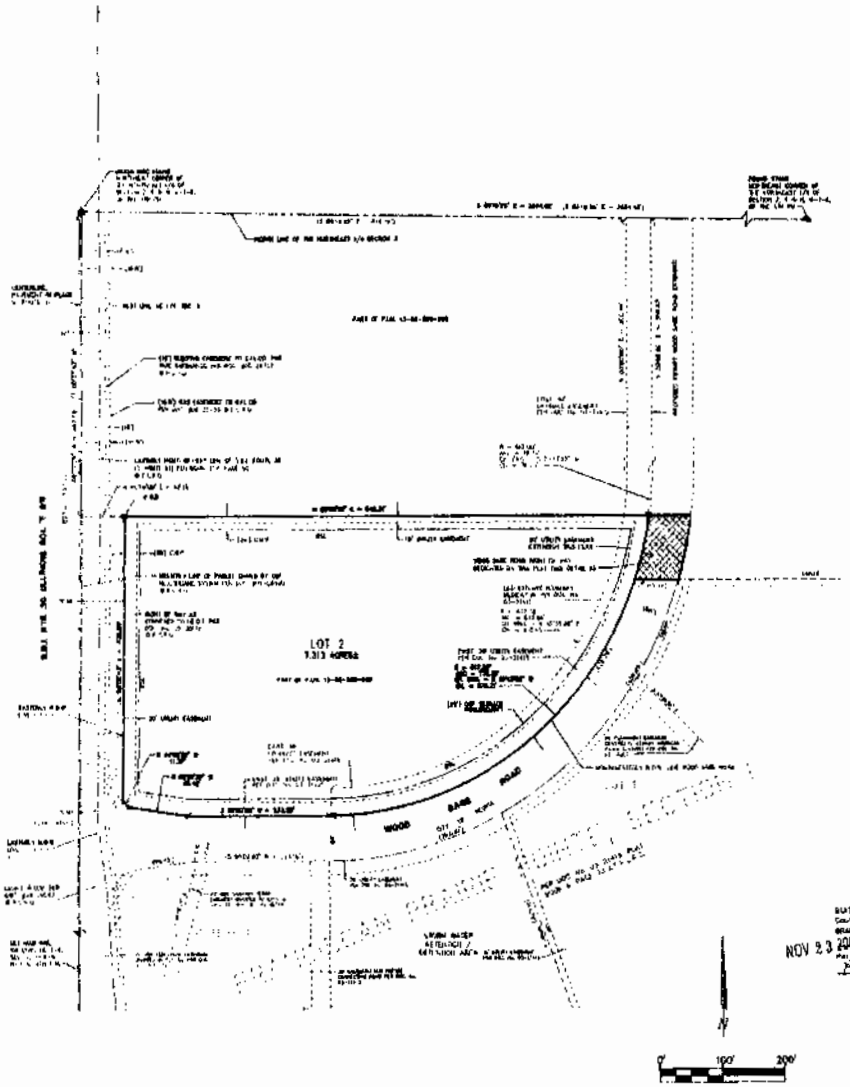
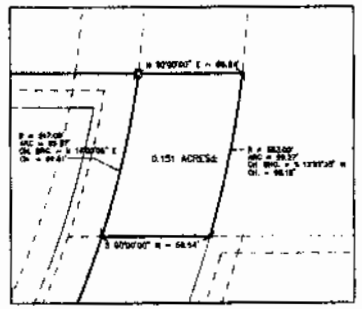
FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION II

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

PART OF P.I.N. 13-02-200-005





DETAIL A

SCALE: 1" = 40'

05-39208

STATE OF ILLINOIS
County of Peoria } ss
I hereby certify that this instrument was filed for record in the office of Recorder in Book ____ Page ____
Recorder of Deeds

NOV 23 2005

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

WE, [illegible], OWNER(S) OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE(I) HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON SAID PLAT, AND (WE) HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS ARE HEREBY RESERVED AS SHOWN AND IDENTIFIED AS "UTILITY EASEMENTS" ON THIS PLAT FOR THE USE OF AMEREN/CILCO, VERIZON, ILLINOIS AMERICAN WATER COMPANY, GREATER PEORIA SANITARY DISTRICT AND INCIDENT COMMUNICATIONS AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND CONDUITS, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WATER AND SEWER MAINS, VAULTS, NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH ELECTRIC, NATURAL GAS, TELEPHONE, TELEVISION AND CABLE [illegible] WATER AND SEWER MAINS, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO WITHDRAW [illegible] ALL LOTS, SERVICE WIRES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE [illegible] LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID UTILITY FACILITIES AND NO TREE OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

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 USE OF SAID EASEMENTS.

I/WE FURTHER CERTIFY THAT TO MY/OUR BEST KNOWLEDGE AND BELIEF, THE PROPERTY IS LOCATED WITHIN THE COMMUNITY UNIT SCHOOL DISTRICT NO. 323.

IN WITNESS WHEREOF, THE SAID [illegible] HAS CAUSED THESE PRESENTS TO BE SIGNED BY

BY: [illegible] ITS: [illegible] DATED THIS 14th DAY OF December 2006

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 [illegible] PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME 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 14th DAY OF December 2006

NOTARY PUBLIC — COMMISSION EXPIRES 08/01/08

"OFFICIAL SEAL" REBECCA S SCHMITZ

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 HIGHWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTE 1987, CHAPTER 121B, PAR. 2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED FOR THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS RESULTING IN STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER — DATE 11/7/05

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 OR PENDING TAXES, NO DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF November 2005.

COUNTY CLERK — DEPUTY CLERK

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION II, CONFORMS WITH THE REQUIREMENTS OF 765 ILCS 205/1 AND 205/2 AND IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS HEREBY APPROVED.

THIS 9th DAY OF November 2005.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

NOTES:

1. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2. IT IS NOT WARRANTED THAT THIS SUBDIVISION 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.
3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170533 0125 A EFFECTIVE DATE FEBRUARY 15, 1980.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. PARCEL SHOWN IS A PART OF P.I.N. 13-02-200-005.
6. ENTIRE PARCEL IS CURRENTLY OWNED BY: DBF HEALTHCARE SYSTEM 800 N.E. GLEN OAK AVE. PEORIA, IL 61603
7. TOTAL AREA BEING SUBDIVIDED IS 57.464 ACRES
8. TRUSTEE'S DEED FOR THE ENTIRE PARCEL TO DBF HEALTHCARE SYSTEM PER DOC. 99R-39600 AT THE PEORIA COUNTY RECORDER'S OFFICE.
9. ENTIRE PARCEL IS ZONED R-1 (RESIDENTIAL) AND IS ANNEXED TO THE CITY OF PEORIA PER DOC. 99R-35378 (O.D.P. ORDINANCE #14,787) AT THE PEORIA COUNTY RECORDER'S OFFICE. CONTACT THE CITY OF PEORIA, PLANNING & GROWTH MANAGEMENT DEPARTMENT (309-494-8600) FOR SETBACK REQUIREMENTS.

THIS PLAT SUBMITTED FOR RECORDING BY

NAME: [illegible] (ATTORNEY/PROPERTY OWNER)

ADDRESS: [illegible] STREET NAME & NUMBER

PEORIA IL 61602 CITY STATE ZIP

DESCRIPTION OF TRACT TO BE RECORDED AS FRANCISCAN PRAIRIE POINTE, SECTION II

A PART OF THE NORTHEAST QUARTER OF SECTION 2, 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 2, THENCE SOUTH 00°-37'-28" WEST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 647.90 FEET; THENCE NORTH 90°-00'-00" EAST, A DISTANCE OF 87.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 30 (ILLINOIS ROUTE 91), AS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT NUMBER 00-35178 AT THE PEORIA COUNTY RECORDERS OFFICE, THIS POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 90°-00'-00" EAST, A DISTANCE OF 248.33 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WOOD BARN ROAD EXTENDED IN A NORTHEASTERLY DIRECTION, AS RECORDED IN DOCUMENT No. 03-31418 AT THE PEORIA COUNTY RECORDERS OFFICE; THE FOLLOWING 4 COURSES ARE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE: (1) THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 317.00 FEET AND AN ARC LENGTH OF 136.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 49°-33'-52" WEST, AND A CHORD LENGTH OF 135.71 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 233.28 FEET; THENCE NORTH 90°-00'-00" WEST, A DISTANCE OF 58.46 FEET; THENCE NORTH 64°-45'-28" WEST, A DISTANCE OF 16.37 FEET TO THE EASTERLY R.O.W. OF SAID S.B.I. ROUTE 91 AS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT NUMBER 00-35178 AT THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-37'-44" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.313 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAY OF RECORD.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

WE, ETS CONSULTANTS, L.L.C., BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS "FRANCISCAN PRAIRIE POINTE, SECTION II", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN THE LIMITS OF THE CITY OF PEORIA, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN, AND THAT TO OUR BEST KNOWLEDGE AND BELIEF, 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').

DATED THIS 26th DAY OF October 2005

BY: [illegible]
ETS CONSULTANTS, L.L.C.
CHARLES A. WALN
ILLINOIS PROFESSIONAL LAND SURVEYOR #3280
MY LICENSE EXPIRES: 11-30-06

STATE OF ILLINOIS — CHARLES A. WALN — 3280 — PEORIA

LEGEND

●	SET MAG NAIL	P.O.B.	POINT OF BEGINNING
▲	FOUND STONE		EASEMENT
○	SET 1/2" X 30" IRON ROD		SECTION LINE
■	SET CONCRETE MONUMENT	BSL	BUILDING SETBACK LINE
N 90°00'00" E	MEASURED BEARING		LOT LINE
233.28'	MEASURED DISTANCE		NOT TO SCALE
(S. 89°15'25" E)	RECORD BEARING	I.D.O.T.	ILLINOIS DEPT. OF TRANSPORTATION
(264.44')	RECORD DISTANCE	⊕	FOUND BRASS DISC
P.C.R.O.	PEORIA COUNTY RECORDER'S OFFICE	DOC.	DOCUMENT
C.I.L.CO	CENTRAL ILLINOIS LIGHT COMPANY	O.D.P.	CITY OF PEORIA BSL REQUIREMENT
G.P.S.A. S.D.D.	GREATER PEORIA SANITARY & SEWAGE DISPOSAL DISTRICT	(STA 74+00)	I.D.O.T. STATIONING
		R.O.W.	RIGHT-OF-WAY

FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION II	PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.	SHEET 1 OF 1
ETS CONSULTANTS	SURVEY / DRAWN / CHECKED	ISSUE DATE