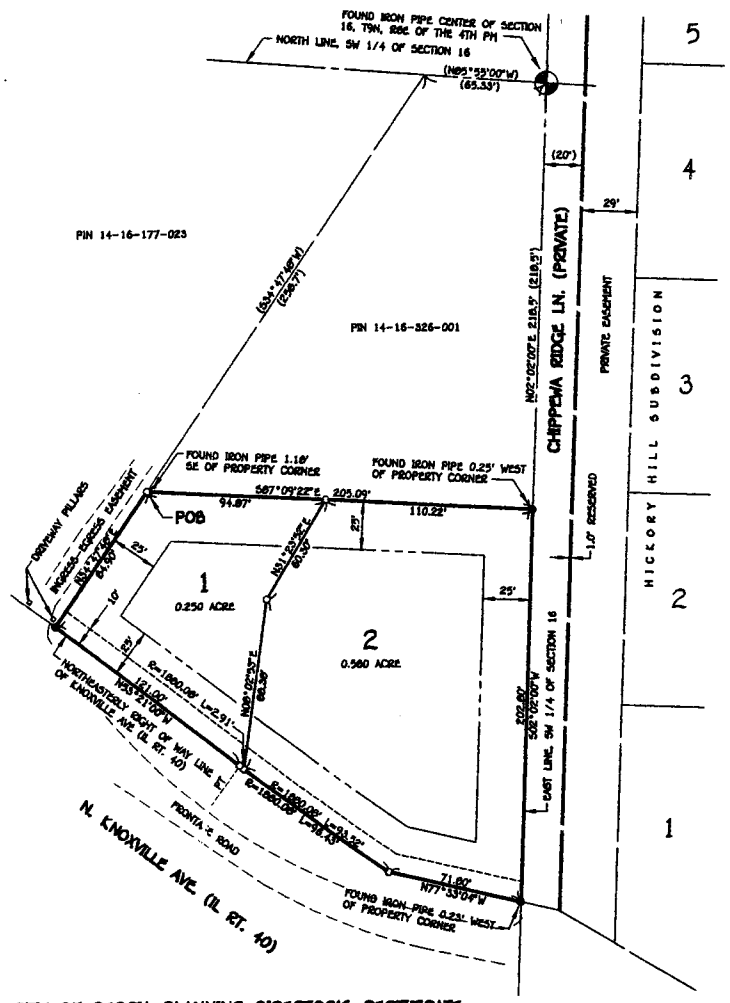

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (25')
- UTILITY EASEMENT LINE (10')
- MEASURED OR COMPUTED DIMENSION
- ● IRON PIPE FOUND
- ○ IRON PIPE SET
- ( ) PLAT OR DEED DIMENSION

BEARINGS BASED ON AN ASSUMED DATUM

TRACT SUBDIVIDED IS
PIN 14-16-326-002

GENERAL NOTES:

AREA OF SUBDIVISION = 0.850 ACRE±

BEARINGS ARE BASED ON AN ASSUMED DATUM

ACCESS TO THE 10,890 SQUARE FOOT TRACT SHALL BE ONTO THE ILLINOIS ROUTE 40 FRONTAGE ROAD

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "GRGURICH SUBDIVISION"

A PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION SIXTEEN (16), THENCE NORTH 89°-55'-00" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16), 65.33 FEET; THENCE SOUTH 34°-47'-48" WEST, 256.7 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 87°-09'-22" EAST, 205.09 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16); THENCE SOUTH 02°-02'-00" WEST, ALONG SAID EAST LINE 202.80 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE (ILLINOIS ROUTE 40); THENCE NORTH 77°-33'-04" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 71.80 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.08 FEET FOR AN ARC DISTANCE OF 96.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 54°-54'-51" WEST AND A LENGTH OF 96.42 FEET; THENCE NORTH 53°-21'-00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 121.00 FEET; THENCE NORTH 34°-47'-48" EAST, 84.90 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.850 ACRE, MORE OR LESS.

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 AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "GRGURICH SUBDIVISION", A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN PEORIA, ILLINOIS WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT NO PART OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY 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 23RD DAY OF JANUARY, 2003.

AUSTIN ENGINEERING CO., INC.

JAMES R. FRANKLIN
PROFESSIONAL LAND SURVEYOR
NO. 1842
PEORIA, IL
ILLINOIS

BY: James R. Franklin
JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEY No. 1842

LICENSE EXPIRES NOVEMBER 30, 2004

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, WILLIAM GRGURICH AND MARGARET GRGURICH, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "GRGURICH SUBDIVISION" TO BE MADE AS SHOWN ON THE ACCOMPANYING 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 UTILITY COMPANIES INCLUDING THE ILLINOIS AMERICAN WATER COMPANY AND CABLE TELEVISION FRANCHISEES 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 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 PEORIA PUBLIC SCHOOL DISTRICT 150.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY THEM THIS_____DAY OF_____, 2003.

WILLIAM GRGURICH, OWNER

MARGARET GRGURICH, OWNER

CITY OF PEORIA PLANNING DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "GRGURICH SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS_____DAY OF_____, 2003.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

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_____DAY OF_____, 2003.

PEORIA COUNTY CLERK

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 ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILCS, ARTICLE 205, PARAGRAPH 2. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS_____DAY OF_____, 2003.

JOSEPH CROWE, DISTRICT ENGINEER

FINAL PLAT OF
GRGURICH SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16, T9N, R8E OF THE 4TH PM	AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS
FOR: RIC KRUPPS	PEORIA LICENSE No. 184-001148 ILLINOIS
DATE 01/23/03 SCALE 1" = 50' BOOK	REVISED PROJECT NUMBER 40-02-163 SHEET NO. 1 OF 1

File Name: S:\JT\AUS\Surplat\KRUPPS\Prospect\TRACT_PL.dwg