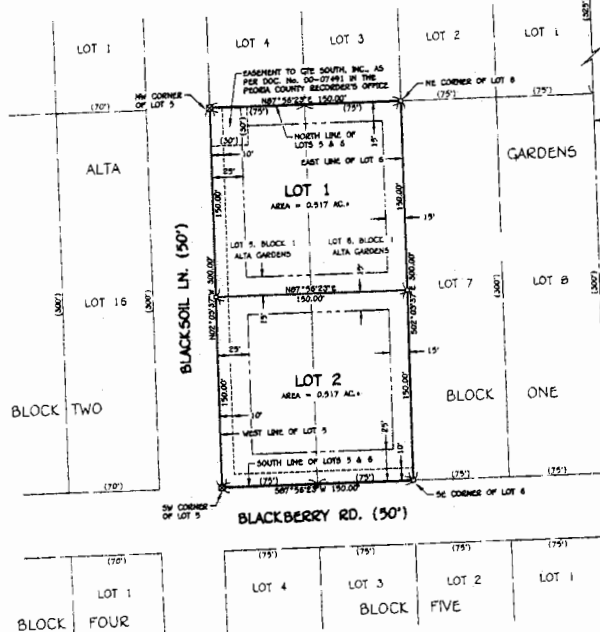


FINAL PLAT OF
CATTON SUBDIVISION

A SUBDIVISION OF LOTS FIVE (5) AND SIX (6) OF BLOCK ONE (1) OF ALTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC.
8100 N. UNIVERSITY STREET
PEORIA, ILLINOIS
LICENSE NO. 184-001143
SCALE: 1" = 50'

STATE OF ILLINOIS)
County of Peoria)
JAN 10 2004
RECORDED IN
BOOK 00950
PAGE 10



LEGEND
SUBDIVISION BOUNDARY
BUILDING SETBACK LINE
UTILITY EASEMENT LINE (10')
MEASURED OR COMPUTED DIMENSION
() PLATTED DIMENSION
O IRON PIPE SET
B CONCRETE MONUMENT SET

GENERAL NOTES:
AREA OF SUBDIVISION = 1.034 ACRES.
BOUNDARIES ARE BASED ON AN ASSUMED DATUM.
THERE ARE NO STREETS BEING CONSTRUCTED IN THIS SUBDIVISION. THE PROPOSED HOUSE WILL BE CONSTRUCTED IN SUCH A MANNER AS TO MAINTAIN THE DRAINAGE PATTERN THAT EXISTED PRIOR TO CONSTRUCTION. EROSION CONTROL FACILITIES WILL BE PROVIDED BY HOME BUILDER.
THE EXISTING WELL SERVING LOT 5 OF BLOCK 1 OF ALTA GARDENS WILL REMAIN ON LOT 1 OF CATTON SUBDIVISION TO BE USED FOR LANDSCAPE MATURING. THE NEW 1/2\"/>

TRACT BEING SUBDIVIDED IS
PIN 09-31-228-005

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

ALL OF LOTS FIVE (5) AND SIX (6) OF BLOCK ONE (1) OF ALTA GARDENS, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGE 31 IN THE PEORIA COUNTY RECORDER'S OFFICE, SAID TRACT CONTAINING 1.034 ACRES, 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 "CATTON SUBDIVISION", A SUBDIVISION OF LOTS FIVE (5) AND SIX (6) OF BLOCK ONE (1) OF ALTA GARDENS, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS SHOWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) 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 WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE CITY OF PEORIA WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY CHAPTER 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREINAFTER AMENDED.

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

DATED AT PEORIA, ILLINOIS THIS 27TH DAY OF JULY, 2004.

AUSTIN ENGINEERING CO., INC.

James R. Franklin
JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1842



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, JASON W. CATTON, OWNER AND PROPRIETOR OF THE LAND SHOWN ON THE ABOVE FINAL PLAT DO HEREBY CERTIFY THAT I HAVE CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL PLAT TO BE KNOWN AS "CATTON SUBDIVISION". I ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC AND PRIVATE UTILITY COMPANIES INCLUDING CABLE TELEVISION FRANCHISEES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSMISSION AND SERVICE FIDUCIAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLES AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, CLIMBERS, 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.

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER AND PROPRIETOR HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED BY ME THIS 22nd DAY OF July, 2004.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT JASON W. CATTON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS 22nd DAY OF July, 2004, IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF July, 2004.



Christine L. Hamilton
CHRISTINE L. HAMILTON
NOTARY PUBLIC

Jason W. Catton
JASON W. CATTON, OWNER

CITY OF PEORIA PLANNING DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, PATRICIA S. LANDAU, DIRECTOR OF PLANNING AND GROWTH MANAGEMENT FOR THE CITY OF PEORIA, ILLINOIS, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF "CATTON SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 22nd DAY OF July, 2004.

PEORIA CITY/COUNTY HEALTH DEPARTMENT'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

THIS IS TO CERTIFY THAT THIS FINAL PLAT OF "CATTON SUBDIVISION" HAS BEEN REVIEWED BY THE PEORIA CITY/COUNTY HEALTH DEPARTMENT REGARDING COMPLIANCE WITH ALL STATE LAWS AND COUNTY ORDINANCES RELATED TO THE DISPOSAL OF SOLID WASTE, AND THAT IT IS HEREBY APPROVED BY THE PEORIA CITY/COUNTY HEALTH DEPARTMENT PROVIDED THAT THE REQUIREMENTS OF CHAPTER 19 OF THE PEORIA COUNTY CODE ARE MET IN THE INSTALLATION OF INDIVIDUAL SOLID WASTE DISPOSAL SYSTEMS ON EACH LOT.

DATED THIS 22nd DAY OF July, 2004.

PEORIA CITY/COUNTY HEALTH DEPARTMENT

Patricia S. Landau
PATRICIA S. LANDAU, DIRECTOR
PLANNING AND GROWTH MANAGEMENT

MEDINA TOWNSHIP ROAD COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, ELDON W. STALL, DO HEREBY ACCEPT THE ABOVE FINAL PLAT OF "CATTON SUBDIVISION" AS CONFORMING TO THE REQUIREMENTS OF THE ILLINOIS REVISED STATUTES, CHAPTER 109, PARAGRAPH TWO, AS AMENDED.

DATED THIS 23rd DAY OF Aug, 2004.

Eldon W. Stall
ELDON W. STALL
MEDINA TOWNSHIP ROAD COMMISSIONER

PEORIA COUNTY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, Kelly Swanson, PEORIA COUNTY PLAT OFFICER, CERTIFY THAT THE ABOVE FINAL PLAT OF "CATTON SUBDIVISION" CONFORMS TO THE REQUIREMENTS OF CHAPTER 20 SUBDIVISION ORDINANCE OF PEORIA COUNTY, ILLINOIS, AS AMENDED AND CONFORMS WITH THE PRELIMINARY PLAT AS SUBMITTED AND APPROVED FOR THE SUBDIVISION REASON DESCRIBED FOR FINAL PLAT.

DATED AT PEORIA, ILLINOIS THIS 1st DAY OF September, 2004.

Kelly Swanson
KELLY SWANSON
PLAT APPROVING OFFICER

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) ss

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I 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 "CATTON SUBDIVISION".

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF Sept, 2004.

A. J. Jester
PEORIA COUNTY DEPUTY CLERK

John Thomas
PEORIA COUNTY CLERK