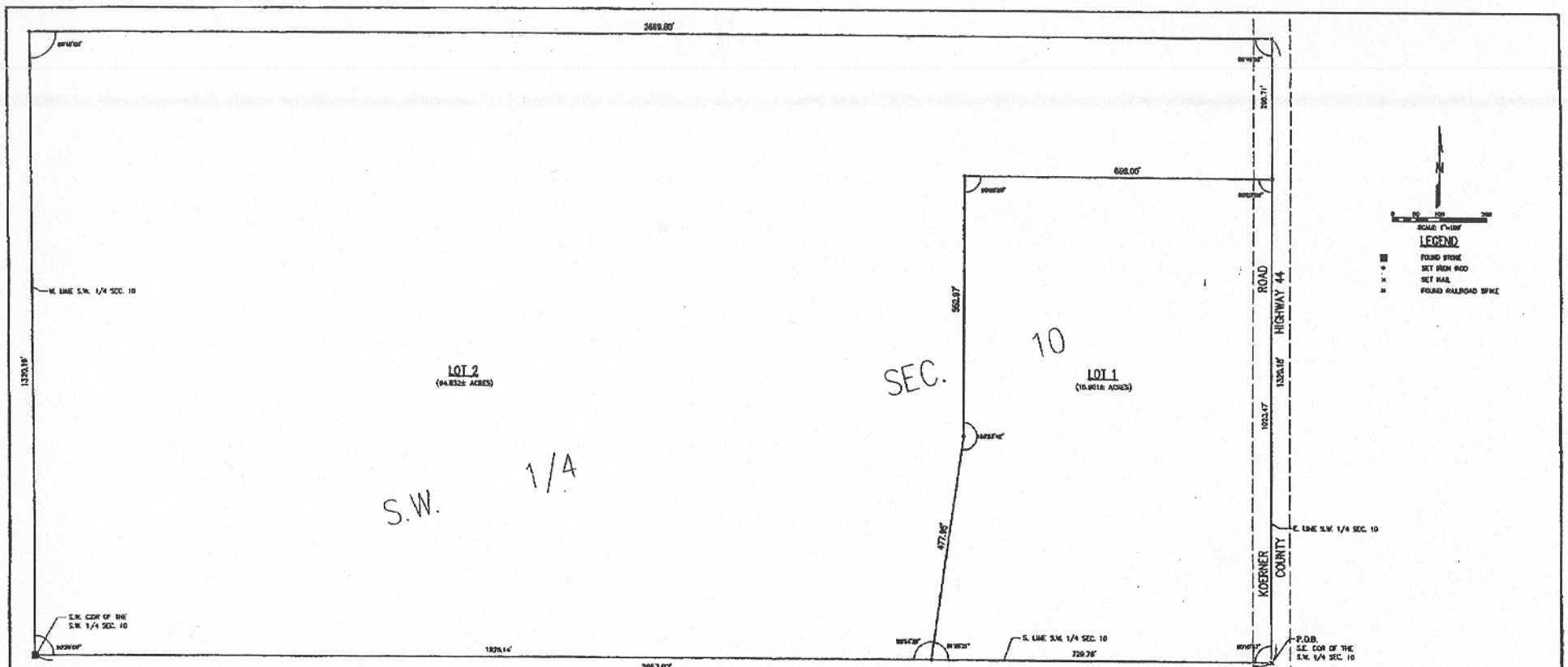

Developer:

KAPO L.L.C.
3822 N. Knoxville Ave.
Peoria, IL 61613

Owners:

Randall Palfer
Victor Armstrong
Krupps & O'Connor L.L.C.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

We, _____, owners and proprietors of this land, do hereby certify that we have caused this Subdivision to be made as shown on this plat to be known as "Sommer Park Subdivision." We acknowledge this survey to be correct to the best of our knowledge and belief.

The purpose of this plat is the conveyance of ownership. The approval of this plat by the City and County does not provide for any access rights. Subsequent platting shall be provided with right-of-way dedications approved by the City and County as appropriate, subdivision construction plans and stormwater/erosion control submittal. All of this property is subject to the annexation agreement recorded as Document No. 04-07092.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ personally known to me to be said persons whose names are subscribed to this plat and certification, each appeared before me this day in person and acknowledged that they signed and sealed this plat and certification as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 20__.

_____
NOTARY PUBLIC

COUNTY HIGHWAY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

This plat has been approved by the Peoria County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2 and in Chapter 20, Sections 20-25 of the Peoria County Code. Dated this _____ day of _____, 20__.

_____
COUNTY HIGHWAY ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

I hereby certify that I have examined the tax records of the property shown on this plat and find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against this land described as "Sommer Park Subdivision." Given my hand and seal this _____ day of _____, 20__.

_____
COUNTY CLERK

DESCRIPTION OF LAND TO BE SUBDIVIDED AND RECORDED AS "SOMMER PARK SUBDIVISION"

A part of the Southwest Quarter of Section 10, Township 8 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Beginning at the Southeast Corner of said Southwest Quarter. From said Point of Beginning, thence north 1,320.18 feet along the East Line of said Southwest Quarter; thence west 2,689.80 feet along a line which forms an angle to the right of 89°-48'-03" with the last described course to a point on the West Line of said Southwest Quarter 1,320.18 feet north of the Southwest Corner thereof; thence south 1,320.19 feet along said West Line which forms an angle to the right of 88°-40'-00" with the last described course to said Southwest Corner; thence east 2,657.92 feet along the South Line of said Southwest Quarter which forms an angle to the right of 90°-20'-00" with the last described course to the Point of Beginning, containing 80.733 acres, more or less.

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

I hereby certify that this Final Plat of "Sommer Park Subdivision" is approved this _____ day of _____, 20__.

_____
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided the property into two lots. This Subdivision is to be known as "Sommer Park Subdivision" in the City of Peoria, Peoria County, Illinois. This plat, to the best of our knowledge and belief, is a true representation of the Subdivision drawn to a scale of 1 inch = 100 feet.

A part of this land is situated within Zone A (Areas of 100-Year Flood Zone) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for the Unincorporated Areas of Peoria County, Illinois, Community Panel No. 170533 0625 B, revised June 1, 1983.

This Subdivision is located within the Corporate Limits of a City which has adopted a City Plan and exercises the Special Powers authorized by 65 ILCS 5/11-12-6 of the Illinois Municipal Code as now or hereafter amended.

Witness my hand and seal the 12th day of November, 2004.

Farnsworth Group, Inc.
7707 N. Knoxville Ave, Suite 200
Peoria, IL 61614

JAMES E. DAVIS
2905
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

By: _____
James E. Davis
Professional Land Surveyor No. 2905

DATE SIGNED AND SEALED: 11-12-04
EXP. DATE: 11-30-2006
DESIGN FIRM REGISTRATION NO. 184-001856

This survey was completed on September 29, 2004.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

S.W. 1/4 SEC. 10, T8N, R7E, 4PM

PARCEL ID # 13-10-300-001

Farnsworth GROUP

7707 N. KNOXVILLE AVE. SUITE 200
PEORIA, ILLINOIS 61614
(309) 693-0020 / (309) 693-9210 Fax
www.f-w.com

FINAL PLAT

SOMMER PARK SUBDIVISION
PEORIA, ILLINOIS

Drawn: JBS/ER Date: 10-28-04
Designed: JBS Checked: JEM

Book No.: 315-10-11 Sheet No.: 1 OF 1

Project No.: 1024271 File No.: PEO-24-29

ADDED OWNER'S NOTE - 11-12-04 - JBS/ER