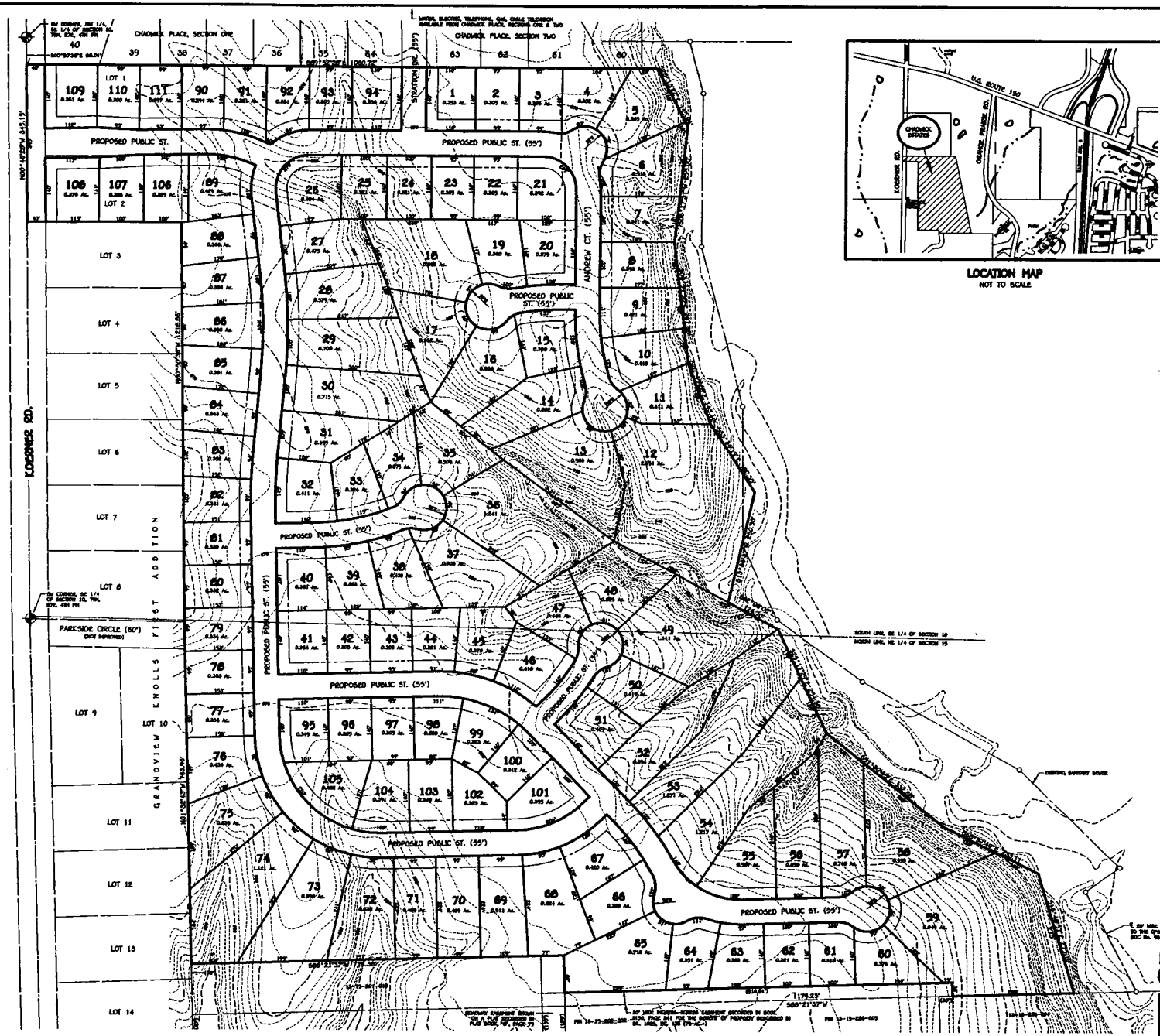

LOCATION MAP
NOT TO SCALE

LEGEND

BOUNDARY OF SUBDIVISION

BUILDING SETBACK LINE (25')

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "CHADWICK ESTATES", IS APPROVED THIS____DAY OF_____ 2004. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

GENERAL NOTES:

1. PROPERTY BEING SUBDIVIDED IS PIN 13-10-451-011 & PART OF PIN 13-10-476-001 & PIN 13-15-226-001.
2. AREA OF PROPOSED SUBDIVISION = 64.889 ACRES±.
3. THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA ENGINEERING DEPARTMENT.
4. THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL MAPS.
5. ENGINEER: JAMES E. FRANKLIN, AUSTIN ENGINEERING CO., INC., 8100 N. UNIVERSITY ST., PEORIA, ILLINOIS, 61615, 309-691-0824.
6. DEVELOPER: POLO DEVELOPMENT GROUP, LLC, 230 SW ADAMS ST., PEORIA, IL.
7. UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.
8. ZONING: THIS PROPERTY IS PRESENTLY ZONED A-E.
9. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
10. DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.
11. SCHOOL DISTRICT: DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), AND PART OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), ALL BEING IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF A PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.

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

DATED AT PEORIA, ILLINOIS THIS 16TH DAY OF DECEMBER, 2003.

AUSTIN ENGINEERING CO., INC.

BY: James E. Franklin
JAMES E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1842

PRELIMINARY PLAT OF CHADWICK ESTATES

PART OF THE SE 1/4 OF SECTION 10 AND PART OF THE NE 1/4 OF SECTION 15, T9N, R7E OF THE 4TH PM

FOR: POLO DEVELOPMENT GROUP, LLC

DATE: 12/10/03 | SCALE: 1" = 100'

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS
PEORIA — ILLINOIS
PROJECT: 70-05-023
SHEET No. 1 OF 1