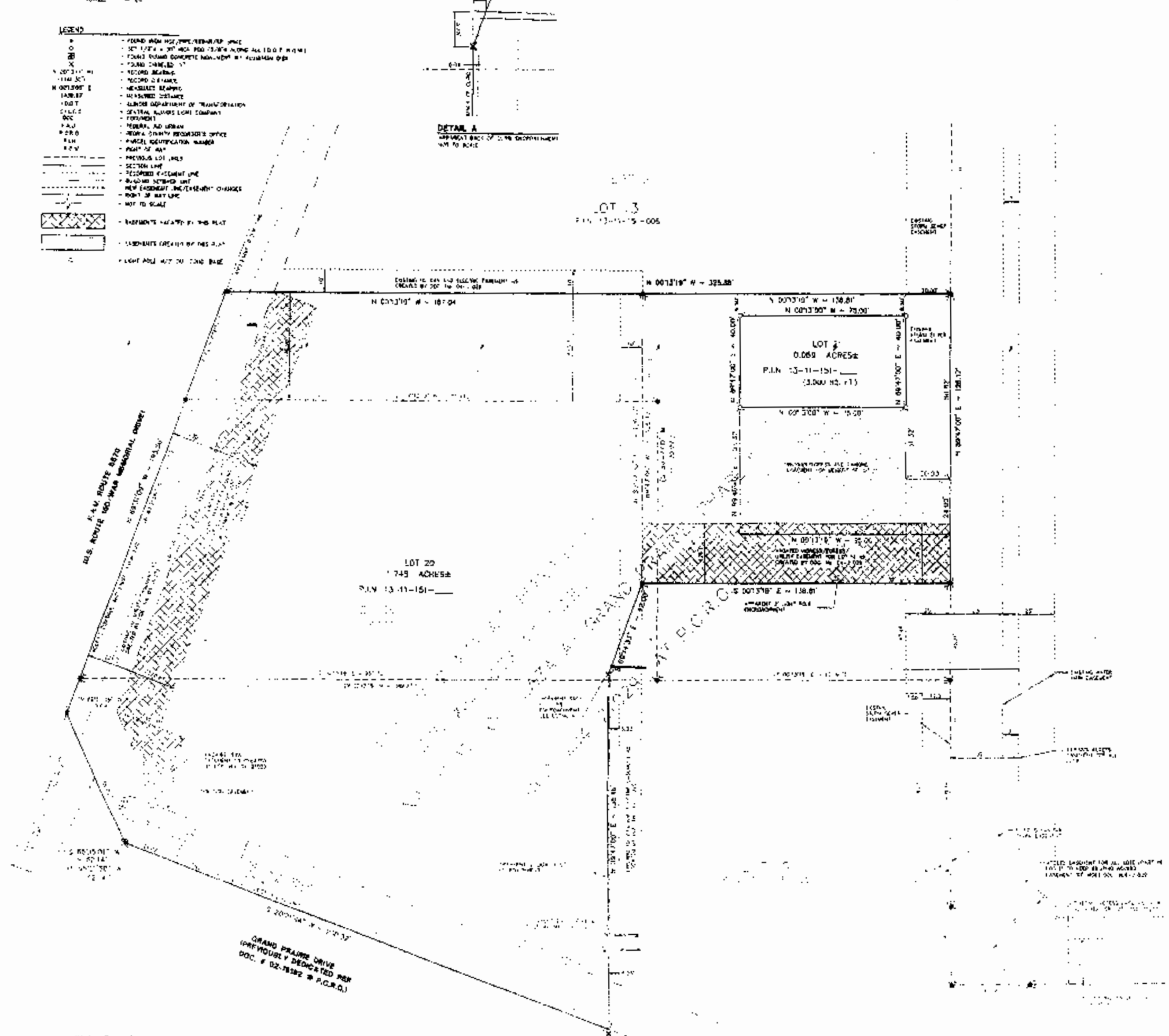
FINAL PLAT OF "PLAZA AT GRAND PRAIRIE, PHASE IV"

A RESUBDIVISION OF LOT 14 AND LOT 15 OF "PLAZA AT GRAND PRAIRIE, PHASE II (AS RECORDED IN DOCUMENT #04-21029 AT THE PEORIA COUNTY RECORDERS OFFICE), BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.
PART OF P.I.N. 13-11-151-007 AND 13-11-151-008
AREA = .817 ACRES



DESCRIPTION OF TRACT TO BE RECORDED AS PLAZA AT GRAND PRAIRIE, PHASE IV

A RESUBDIVISION OF LOT 14 AND LOT 15 OF PLAZA AT GRAND PRAIRIE, PHASE II (AS RECORDED IN DOCUMENT #04-21029 AT THE PEORIA COUNTY RECORDERS OFFICE), BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, PLAZA AT GRAND PRAIRIE, L.L.C. OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON SAID PLAT.

A PART OF A UTILITY EASEMENT IS HEREBY VACATED AS SHOWN AND IDENTIFIED AS "VACATED UTILITY EASEMENT". (SEE NOTE 12)

A 28 FOOT WIDE INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY VACATED AS SHOWN AND IDENTIFIED AS "VACATED INGRESS/EGRESS/UTILITY EASEMENT".

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.

THE EXISTING SIGN EASEMENT AS CREATED BY DOC No. 04-21029 IS HEREBY VACATED AS SHOWN AND IDENTIFIED AS "VACATED SIGN EASEMENT" AND A NEW SIGN EASEMENT IS HEREBY RESERVED AS SHOWN AND IDENTIFIED AS "NEW SIGN EASEMENT".

I/WE FURTHER CERTIFY THAT TO MY/OUR BEST KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY UNIT SCHOOL DISTRICT NO. 323.

IN WITNESS WHEREOF, THE SAID PLAZA AT GRAND PRAIRIE, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 15 DAY OF July 2005

PLAZA AT GRAND PRAIRIE, L.L.C.

BY: DIANE A. OBERHELMAN, ITS MANAGER

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 Diane A. Oberhelman IS/ARE PERSONALLY KNOWN TO ME TO BE A MANAGER OF PLAZA AT GRAND PRAIRIE, L.L.C. 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 AND NOTARIAL SEAL THIS 15 DAY OF July 2005

Susan M. Hudson
NOTARY PUBLIC

COMMISSION EXPIRES

"OFFICIAL SEAL" Susan M. Hudson

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "PLAZA AT GRAND PRAIRIE, PHASE IV" IS APPROVED.

THIS 15th DAY OF July 2005

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

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 21st DAY OF July 2005

COUNTY CLERK DEPUTY CLERK

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 STATUTES 1981, 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.

DISTRICT ENGINEER 07/14/05 DATE

NOTES:

1. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY AND ARE BASED ON THE FINAL SUBDIVISION PLAT OF PLAZA AT GRAND PRAIRIE [illegible]
2. SURVEY FIELD WORK COMPLETED ON 2-18-03
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
4. [illegible] ARE BASED ON INFORMATION SHOWN ON PREVIOUS PLATS. FOR ADDITIONAL INFORMATION CONTACT CITY OF PEORIA PLANNING AND ZONING DEPARTMENT.
5. [illegible] IS CURRENTLY ZONED [illegible] (LARGE SCALE COMMERCIAL DISTRICT) BY THE CITY OF PEORIA PER ORDINANCE #[illegible] DATED MAY [illegible] 1995 AND IS GRANTED SPECIAL USE FOR A SHOPPING CENTER BY ORDINANCE #[illegible]
6. BEING SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE RECIPROCAL CONSTRUCTION, OPERATING AND EASEMENT AGREEMENT DATED SEPTEMBER 13, 1995 AND RECORDED SEPTEMBER 14, 1995 AS DOCUMENT #95-[illegible] AT P.C.R.O. RIGHT OF ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. FIRST AMENDMENT TO RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED MARCH 19, 1998 AND RECORDED MARCH 27, 1998 AS DOCUMENT #98-[illegible] AT P.C.R.O.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER [illegible]
8. IT IS NOT WARRANTED THAT THIS 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.
9. GENERAL UTILITY EASEMENTS FOR TELEPHONE, ETC. SHALL BE [illegible] AT A LATER DATE AND RECORDED AS SEPARATE DOCUMENTS.
10. TOTAL AREA SUBDIVIDED = 0.817 ACRES
11. DECLARATION OF COVENANTS AND RESTRICTIONS WILL BE FILED FOR LOT'S 20 AND 21 BY A SEPARATE DOCUMENT PROVIDING FOR CROSS ACCESS AND PARKING AGREEMENTS
12. THE 20 FEET WIDE UTILITY EASEMENT PROPOSED TO BE VACATED BY THIS PLAT AND CREATED BY DOCUMENT NO. 02-10182 (PEORIA REGIONAL CENTER) SHALL BE FORMALLY VACATED BY SEPERATE DOCUMENTS IN THE INTEREST OF THE GREATER PEORIA SANITARY DISTRICT AND ILLINOIS AMERICAN WATER COMPANY.

THIS PLAT SUBMITTED FOR RECORDING BY:
NAME: (ATTORNEY/PROPERTY OWNER)
ADDRESS: STREET NAME & NUMBER
CITY STATE ZIP

JUL 21 2005

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, CHARLES A. BRUN, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS PLAZA AT GRAND PRAIRIE, PHASE IV, BEING A RESUBDIVISION OF LOT 14 AND LOT 15 OF PLAZA AT GRAND PRAIRIE, PHASE II (AS RECORDED IN DOCUMENT #04-21029 AT THE PEORIA COUNTY RECORDERS OFFICE), BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS TWENTY FEET (1" = 20'). THE LAND AS SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA, ILLINOIS WHICH HAS AN APPROVED AND ADOPTED COMPREHENSIVE PLAN.

DATED THIS 14th DAY OF July 2005

BY
STS CONSULTANTS LTD.
CHARLES A. BRUN
ILLINOIS PROFESSIONAL LAND SURVEYOR #2920
MY LICENSE EXPIRES 11-30-06

STATE OF ILLINOIS — CHARLES A. BRUN — PEORIA — PROFESSIONAL LAND SURVEYOR

A RESUBDIVISION OF LOT 14 AND LOT 15 OF PLAZA AT GRAND PRAIRIE, PHASE II (AS RECORDED IN DOCUMENT #04-21029 AT THE PEORIA COUNTY RECORDERS OFFICE), BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11

FINAL PLAT OF "PLAZA AT GRAND PRAIRIE, PHASE IV"

DRAWN BY	EDN
CHECKED BY	CAB
APPROVED BY	
DATE	2-21-02
DATE	2-21-05

STS CONSULTANTS LTD.

STS PROJECT NUMBER	B3031?
STS PROJECT FILE	
SCALE	1" = 20'
SHEET NUMBER	1