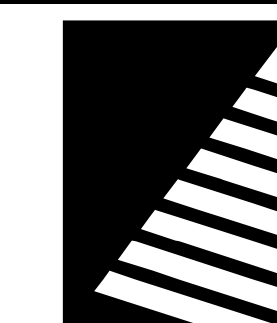


SOMMER PLACE SUBDIVISION - SECTION FOUR-B FINAL PLAT

SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP NINE NORTH, RANGE SEVEN EAST OF THE FOURTH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS

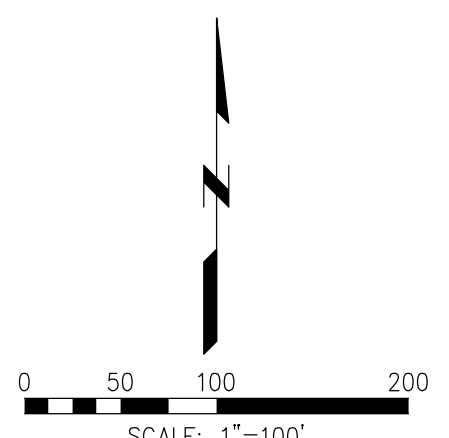
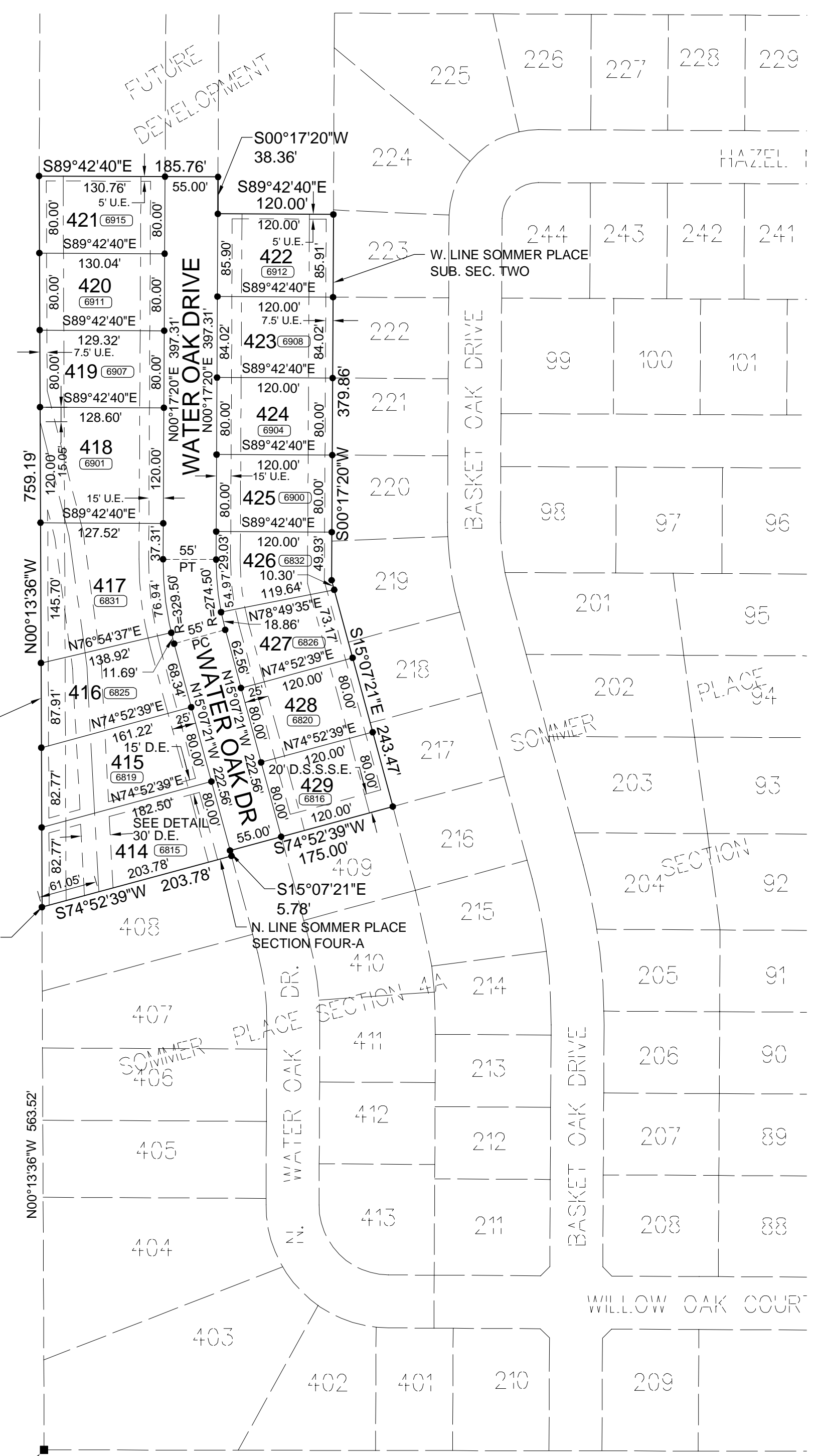


Farnsworth
GROUP

7707 N. KNOXVILLE AVE, SUITE 100
PEORIA, ILLINOIS 61614
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:
1 01/07/14 REVISED DATES IN CERTIFICATES

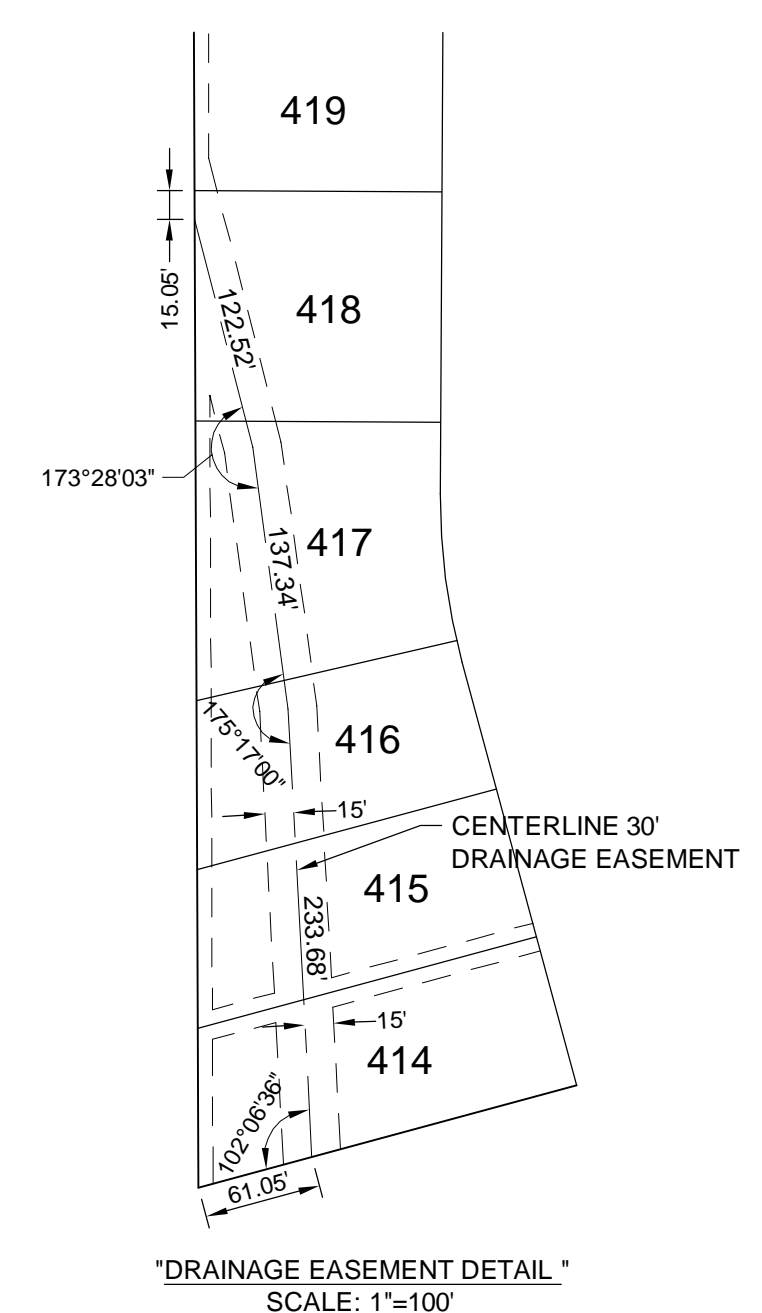


LEGEND

- IRON ROD
- STONE
- AC ACRE
- 15' UTILITY EASEMENT LIMITS LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE
- R= RADIUS
- (2832) ADDRESS PER CITY OF PEORIA
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.S.S.S.E. DRAINAGE, STORM & SANITARY SEWER EASEMENT

LOT ACREAGE TABLE

LOT NUMBER	ACREAGE
LOT 414	0.35 AC.
LOT 415	0.32 AC.
LOT 416	0.28 AC.
LOT 417	0.39 AC.
LOT 418	0.35 AC.
LOT 419	0.24 AC.
LOT 420	0.24 AC.
LOT 421	0.24 AC.
LOT 422	0.24 AC.
LOT 423	0.23 AC.
LOT 424	0.22 AC.
LOT 425	0.22 AC.
LOT 426	0.20 AC.
LOT 427	0.21 AC.
LOT 428	0.22 AC.
LOT 429	0.22 AC.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF PEORIA)

I/We, Summer Park LLC, owner and proprietor of the land shown on this plat do hereby certify that I have caused this survey and subdivision to be made as shown on this plat, to be known as "Sommer Place Subdivision - Section Four-B." I acknowledge this survey to be correct to the best of my knowledge and belief and hereby dedicate the street here on to the public use forever.

Permanent utility easements are hereby reserved for and granted to the City of Peoria and to those public utility companies operating under franchises from the City of Peoria including telephone, electric, cable, water and gas companies, their successors and assigns, to install, operate, maintain and/or remove underground or overhead utility lines, for the purpose of serving this subdivision and adjoining properties. Said easements grant the right for said franchisees to enter upon the lots at all times to install, operate and maintain said utility facilities and to trim or remove any trees or shrubs that interfere with said utility facilities.

Permanent storm sewer easements are hereby reserved for storm water purposes and are granted to the City of Peoria to install, maintain and/or remove storm sewers and necessary manholes and connections. Said easements grant the right for said municipality to enter upon the lots at all times to install, operate and maintain said structures and the gravity flow between said structures. No obstructions will be permitted within the storm sewer easements.

Permanent sanitary sewer easements are hereby granted to the Greater Peoria Sanitary and Sewage Disposal District to install, maintain and/or remove sanitary sewers and necessary manholes and connections. Said easements grant the right for said District to enter upon the lots at all times to install, operate and maintain said structures and the flow between said structures.

Easements shown as "Drainage Easement" are for the conveyance of storm water surface drainage, and storm water conveyance and discharge through public storm sewer and culvert systems installed as improvements for the subdivision. The horizontal and vertical configuration of said drainage swales and areas located within said easements shall not be altered so as to interfere with the intent of said easement. Maintenance of said swales is the responsibility of the adjacent lot owners. No obstructions will be permitted within the drainage easements.

No permanent buildings or trees shall be placed on said easements, but the easements may be used for gardens, landscaping and other purposes that do not interfere with the use of said easements.

Each lot or part thereof shall be subject to restrictions recorded in a Declaration of Restrictions placed on record in the Peoria County Recorder's Office. Each contract for sale, conveyance or lease of any such lot or part thereof shall be made expressly subject to these restrictions, and each purchaser, grantee or lessee in the acceptance of such contract, conveyance or lease, shall thereby subject himself, his heirs, executors, administrator and assigns to said restrictions. I/We also certify to the best of our knowledge this subdivision is located in Duntap School District #323.

IN WITNESS WHEREOF the undersigned, have caused this certificate to be subscribed this _____ day of _____, 2014.

By: It's Member _____

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF PEORIA)

I hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced in the accompanying plat of "Sommer Place Subdivision Section Four-B."

Give under my hand and seal this _____ day of _____, 2014.

County Clerk _____

DIRECTOR OF PLANNING AND GROWTH MANAGEMENT'S CERTIFICATE

STATE OF ILLINOIS)
)SS
CITY OF PEORIA)

I hereby certify that this plat of "Sommer Place Subdivision Section Four-B" is substantially in conformance with the approved Preliminary Plat and is approved this _____ day of _____, 2014.

Director, Planning and Growth Management _____

LEGAL DESCRIPTION OF PROPERTY TO BE KNOWN AS "SOMMER PLACE SUBDIVISION SECTION FOUR-B"

A part of Lot 2 in Sommer Park Subdivision, a subdivision being in part of the Southwest Quarter of Section 10, Township 9 North, Range 7 East of the 4th Principal Meridian, as shown on a Final Plat recorded December 10, 2004 as Document Number 04-45081 in Plat Book 9, Page 65 in the Peoria County Recorder's Office, Peoria County, Illinois. Being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 10 also being the Southwest Corner of said Lot 2, thence north 00 degrees 13 minutes 36 seconds west 563.52 feet along the West Line of said Lot 2 also being the West Line of said Southwest Quarter to the Point of Beginning.

Thence continuing along said West Line north 00 degrees 13 minutes 36 seconds west 759.19 feet; thence south 89 degrees 42 minutes 40 seconds east 185.76 feet; thence south 00 degrees 17 minutes 20 seconds west 38.36 feet; thence south 89 degrees 42 minutes 40 seconds east 120.00 feet to a point on the West Line of Sommer Place Subdivision Section Two; (the following 2 courses being along said West Line of Sommer Place Subdivision Section Two) thence south 00 degrees 17 minutes 20 seconds west 379.86 feet; thence south 15 degrees 07 minutes 21 seconds east 243.47 feet; (the following 3 courses being along the North Line of Sommer Place Section Four-A) thence south 74 degrees 52 minutes 39 seconds west 175.00 feet; thence south 15 degrees 07 minutes 21 seconds east 5.78 feet; thence south 74 degrees 52 minutes 39 seconds west 203.78 feet to the Point of Beginning, containing 5.054 acres, more or less.

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided this property into sixteen lots, numbered 414 through 429, inclusive, the street known as Water Oak Drive and the easements as shown. This Subdivision is to be known as "Sommer Place Subdivision - Section Four-B" in the City of Peoria, Peoria County, Illinois. This plat, to the best of our knowledge and belief, is a true representation of the Subdivision drawn to a scale of 1 inch = 100 feet.

This subdivision is located within Zone C (Areas of Minimal Flooding) according to the Federal Emergency Management Agency Flood Insurance Rate Map for the Unincorporated Areas of Peoria County, Illinois, Community Panel No. 170533 0125 B, effective June 1, 1983.

This Subdivision is located within the Corporate Limits of a City which has adopted a City Plan and exercises the Special Powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended.

Witness my hand and seal this _____ day of _____, 2014.

Farnsworth Group, Inc.
7707 N. Knoxville Ave, Suite 200
Peoria, IL 61614



By: Kenneth J. Silverthorn
Professional Land Surveyor No. 3413

DATE:
EXP. DATE: 11-30-2014
DESIGN FIRM REGISTRATION NO. 184-001856

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

NOTES:

1. A 5/8 inch diameter rebar will be set at each lot corner and at each location where a lot line changes direction after lot grading has been completed.
2. Dimensions shown along curved lot lines are arc distances.
3. Property owners may not participate in the City of Peoria's Drainage Assistance Program.
4. Lot lines extending from curved street lines are radial unless noted otherwise.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF PEORIA)

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to this plat and certification, appeared before me this day in person and acknowledged that they signed and sealed this plat and certificate as their free and voluntary act for the uses and purposes set forth.

Given under my hand and seal this _____ day of _____, 2014.

Notary Public _____

P.O.C. S.W. COR. S.W. 1/4 SEC. 10, T.9N., R.7E., 4P.M. ALSO BEING THE S.W. COR. OF LOT 2 IN SOMMER PARK SUBDIVISION

I:\shoppe\15\Steven\Views_Silverthorn\DWG\0130712.00 - Sommer Place 4B FP.dwg | 1/7/2014 11:00 AM |