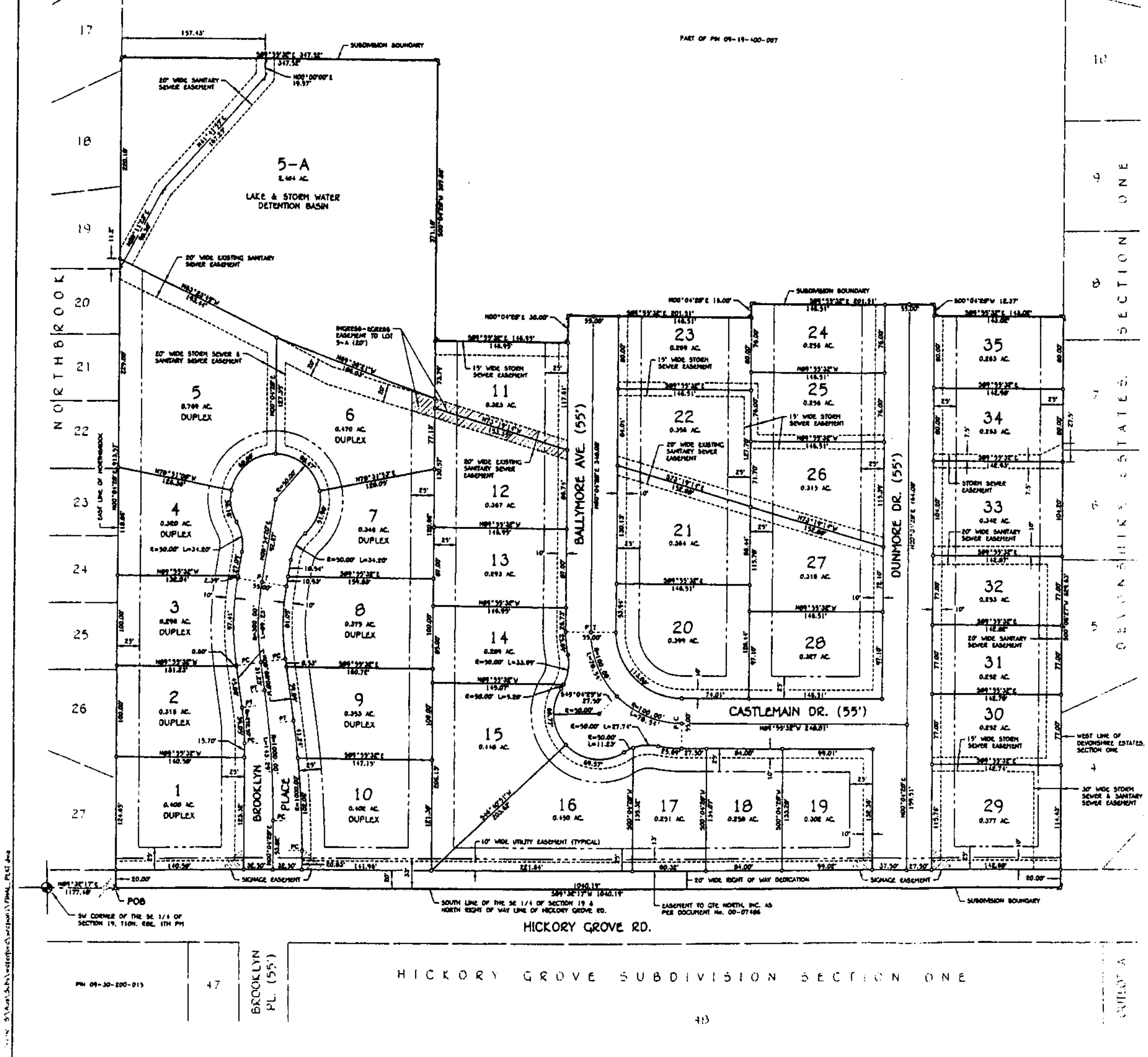
FINAL PLAT OF

WATERFORD PLACE
SECTION ONE

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN

AUSTIN ENGINEERING CO., INC.
LICENSE No. 184-001143
PEORIA, ILLINOIS

SCALE: 1" = 60'



LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (25')
- UTILITY EASEMENT LINE
- 77.00' MEASURED OR COMPUTED DIMENSION
- • IRON PIPE SET
- INGRESS-EGRESS EASEMENT (20')
- SIGNAGE EASEMENT

GENERAL NOTES

AREA OF SUBDIVISION = 17.288 ACRES±.

NO PART OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD AREA.

BEARINGS ARE BASED ON AN ASSUMED DATUM.

PROPERTY BEING SUBDIVIDED IS PART OF PIN 09-19-400-007.

LOTS 1, 10, 16, 17, 18, 19 AND 29 WILL NOT HAVE ACCESS ONTO HICKORY GROVE ROAD.

STATE OF ILLINOIS } SS Filed for record
County of Peoria
BRADLEY F. [illegible]
OCT 1 0 2003 1552
Plat Book 8-7/03 03 51363
[signature]
Recorder of Deeds

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "WATERFORD PLACE, SECTION ONE"

A PART OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN (19); THENCE NORTH 89°-32'-17" EAST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN (19), 1177.48 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED. FROM THE POINT OF BEGINNING, THENCE NORTH 00°-04'-28" EAST, ALONG THE EAST LINE OF NORTHBROOK, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN (19), 913.97 FEET; THENCE SOUTH 89°-55'-32" EAST, 347.32 FEET; THENCE SOUTH 00°-04'-28" WEST, 307.83 FEET; THENCE SOUTH 89°-55'-32" EAST, 146.93 FEET; THENCE NORTH 00°-04'-28" EAST, 30.00 FEET; THENCE SOUTH 89°-55'-32" EAST, 801.51 FEET; THENCE NORTH 00°-04'-28" EAST, 16.00 FEET; THENCE SOUTH 89°-55'-32" EAST, 201.51 FEET; THENCE SOUTH 00°-04'-28" WEST, 12.37 FEET; THENCE SOUTH 89°-55'-32" EAST, 113.08 FEET TO THE WEST LINE OF DEVONSHIRE ESTATES, SECTION ONE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN (19); THENCE SOUTH 00°-08'-27" WEST, ALONG SAID WEST LINE, 589.63 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NINETEEN (19); THENCE SOUTH 89°-32'-17" WEST, ALONG SAID SOUTH LINE 1040.19 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.288 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "WATERFORD PLACE, SECTION ONE", A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) FEET.

WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE FURTHER CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 11TH DAY OF SEPTEMBER, 2003.

[signature]
JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1842

[seal: JAMES R. FRANKLIN, PROFESSIONAL LAND SURVEYOR, No. 1842, PEORIA, IL, ILLINOIS]
LICENSE EXPIRES NOVEMBER 30, 2004

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA)

WE, WATERFORD PLACE, LLC, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL PLAT TO BE KNOWN AS "WATERFORD PLACE, SECTION ONE". WE ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EACH LOT OR PART THEREOF IN THIS SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS RECORDED IN A "DECLARATION OF RESTRICTIONS" PLACED ON RECORD IN THE PEORIA COUNTY RECORDER'S OFFICE FOR "WATERFORD PLACE, SECTION ONE".

EACH CONTRACT FOR SALE, CONVEYANCE OR LEASE OF ANY SUCH LOT OR PART THEREOF, SHALL BE MADE EXPRESSLY SUBJECT TO THESE RESTRICTIONS, AND EACH PURCHASER, GRANTEE OR LESSEE IN THE ACCEPTANCE OF SUCH CONTRACT, CONVEYANCE OR LEASE, SHALL THEREBY SUBJECT HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS TO SAID RESTRICTIONS.

UTILITY EASEMENTS AS SHOWN, ARE HEREBY RESERVED FOR THE USE OF CENTRAL ILLINOIS LIGHT COMPANY, ANY FRANCHISED TELEPHONE COMPANY, THE ILLINOIS AMERICAN WATER COMPANY AND INSIGHT CABLEVISION, INCLUDING THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC, CABLE TELEVISION AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC, TELEPHONE SERVICE AND CABLE TELEVISION OR BURY ACROSS ALL LOTS, SERVICE WIRE, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, 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 TO INTERFERE WITH SAID UTILITY FACILITIES.

EASEMENT INDICATED AS "STORM SEWER EASEMENT" IS RESERVED FOR THE CITY OF PEORIA, AND THERE IS HEREBY GRANTED TO THE SAID CITY OF PEORIA THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS TO CONSTRUCT, MAINTAIN AND OPERATE WITHIN SAID EASEMENT, STORM SEWERS AND NECESSARY APPURTENANCES.

EASEMENT INDICATED AS "SIGNAGE EASEMENT" IS RESERVED FOR THE WATERFORD PLACE HOMEOWNERS ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SIGNAGE AND LANDSCAPING FOR THE BENEFIT OF THE SUBDIVISION.

EASEMENTS INDICATED AS "SANITARY SEWER EASEMENT" ARE RESERVED AND GRANTED AS SHOWN FOR THE USE OF THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, AND THEIR SUCCESSORS AND ASSIGNEES, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE SANITARY SEWERS AND MANHOLES, TOGETHER WITH ANY AND ALL CONNECTIONS THERETO, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH SANITARY SEWER SERVICE, OR BURY ACROSS ALL LOTS SANITARY SEWER PIPES TO SERVE ADJACENT LOTS. THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT SHALL HAVE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID SANITARY SEWERS AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH THE OPERATION, MAINTENANCE OR REPAIR OF SAID SANITARY SEWERS. ANY PERSON OR PROPERTY OWNER, MAKING ANY FUTURE CONNECTION WITH A PUBLIC SANITARY SEWER SHALL MAKE THE CONNECTION IN SUCH MANNER AS PRESCRIBED BY THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT AND UNDER ITS SUPERVISION. SUCH CONNECTIONS SHALL BE MADE FOR THE SOLE PURPOSE OF DISCHARGING SANITARY SEWAGE AND SHALL NOT BE USED FOR THE PURPOSE OF DISPOSING OF STORM WATER, SURFACE OR GROUND WATER DRAINAGE. ALL MATERIALS OR EQUIPMENT USED BY THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, OR ITS AGENTS, IN THE CONSTRUCTION, REPAIR OR MAINTENANCE OF SAID SANITARY SEWER OR ANY LATERAL SEWERS IN THE FUTURE TO BE CONNECTED THEREWITH, MAY BE TRANSPORTED TO THE SITE OF THE WORK ON AND ACROSS THE EASEMENTS AS SHOWN. NO PERMANENT BUILDINGS, STRUCTURES OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR PARKING LOTS, STREETS, LANDSCAPING, SOD AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

LOT 5-A SHALL BE CONVEYED TO THE WATERFORD PLACE HOMEOWNERS ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF A LAKE AND A STORM WATER DETENTION BASIN AND APPURTENANCES AND SUCH OTHER USES DEEMED APPROPRIATE BY SAID ASSOCIATION AS SET FORTH IN THE DECLARATION OF RESTRICTIONS.

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.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY SCHOOL UNIT DISTRICT 323.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 10th DAY OF October, 2003.

WATERFORD PLACE, LLC

[signature]
ROBERT F. BRADY, MANAGER

OWNER'S NOTARY 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 F. BRADY IS 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 10th DAY OF October, 2003.

OFFICIAL SEAL
RONETTE J KRUSA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES [illegible]

[signature]
NOTARY PUBLIC

8/22/05
COMMISSION EXPIRES

CITY OF PEORIA PLANNING AND GROWTH MANAGEMENT'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "WATERFORD PLACE, SECTION ONE" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 9th DAY OF October, 2003.

[signature]
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL PLAT OF "WATERFORD PLACE, SECTION ONE."

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF October, 2003

[signature]
PEORIA COUNTY CLERK