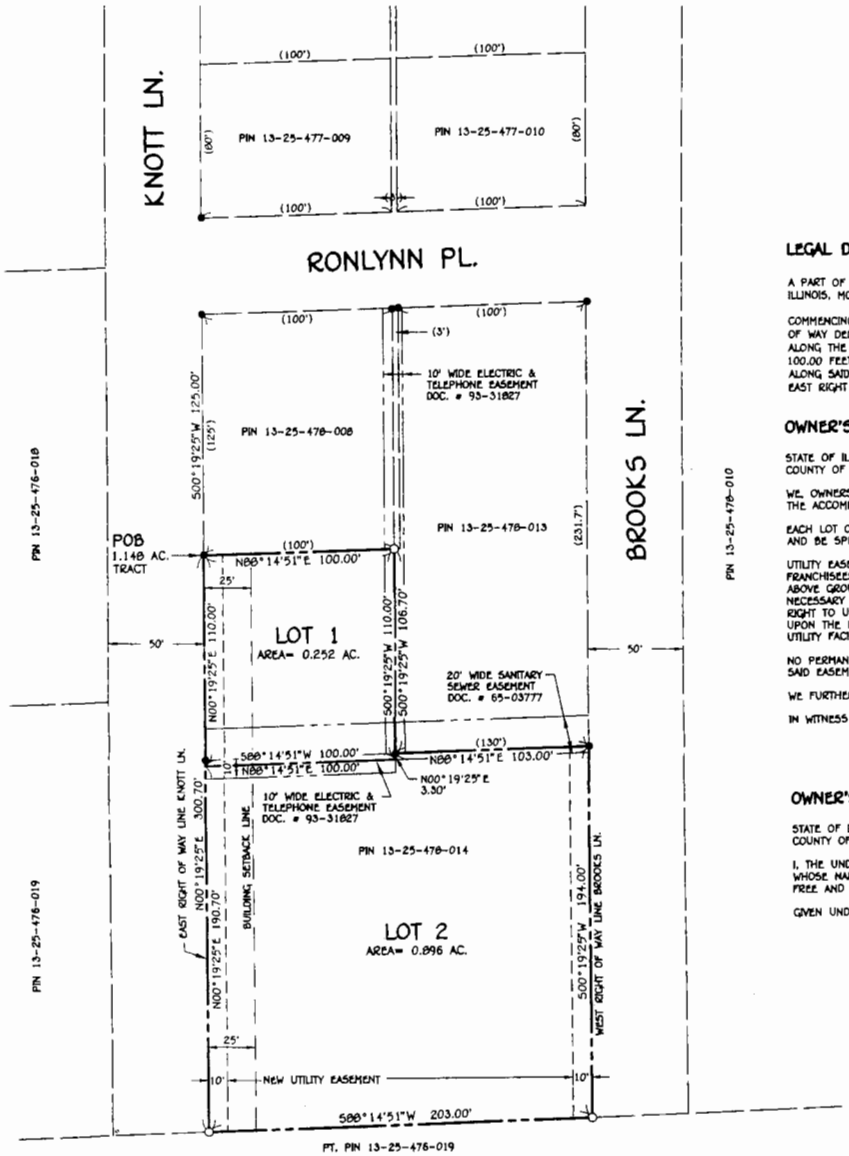

TRACT BEING SUBDIVIDED IS PART OF P.I.N. 13-25-478-014

AREA OF SUBDIVISION = 1.148 ACRES±.

BEARINGS BASED ON AN ASSUMED DATUM.

LEGEND

- BOUNDARY OF SUBDIVISION
- ● IRON PIPE FOUND
- ○ IRON PIPE SET
- ( ) PLAT OR DEED DIMENSION
- EXISTING UTILITY EASEMENTS
- NEW UTILITY EASEMENT
- BUILDING SETBACK LINE

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

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KNOTT LANE AND THE SOUTHERLY RIGHT OF WAY LINE OF RONLYNN PLACE, SAID RIGHT OF WAY LINES BEING SHOWN ON A RIGHT OF WAY DEDICATION PLAT RECORDED IN BOOK 1275, PAGE 317 IN THE PEORIA COUNTY RECORDERS OFFICE, THENCE SOUTH 00°-19'-25" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY) ALONG THE EAST RIGHT OF WAY LINE OF SAID KNOTT LANE, 125.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 88°-14'-51" EAST, 100.00 FEET; THENCE SOUTH 00°-19'-25" WEST, 106.70 FEET; THENCE NORTH 88°-14'-51" EAST, 103.00 FEET TO THE WEST RIGHT OF WAY LINE OF BROOKS LANE; THENCE SOUTH 00°-19'-25" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 194.00 FEET; THENCE SOUTH 88°-14'-51" WEST, 203.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID KNOTT LANE; THENCE NORTH 00°-19'-25" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 300.70 FEET TO THE POINT OF BEGINNING, SAID TRACT, CONTAINING 1.148 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS.

WE, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, TO BE KNOWN AS "KNOTT SUBDIVISION" AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION 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 5th DAY OF September, 2006.

Leo L. Knott Jr.
OWNER

Patricia M. Baldwin
OWNER

Carolyn X. Kelly P.O.A. for Elizabeth A. Morrison

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNATORS ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT 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 AND SEAL THIS 5th DAY OF September, 2006.

Barbara W. Crow
NOTARY PUBLIC

3-10-08
COMMISSION EXPIRES

"OFFICIAL SEAL"
Barbara Crow
Notary Public, State of Illinois
My Commission Expires 3/10/2008

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 PREPARED THE ABOVE FINAL PLAT OF "KNOTT SUBDIVISION", A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY FIVE (25), 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 SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA 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 7TH DAY OF AUGUST, 2006.

AUSTIN ENGINEERING CO., INC.

BY: Jeffrey E. Franklin
JEFFREY E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL 61615

PROFESSIONAL LAND SURVEYOR NO. 3230 JEFFREY E. FRANKLIN ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2006

PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "KNOTT SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 5th DAY OF September, 2006.

For Lee H. Allison
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 BY THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF September, 2006.

Sam Thomas
PEORIA COUNTY CLERK

D. Fisher
PEORIA COUNTY DEPUTY CLERK

STATE OF ILLINOIS
County of Peoria } SS
Filed for record in the office of
BARBARA E. HORTON, County Recorder, on
SEP 12 2006 at 1228 o'clock P.M. and recorded in
Plat Book 49 Page 39 Doc. No. 2006-28836
Barbara E. Horton
Recorder of Deeds

FINAL PLAT OF KNOTT SUBDIVISION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 4TH PM		AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS	
FOR: LEO KNOTT		PEORIA	LICENSE No. 184-001143 ILLINOIS
DATE 8/07/06	SCALE 1" = 50'	BOOK	REVISED
PROJECT NUMBER 70-05-044	SHEET NO. 1 OF 1		