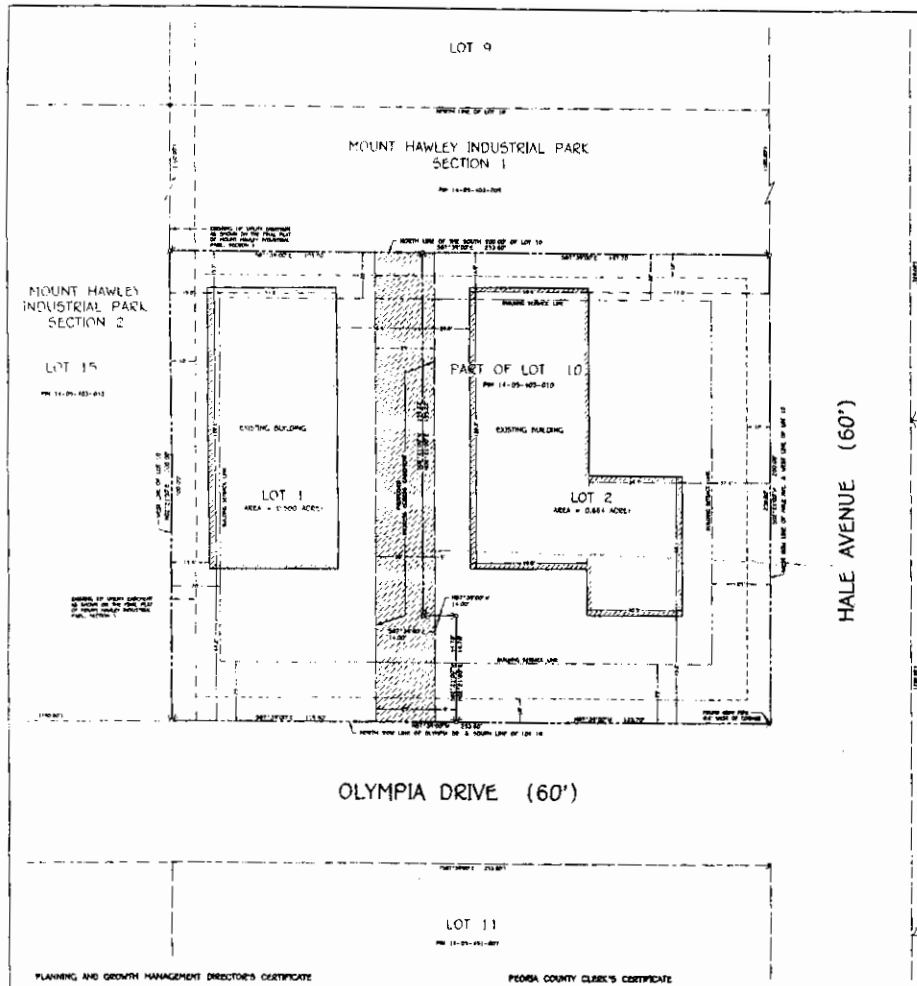

TRACT BEING SUBDIVIDED IS
P.I.N. 14-05-403-010

LEGEND

- BOUNDARY OF SUBDIVISION
- IRON PIPE FOUND
- IRON PIPE SET
- PLAT OR DEED DIMENSION
- UTILITY EASEMENTS
- BUILDING SETBACK LINE
- PROPOSED FINISHED GRADE

AREA OF SUBDIVISION = 1.184 ACRES±.

BEARINGS BASED ON THE FINAL PLAT OF MOUNT HAWLEY INDUSTRIAL PARK, SECTION 1.

PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE MAINTENANCE PROGRAM.

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "PHIL AND MARY'S SUBDIVISION"

PART OF LOT 10 IN "MOUNT HAWLEY INDUSTRIAL PARK, SECTION ONE", A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP NINE (9) NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87-11251 IN PLAT BOOK 3-L, PAGE 126, IN THE OFFICE OF THE P COUNTY RECORDER OF DEEDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 200.00 FEET OF SAID LOT 10

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, PHILIP LAMB BUILDER CO., OWNER AND PROPRIETOR OF THE LAND SHOWN ON THE ABOVE FINAL PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, TO BE KNOWN AS "PHIL AND MARY'S SUBDIVISION", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

WE HEREBY DEDICATE A 15 FOOT WIDE DRAINAGE EASEMENT FOR THE COMMON USE OF THE OWNERS OF LOT 1 AND LOT 2. UTILITY EASEMENTS AS SHOWN ON SAID FINAL PLAT ARE HEREBY DEDICATED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING THE ILLINOIS AMERICAN WATER COMPANY AND CABLE TELEVISION PROVIDERS TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REPLACE UNDERGROUND WATER MAINS, GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY MANHOLES, CATCH-HOLES, TRANSFORMERS AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLES AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY GUYS, GUY WIRES, ANCHORS AND OTHER APPURTENCES FOR THE PURPOSES OF SERVING THE SUBDIVISION AND ADJACENT PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR SWING ACROSS ALL LOTS SERVICE WIRES, PROVIDED AND/OR CABLES TO SERVE ADJACENT LOTS. PROVIDED 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 BUILDINGS THAT MAY INTERFERE WITH SAID UTILITY FACILITIES.

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 PEORIA PUBLIC SCHOOL DISTRICT 150

IN WITNESS WHEREOF, THE UNDERSIGNED, OWNER AND PROPRIETOR, HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 23rd DAY OF March, 2005

PHILIP LAMB BUILDER CO.
OWNER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE MENTION IS PERSONALLY KNOWN TO ME TO BE THE 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 HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OWN STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF March, 2005

NOTARY PUBLIC

OFFICIAL SEAL
MARY ELIZABETH LAMB
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-24-05

7-24-05
COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE FINAL PLAT OF "PHIL AND MARY'S SUBDIVISION", A SUBDIVISION OF PART OF LOT 10 IN "MOUNT HAWLEY INDUSTRIAL PARK, SECTION 1", BEING IN PART OF THE SOUTHEAST QUARTER OF SECTION FIVE, TOWNSHIP NINE (9) NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS THIRTY FEET.

WE FURTHER CERTIFY THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA DEFINED 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 22ND DAY OF MARCH, 2005.

AUSTIN ENGINEERING CO., INC.

BY: Jeffrey C. Franklin
JEFFREY C. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3434
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0261
3000 N. UNIVERSITY ST. PEORIA, IL. 61604

ILLINOIS PROFESSIONAL LAND SURVEYOR

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "PHIL AND MARY'S SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 23rd DAY OF March, 2005

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

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

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF April, 2005.

PEORIA COUNTY CLERK

APR 06 2005

FINAL PLAT OF
PHIL AND MARY'S SUBDIVISION

A PART OF LOT 10 IN MOUNT HAWLEY INDUSTRIAL PARK, SECTION 1, BEING IN PART OF THE SE 1/4 OF SECTION 5, T9N, R8E OF THE 4TH P.M.

AUSTIN ENGINEERING CO
CIVIL ENGINEERS
PEORIA ILLINOIS LICENSE No. 184-001145

FOR: PHILIP LAMB			DRAWN:	CHECKED:	APPROVED:
DATE: 3/22/05	SCALE: 1" = 30'	BY:	DESIGN:	DRAFTED:	