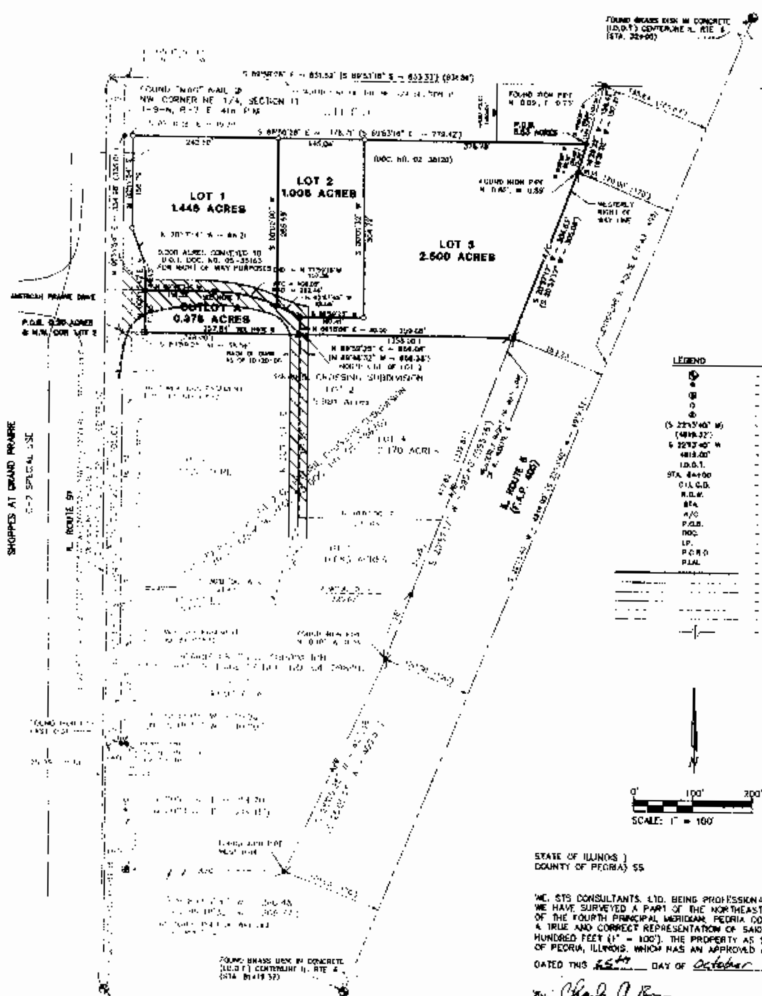
FINAL PLAT OF "PRAIRIE MEADOWS SUBDIVISION"

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.

P.I.N. 13-11-200-009

AREA = 5.330 ACRES



LEGEND

- FOUND BRASS DISK
- FOUND IRON ROD/PIPE/REBAR/RR SPIKE
- SET CONCRETE MONUMENT
- SET 1/2" x 30" IRON ROD
- SET MAG NAIL / UNLESS NOTED OTHERWISE
- (S 22°13'40" W) RECORD BEARING
- (4819.32') RECORD DISTANCE
- S 22°13'40" W MEASURED BEARING
- 4819.00' MEASURED DISTANCE
- I.D.O.T. ILLINOIS DEPARTMENT OF TRANSPORTATION
- STA. 44+00 I.D.O.T. CENTERLINE STATIONING
- C.I.L.C.O. CENTRAL ILLINOIS LIGHT COMPANY
- R.O.W. RIGHT-OF-WAY
- STA. STATION
- A/C ACCESS CONTROL LINE
- P.O.B. POINT OF BEGINNING
- DOC. DOCUMENT
- I.P. IRON PIPE
- P.C.R.O. PEORIA COUNTY RECORDER'S OFFICE
- P.I.N. PARCEL IDENTIFICATION NUMBER
- LOT LINES
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NOT TO SCALE

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: Sandra J. Birdsall
(ATTORNEY/PROPERTY OWNER)

ADDRESS: 124 SW Adams
STREET NAME & NUMBER

Peoria Ill. 61602
CITY STATE ZIP

SCALE: 1" = 100'

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, STS CONSULTANTS, LTD. BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF THE NORTHEAST 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 ONE HUNDRED FEET (1" = 100'). THE PROPERTY AS SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA, ILLINOIS, WHICH HAS AN APPROVED AND ADOPTED COMPREHENSIVE PLAN.

DATED THIS 25th DAY OF October 2005.

BY: Charles A. Brun
STS CONSULTANTS, LTD.
CHARLES A. BRUN
ILLINOIS PROFESSIONAL LAND SURVEYOR #2620
MY LICENSE EXPIRES 11-30-06

STATE OF ILLINOIS ★ CHARLES A. BRUN 2620 PEORIA ★ PROFESSIONAL LAND SURVEYOR

NOTES:

1) BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2) SURVEY FIELD WORK COMPLETED 10-20-05
3) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4) PARCEL SHOWN IS CURRENTLY ZONED C-2 (LARGE SCALE COMMERCIAL DISTRICT)SPECIAL USE FOR A SHOPPING CENTER) BY THE CITY OF PEORIA PLANNING AND ZONING DEPARTMENT PER CITY OF PEORIA ORDINANCE #13831, DATED MAY 14, 1995.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170533 0125 A EFFECTIVE DATE: FEB. 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. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
7) CROSSHATCHED AREA AS SHOWN HEREON INDICATES A "LOOP DRIVE" FOR THE PURPOSE OF INGRESS AND EGRESS BEING MORE PARTICULARLY DEFINED IN A RECIPROCAL EASEMENT AND OPERATING AGREEMENT AND DECLARATION OF RESTRICTIONS RECORDED AS DOCUMENT NO. 04-16028 ON MARCH 19, 2004 AT THE PEORIA COUNTY RECORDERS OFFICE
8) OUTLOT A IS NOT INTENDED TO BE A SEPERATE BUILDING SITE
9) NO NEW ROADWAY DEDICATION IS SHOWN ON THIS PLAT.
10) NO NEW UTILITY EASEMENTS ARE SHOWN AS A PART OF THIS PLAT. EASEMENTS TO BE DETERMINED AT A LATER DATE AND FILED AS SEPERATE DOCUMENTS.

RECORD DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 11, 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 11; THENCE SOUTH 89 DEGREES 53 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 833.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 474; THENCE SOUTH 18 DEGREES 31 MINUTES 02 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 474, A DISTANCE OF 104.24 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 18 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 474, A DISTANCE OF 52.97 FEET, THENCE SOUTH 20 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 474, A DISTANCE OF 305.08 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 32 SECONDS WEST, A DISTANCE OF 650.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 91; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 338.01 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 779.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT NUMBER 05-35163 FOR RIGHT OF WAY PURPOSES: A PART OF THE NORTHEAST QUARTER OF SECTION 11, 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 LOT 2 OF PRAIRIE CROSSING SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 04-09889 AT THE PEORIA COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 91 AS THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST, (BEARINGS ARE BASED UPON DOCUMENT NUMBER 04-09889 AS RECORDED AT THE PEORIA COUNTY RECORDERS OFFICE) ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 334.98 FEET TO A POINT BEING 100 FEET NORMALLY DISTANT SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 18.39 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST AND PARALLEL WITH SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 158.79 FEET; THENCE SOUTH 20 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 56.25 FEET TO A POINT BEING 38.58 FEET NORMALLY DISTANT EAST OF SAID EXISTING EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST, PARALLEL WITH SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.08 FEET TO A POINT BEING ON THE NORTH LINE OF SAID LOT 2 OF PRAIRIE CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 38.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, CULLINAN PROPERTIES, LTD., OWNER 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.

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 OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND

DATED THIS 28th DAY OF October 2005.

Cullinan Companies, LLC

BY: Sandra J. Birdsall, Its Attorney

ATTEST:

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 Sandra J. Birdsall ARE PERSONALLY KNOWN TO ME TO BE SAME PERSONS 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 28th DAY OF October 2005.

Traci L. Moses
NOTARY PUBLIC

5-14-06
COMMISSION EXPIRES

"OFFICIAL SEAL"
Traci L. Moses
Notary Public, State of Illinois
My Commission Exp. 05/14/2006

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.

DISTRICT ENGINEER

10/24/05
DATE

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "PRAIRIE MEADOWS SUBDIVISION" IS APPROVED.

THIS 28th DAY OF October 2005.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

NOV 1 1 2005

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, NON DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF November 2005.

COUNTY CLERK

DEPUTY CLERK

STS CONSULTANTS
111 NE Jefferson Ave.
Peoria, Illinois 61602

Copyright 2005 © By STS Consultants, Ltd.

FINAL PLAT OF "PRAIRIE MEADOWS SUBDIVISION"

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.

SHEET 1 OF 1

STS PROJECT NO. 8-30536