

LEGAL DESCRIPTION OF 0.382 ACRE TRACT

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT ONE (1) OF KELLAR HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHT (8), SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHT (8) AND THE WESTERLY RIGHT OF WAY LINE OF KNOWVILLE AVENUE, (ILLINOIS ROUTE 40); THENCE SOUTH 00°-00'-00" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID KNOWVILLE AVENUE (ILLINOIS ROUTE 40), 167.16 FEET; THENCE NORTH 89°-59'-57" WEST, 44.00 FEET; THENCE WESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID KNOWVILLE AVENUE (ILLINOIS ROUTE 40), 167.16 FEET; THENCE NORTH BEING THE POINT OF BEGINNING OF THE TRACT DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-15'-29" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PRIVATE ROAD, 100.98 FEET; THENCE NORTH 89°-59'-57" WEST, 113.25 FEET; THENCE NORTH 00°-00'-00" WEST, 24.00 FEET; THENCE SOUTH 89°-49'-28" WEST, 129.80 FEET; THENCE NORTH 00°-59'-44" WEST, 40.70 FEET; THENCE SOUTH 89°-59'-57" WEST, 243.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.382 ACRE, MORE OR LESS.

LEGAL DESCRIPTION OF EXISTING PRIVATE ROAD

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT ONE (1) OF KELLAR HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHT (8), SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION EIGHT (8) AND THE WESTERLY RIGHT OF WAY LINE OF KNOWVILLE AVENUE, (ILLINOIS ROUTE 40); THENCE SOUTH 00°-00'-00" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID KNOWVILLE AVENUE (ILLINOIS ROUTE 40), 167.16 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 00°-00'-00" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PRIVATE ROAD, 100.98 FEET; THENCE NORTH 89°-59'-57" WEST, 113.25 FEET; THENCE NORTH 00°-00'-00" WEST, 24.00 FEET; THENCE SOUTH 89°-49'-28" WEST, 129.80 FEET; THENCE NORTH 00°-59'-44" WEST, 40.70 FEET; THENCE SOUTH 89°-59'-57" WEST, 243.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.291 ACRE, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

WE, THE UNDERSIGNED, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "KNOXVILLE EXECUTIVE PLAZA, DIVISION ONE" 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 PLOT 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 FRANCHISES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR 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 PROTECTIVE DEVICES, AND OTHER APPLIANCES FOR THE PURPOSE OF THE SUBDIVISION AND ACCORDING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE SUBDIVISION AND ACCORDING PROPERTIES FOR THE INSTALLATION OF ALL NECESSARY UTILITY PIPES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, AND TO TAP OR REMOVE ANY TREES, SHRUBS OR SPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

NO FURNISHING 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.

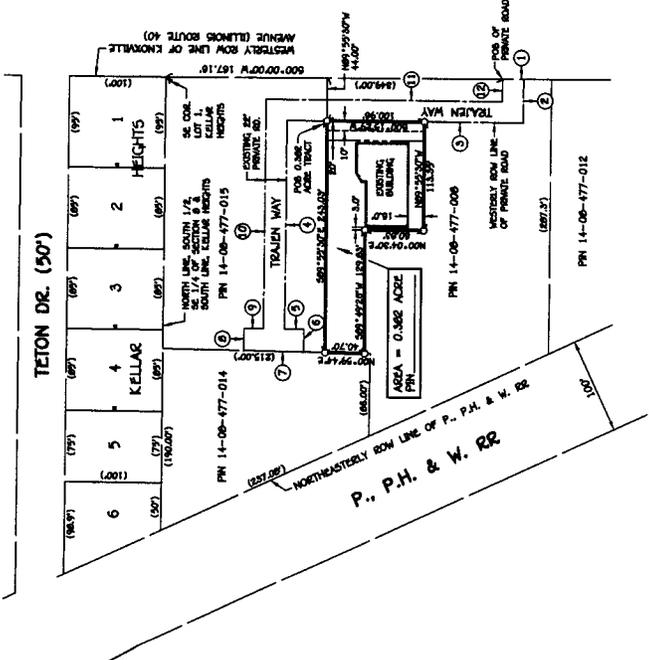
OWNER

OWNER

**FINAL PLAT OF
KNOXVILLE EXECUTIVE PLAZA
DIVISION ONE**

PT. OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 8, 19N, 80E OF THE 4TH PM
FILED: 02/26/03 PAGE 1 OF 1007 SHEET NO. 144-001143
AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS LICENSE NO. 144-001143
PEORIA ILLINOIS
REGISTERED PROFESSIONAL LAND SURVEY NO. 1042 LICENSE EXPIRES NOVEMBER 30, 2004

KNOXVILLE AVE (ILLINOIS RTE 40)



LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (20')
- UTILITY EASEMENT LINE (10')
- MEASURED OR COMPUTED DIMENSION
- IRON PIPE SET
- () PLAT OR DEED DIMENSION

TRACT SUBDIVIDED IS PART OF PIN 14-08-477-008 & -015

GENERAL NOTES:

AREA OF SUBDIVISION = 0.382 ACRES

BEARINGS ARE BASED ON AN ASSUMED DATUM

ACCESS FOR THE 0.382 ACRE TRACT ONTO ILLINOIS ROUTE 40 SHALL BE VIA TRALEAN WAY ONLY

ADDITIONAL ACCESS ONTO ILLINOIS ROUTE 40 MAY BE AVAILABLE PURSUANT TO EASEMENT AGREEMENTS

BEARINGS & DISTANCES FOR PRIVATE ROAD

1	S00°00'00"W	7	N00°17'28"E	62.00'
2	N90°00'00"W	8	S89°42'54"E	21.00'
3	N00°00'00"E	9	S00°17'28"W	24.00'
4	N90°00'00"W	10	N90°00'00"E	240.71'
5	S00°17'28"W	11	S00°00'00"W	24.00'
6	N00°00'00"E	12	N90°00'00"E	24.00'

AREA OF PRIVATE ROAD = 0.291 AC

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

THIS FINAL PLAT OF "KNOXVILLE EXECUTIVE PLAZA, DIVISION ONE" HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH REGARD TO ROADWAY ACCESS PURSUANT TO 705 ILCS 205/2 AS AMENDED. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____, 2003.

JOSEPH CROWE, DISTRICT ENGINEER

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) 55
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 ESTATES ENGRAVED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

DATED THIS _____ DAY OF _____, 2003.

CITY OF PEORIA PLANNING DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "KNOXVILLE EXECUTIVE PLAZA, DIVISION ONE" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT DATED THIS _____ DAY OF _____, 2003.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT THE ABOVE FINAL PLAT OF "KNOXVILLE EXECUTIVE PLAZA, DIVISION ONE" AND SAID PLAT IS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) 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 PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS ETHICS STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 26TH DAY OF FEBRUARY, 2003.

AUSTIN ENGINEERING CO., INC.

BY: *James E. Franklin*
JAMES E. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEY NO. 1042
LICENSE EXPIRES NOVEMBER 30, 2004



PEORIA COUNTY CLERK