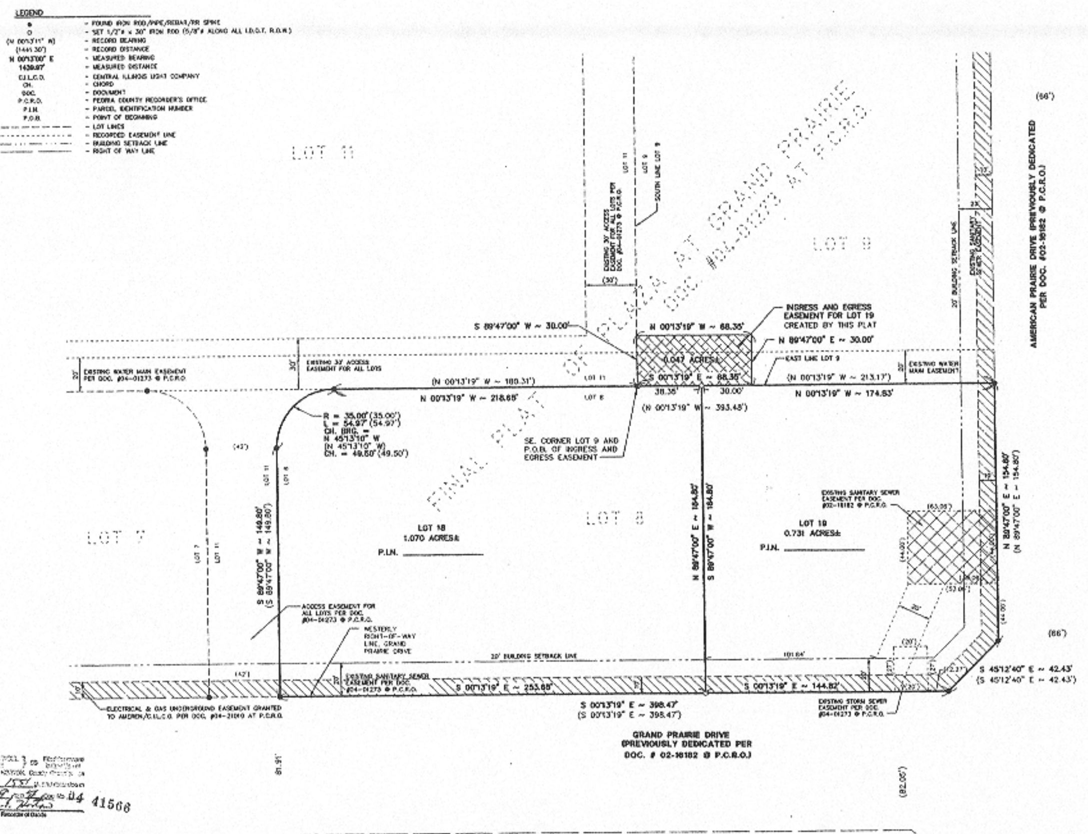
FINAL PLAT OF "PLAZA AT GRAND PRAIRIE, PHASE III"

A RESUBDIVISION OF LOT 8 AND PART OF LOT 9 FOR INGRESS & EGRESS PURPOSES OF PLAZA AT GRAND PRAIRIE (AS RECORDED IN DOCUMENT #04-01273 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. 13-11-151-008
AREA = 1.801 ACRES



NOV 10 2004 — 04 41566

STATE OF ILLINOIS }
COUNTY OF PEORIA} SS

WE, CLARK ENGINEERS, INC. BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED INTO LOTS, TO BE KNOWN AS "PLAZA AT GRAND PRAIRIE, PHASE III", BEING A RESUBDIVISION OF LOT 8 AND PART OF LOT 9 FOR INGRESS AND EGRESS PURPOSES OF PLAZA AT GRAND PRAIRIE (AS RECORDED IN DOCUMENT #04-01273 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 THIRTY FEET (1" = 30'). 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 29th DAY OF September 2004.

BY: ______
CLARK ENGINEERS, INC.
CHARLES A. BRUN
ILLINOIS PROFESSIONAL LAND SURVEYOR #2620
MY LICENSE EXPIRES: 11-30-04

Legal Description
(Ingress & Egress Easement for benefit of Lot 19 as shown hereon)

A tract of land being part of Lot 9 of "Plaza at Grand Prairie", 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 being recorded in Plat Book 8, Page 126 as Document No. 04-01273 at the Peoria County Recorders Office and being more particularly described as follows:

Commencing at the southeast corner of said Lot 9 as the Point of Beginning; thence South 89 degrees 47 minutes 00 seconds West, (bearings are based upon said final plat of "Plaza at Grand Prairie") along the south line of said Lot 9, a distance of 30.00 feet; thence North 00 degrees 13 minutes 19 seconds West, a distance of 68.35 feet; thence North 89 degree 47 minutes 00 seconds East, a distance of 30.00 feet to a point being on the east line of said Lot 9; thence South 00 degrees 13 minutes 19 seconds East, along said east line, a distance of 68.35 feet to the Point of Beginning and containing 0.047 acres more or less.

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

A RESUBDIVISION OF LOT 8 AND PART OF LOT 9 OF PLAZA AT GRAND PRAIRIE (AS RECORDED IN DOCUMENT #04-01273 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.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED WITHIN THE EXISTING EASEMENTS AS SHOWN HEREON, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

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 2nd DAY OF November 2004.

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 KNOW 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 NOTARIAL SEAL THIS 2nd DAY OF November 2004.

NOTARY PUBLIC — COMMISSION EXPIRES

"OFFICIAL SEAL"
Susan M. Hudson
Notary Public, State of Illinois
My Commission Exp. [illegible]

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

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

THIS 4th DAY OF November 2004.

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 9th DAY OF November 2004.

COUNTY CLERK — DEPUTY CLERK

NOTES:

1) BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY AND ARE BASED ON THE FINAL SUBDIVISION PLAT OF PLAZA AT GRAND PRAIRIE (AS RECORDED IN DOC. #04-01273).
2) SURVEY FIELD WORK COMPLETED ON 09-23-04.
3) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4) SETBACK LINES SHOWN HEREON ARE BASED ON INFORMATION SHOWN ON PREVIOUS PLATS. FOR ADDITIONAL INFORMATION CONTACT CITY OF PEORIA PLANNING AND ZONING DEPARTMENT.
5) PARCEL SHOWN IS CURRENTLY ZONED C-2 (LARGE SCALE COMMERCIAL DISTRICT) BY THE CITY OF PEORIA PER ORDINANCE #13,932 DATED MAY 16, 1995 AND IS GRANTED SPECIAL USE FOR A SHOPPING CENTER BY ORDINANCE #13,932.
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 #95-22404 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 15, 1999 AND RECORDED MARCH 22, 1999 AS DOCUMENT #99-09693 AT P.C.R.O.
7) 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.
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 DETERMINED AT A LATER DATE AND RECORDED AS SEPARATE DOCUMENTS.
10) TOTAL AREA SUBDIVIDED = 1.801 ACRES.
11) PROPERTY AS SHOWN HEREON WAS ANNEXED TO THE GREATER PEORIA SANITARY AND SEWAGE DISTRICT BY ANNEXATION ORDINANCE No. 500 AND RECORDED AS DOCUMENT No. 01-43988 AT THE PEORIA COUNTY RECORDER'S OFFICE.
12) PROPERTY AS SHOWN HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT AGREEMENT RECORDED AS DOCUMENT No. 04-20851 AT THE PEORIA COUNTY RECORDER'S OFFICE.
13) SUBJECT TO THE PROVISIONS AND CONDITIONS CONTAINED IN THE RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED AS DOCUMENT No. 04-22419 AND AMENDED BY DOCUMENT No. 04-29944 AT THE PEORIA COUNTY RECORDER'S OFFICE.

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

REVISIONS No.	DATE	BY	DESCRIPTION

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

CLARK ENGINEERS, INC.
111 NE Jefferson Ave.
Peoria, Illinois 61602
PH(309)673-8464
FAX(309)673-8445
IL Design Firm Registration No. 184-00871

SURVEY	CHECKED	ISSUE DATE 09-29-04
DESIGN	APPROVED	PRELIM. DATE
DRAWN DEH	BF-PG 317	JOB NO.

SHEET 1 OF 1