

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "BRADLEY ESTATES"

A PART OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), THENCE SOUTH 89°-15' EAST, BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR (24), 660 FEET, MORE OR LESS; THENCE SOUTH, 97.0 FEET TO THE CENTERLINE OF BIG HOLLOW ROAD; THENCE SOUTH 95°-08' EAST, ALONG SAID CENTERLINE, 577.08 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE NORTH 23°-38'-04" EAST, 184.4 FEET; THENCE NORTH 24°-24' WEST, 74.00 FEET; THENCE NORTH 69°-07'-14" EAST, 208.65 FEET; THENCE SOUTH 04°-41'-08" WEST, 518.12 FEET TO THE CENTERLINE OF SAID BIG HOLLOW ROAD; THENCE NORTH 76°-35'-08" WEST, ALONG SAID CENTERLINE, 91.59 FEET, THENCE NORTH 56°-01'-47" WEST, ALONG SAID CENTERLINE, 241.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.753 ACRES, MORE OR LESS, SAID TRACT BEING SUBJECT TO THAT PORTION PREVIOUSLY DEDICATED FOR PUBLIC ROAD RIGHT OF WAY FOR BIG HOLLOW ROAD.

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA

WE, LONNIE H. BRADLEY AND WANDA L. BRADLEY, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "BRADLEY ESTATES" TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

EACH LOT OR PART THEREOF IN SAID SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS TO BE FILED IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS, WHICH RESTRICTIONS SHALL RUN WITH THE LAND AND BE SPECIFICALLY ENFORCEABLE.

UTILITY EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITIES INCLUDING THE ILLINOIS AMERICAN WATER COMPANY AND CABLE TELEVISION FRANCHISES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND WATER MAINS, GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDestal INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER 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.

NO CREANETS, BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR CREANETS, 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 PEORIA PUBLIC SCHOOL DISTRICT 150.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS 24 DAY OF MARCH, 2003.

Wanda L. Bradley
WANDA L. BRADLEY, OWNER

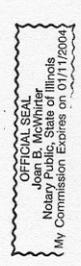
OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM AS SHOWN ON THE ACCOMPANYING FINAL PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MARCH, 2003.

Casey B. McWhorter
NOTARY PUBLIC

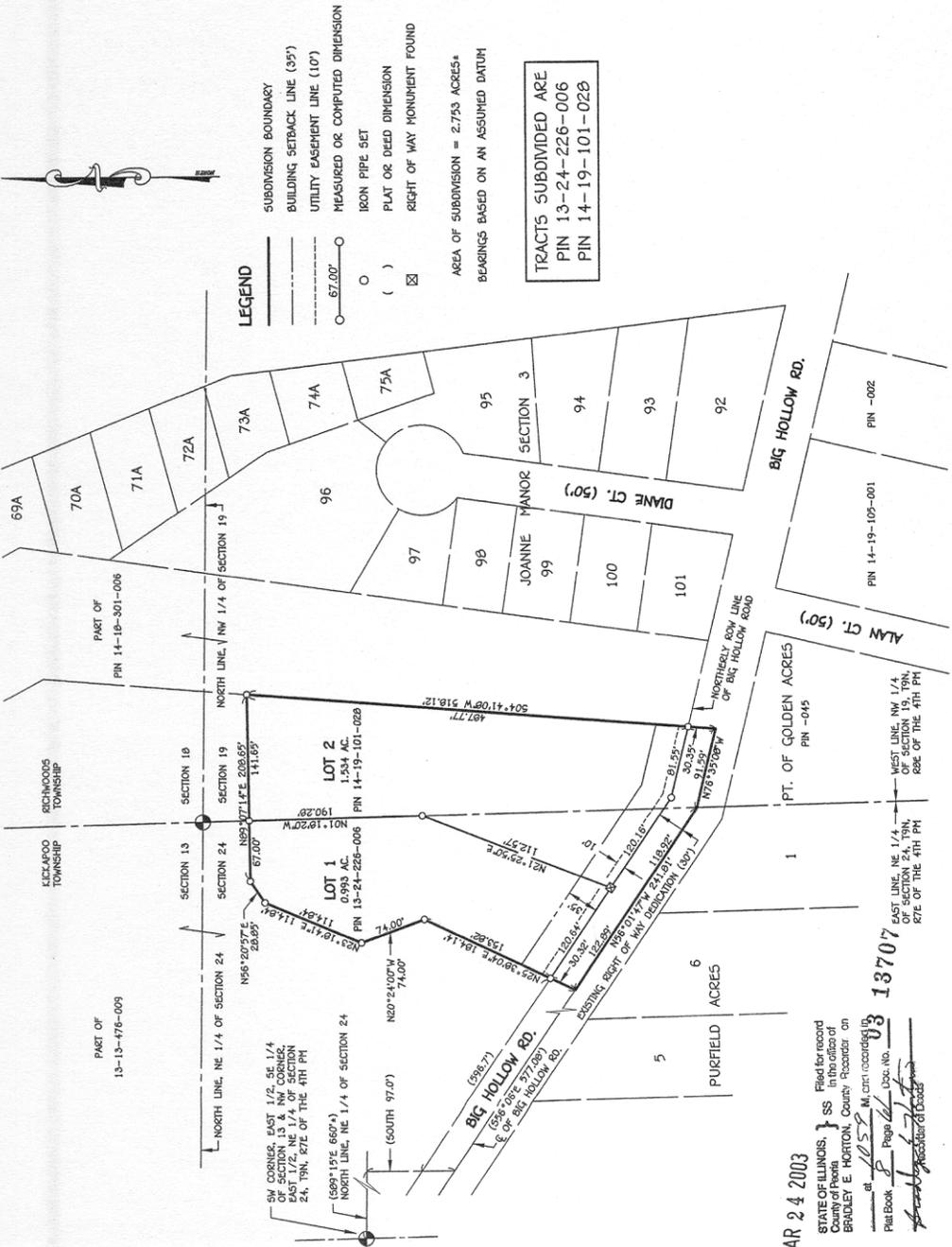


AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS
ILLINOIS LICENSING No. 184-001148
PROJECT NUMBER: 70-02-021 | SHEET NO. 1 OF 1

**FINAL PLAT OF
BRADLEY ESTATES**

PART OF THE NW 1/4 OF SECTION 19, T9N, R2E, 4TH PM & PART OF THE NE 1/4 OF SECTION 24, T9N, R7E, 4TH PM

FDR: LONNIE BRADLEY
DATE: 03/10/03 SCALE: 1" = 100' DATE: 03/10/03



- LEGEND**
- SUBDIVISION BOUNDARY
 - BUILDING SETBACK LINE (35')
 - UTILITY EASEMENT LINE (10')
 - 67.00' MEASURED OR COMPUTED DIMENSION
 - IRON PIPE SET
 - () PLAT OR DEED DIMENSION
 - ☒ RIGHT OF WAY MONUMENT FOUND

AREA OF SUBDIVISION = 2.753 ACRES
BEGINNINGS BASED ON AN ASSUMED DATUM

TRACTS SUBDIVIDED ARE
PIN 13-24-226-006
PIN 14-19-101-028

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "BRADLEY ESTATES" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 24th DAY OF MARCH, 2003.

Paul Westfall
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF PEORIA

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MARCH, 2003.

Blom Tromms
PEORIA COUNTY CLERK

MAR 24 2003

STATE OF ILLINOIS) SS
COUNTY OF PEORIA
In the office of
BRADLEY E. HORTON, County Recorder on

13707

Filed for record
at 1:55 P.M. on 03/10/03
Page 1 of 1
LDS. NO. 03
Recorder of Deeds

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 ARE THE REGISTERED PROFESSIONAL SURVEYORS OF PEORIA COUNTY, ILLINOIS, AND THAT WE HAVE CAUSED THIS FINAL PLAT OF "BRADLEY ESTATES" TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

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

DATED AT PEORIA, ILLINOIS THIS 10TH DAY OF MARCH, 2003.

AUSTIN ENGINEERING CO., INC.

James C. Franklin
JAMES C. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1842
LICENSE EXPIRES NOVEMBER 30, 2004

