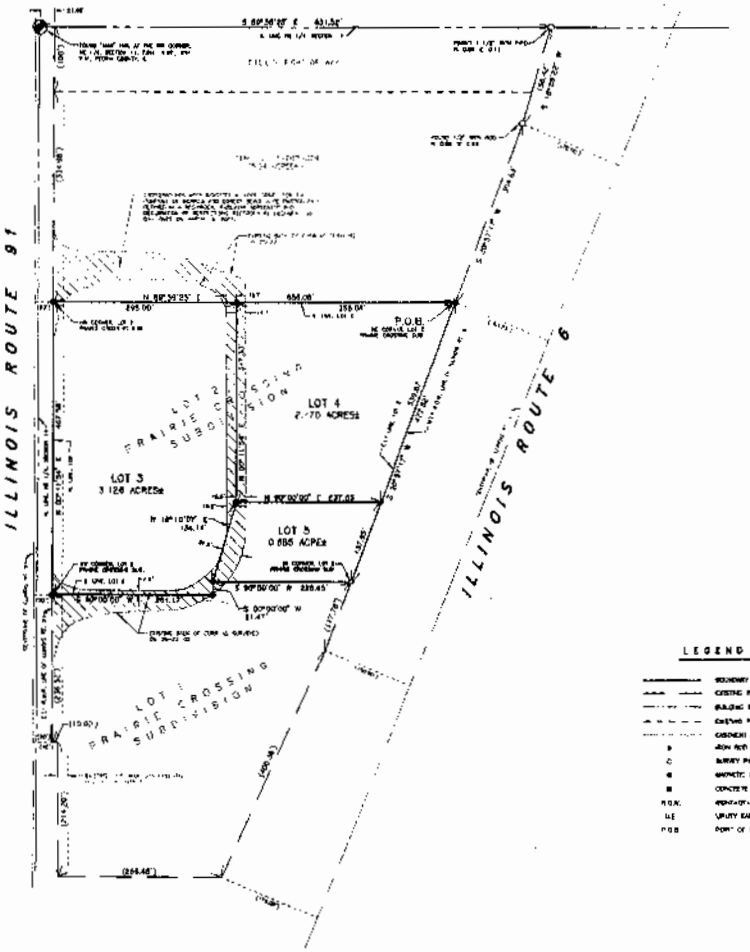
FINAL PLAT OF

A RESUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION

BEING A RE-SUBDIVISION LOT 2 OF PRAIRIE CROSSING SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN



OWNER'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, THE UNDERSIGNED, CERTIFY THAT I HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND TO BE KNOWN AS "A RESUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION", AND I ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

UTILITY EASEMENTS ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (TO BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE), TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVEGROUND OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, 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 WITH SAID UTILITY FACILITIES.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH USE OF SAID EASEMENTS.

FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE ADJOINING LAND DESCRIBED ON THIS PLAT IS IN THE FOLLOWING SCHOOL DISTRICT: DUNLAP DISTRICT 323

DATED AT PEORIA, ILLINOIS THIS 12th DAY OF June, A.D. 2005

PRAIRIE CROSSING, LLC

BY: _____
AUTHORIZED AGENT

NOTARY PUBLIC'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Robert A. Lasher, PERSONALLY KNOWN TO ME TO BE THE SAME 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 OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF June, A.D. 2005.

"OFFICIAL SEAL"
HOLLY N. MARTIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/1/2006

Holly N. Martin
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ACCOMPANYING PLAT OF "A RESUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION".

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF June, A.D. 2005.

Diane Thomas Barbara Fisher
COUNTY CLERK

CITY PLANNING DIRECTOR'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THE ABOVE PLAT OF "A RESUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION" IS APPROVED THIS 10th DAY OF June, A.D. 2005

For Jeffrey D. Allinson
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

I.D.O.T. HIGHWAY OFFICIAL'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

THIS PLAT HAS BEEN APPROVED BY ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTES, 1987, CHAPTER 109, PARAGRAPH TWO. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF June, A.D. 2005.

DISTRICT ENGINEER — I.D.O.T.

LEGAL DESCRIPTION
5.981 ACRES ±

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 11, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 20°-57'-13" WEST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 6, A DISTANCE OF 477.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 89°-00'-00" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 225.65 FEET; THENCE SOUTH 00°-00'-00" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 21.47 FEET; THENCE SOUTH 89°-00'-00" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 281.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°-11'-54" EAST ALONG THE WEST LINE OF SAID LOT 2, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 487.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°-59'-25" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 656.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.981 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

WE, CONSOLIDATED LAND SURVEYING, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "A RESUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION", BEING A RE-SUBDIVISION LOT 2 OF PRAIRIE CROSSING SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1 INCH EQUALS 100 FEET.

WE FURTHER CERTIFY, IN COMPLIANCE WITH ILLINOIS HOUSE BILL NO. 532, THAT NO PART OF THE PROPERTY OWNED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED AT PEORIA, ILLINOIS, THIS 8th DAY OF JUNE, A.D. 2005.

CONSOLIDATED LAND SURVEYING, INC.

BY: _____
R. RALPH HORDES ILLINOIS LAND SURVEYOR NO. 2612

STATE OF ILLINOIS
R. RALPH HORDES
2612
REGISTERED LAND SURVEYOR

EXPIRES: 11-30-06

SUBDIVISION NOTES:

1. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2. SURVEY FIELD WORK COMPLETED FROM 05-23-05 THROUGH 05-26-05.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. PARCEL SHOWN IS CURRENTLY ZONED C-2, WITH SPECIAL USE FOR A SHOPPING CENTER.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170535 0125 A, EFFECTIVE DATE: FEBRUARY 15, 1980. ZONE C DENOTES AREAS OF MINIMAL FLOODING.
6. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES.
7. TOTAL AREA OF THIS SUBDIVISION IS 5.981 ACRES ±
8. NO NEW ROADWAY DEDICATION IS SHOWN ON THIS PLAT.
9. THIS SUBDIVISION IS A PART OF P.I.N. 13-11-200-010.
10. THE DIVISION OF LAND WHICH IS ZONED FOR A SHOPPING CENTER FOR THE PURPOSE OF TRANSFERRING OWNERSHIP AND/OR CREATING MULTIPLE OWNERS OF AN ORIGINAL PARCEL WITHIN AN APPROVED SITE PLAN AND WHERE CROSS ACCESS AND PARKING EASEMENTS ARE MAINTAINED PERPETUALLY BY RECORDED DOCUMENTS, A DIVISION OF PROPERTY SHALL BE FOR THE TRANSFER OF OWNERSHIP ONLY AND SHALL NOT REQUIRE CHANGES IN SETBACKS, LOT SIZE AND OTHER REQUIREMENTS, NOR SHALL THE LOT SO CREATED BE CONSIDERED A BUILDABLE PARCEL BY ITSELF.

STATE OF ILLINOIS } SS
County of Peoria
JUN 15 2005
Recorded in Book ____ Page ____
County Recorder

LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- IRON ROD SET
- SURVEY PIPE OR IRON PIN
- MAGNETIC NAIL SET OR PK
- CONCRETE MONUMENT FOUND
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

0 100 200
Scale Feet