
T9N, R08E OF THE 4TH PM

FOR: G. DOUGLAS STEPHENS

DATE: 06/30/03 SCALE: 1" = 100'

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS

PEORIA LICENSE NO. 184-001143
PROJECT NO. 40-03-015

DATE: 40-03-015

PLAT NO. 1 OF 1