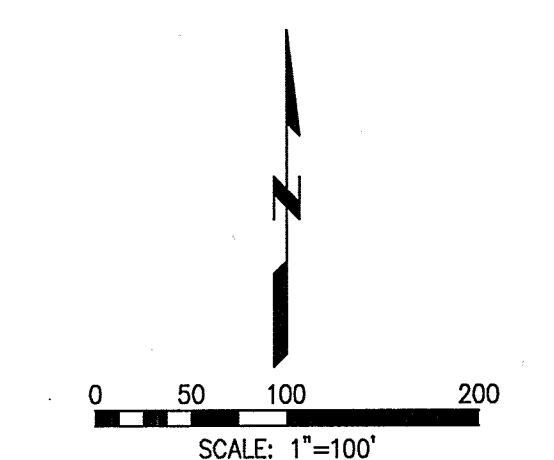


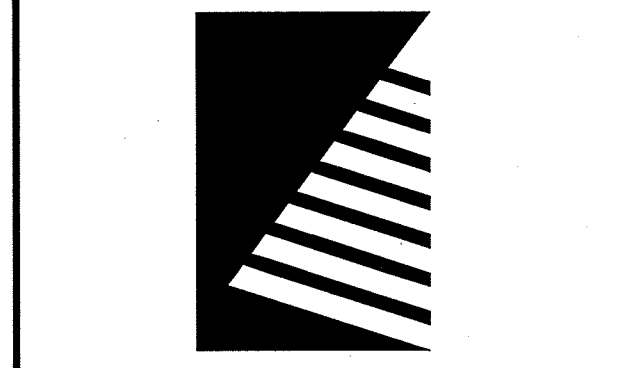
STONE GATE SUBDIVISION SECTION THREE FINAL PLAT

PART OF LOT 2 IN WILHELM ROAD SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP TEN NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN
IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS



LEGEND

- IRON ROD FOUND OR SET
- R= RADIUS
- L= ARC LENGTH
- CH= CHORD LENGTH
- CB= CHORD BEARING
- AC= ACRE
- 15' WIDE UTILITY EASEMENT LIMITS LINE (15' U.E.)
- 25' WIDE BUILDING SETBACK LINE
- ADDRESS PER CITY
- (NR) NON-RADIAL
- (P) PLAT DISTANCE
- (M) MEASURED DISTANCE
- S.S.W.D.E. STORM SEWER, SIDEWALK & DRAINAGE EASEMENT
- W.M.E. WATER MAIN EASEMENT
- S.S.D.E. STORM SEWER & DRAINAGE EASEMENT
- SAN. SANITARY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- P.O.B. POINT OF BEGINNING

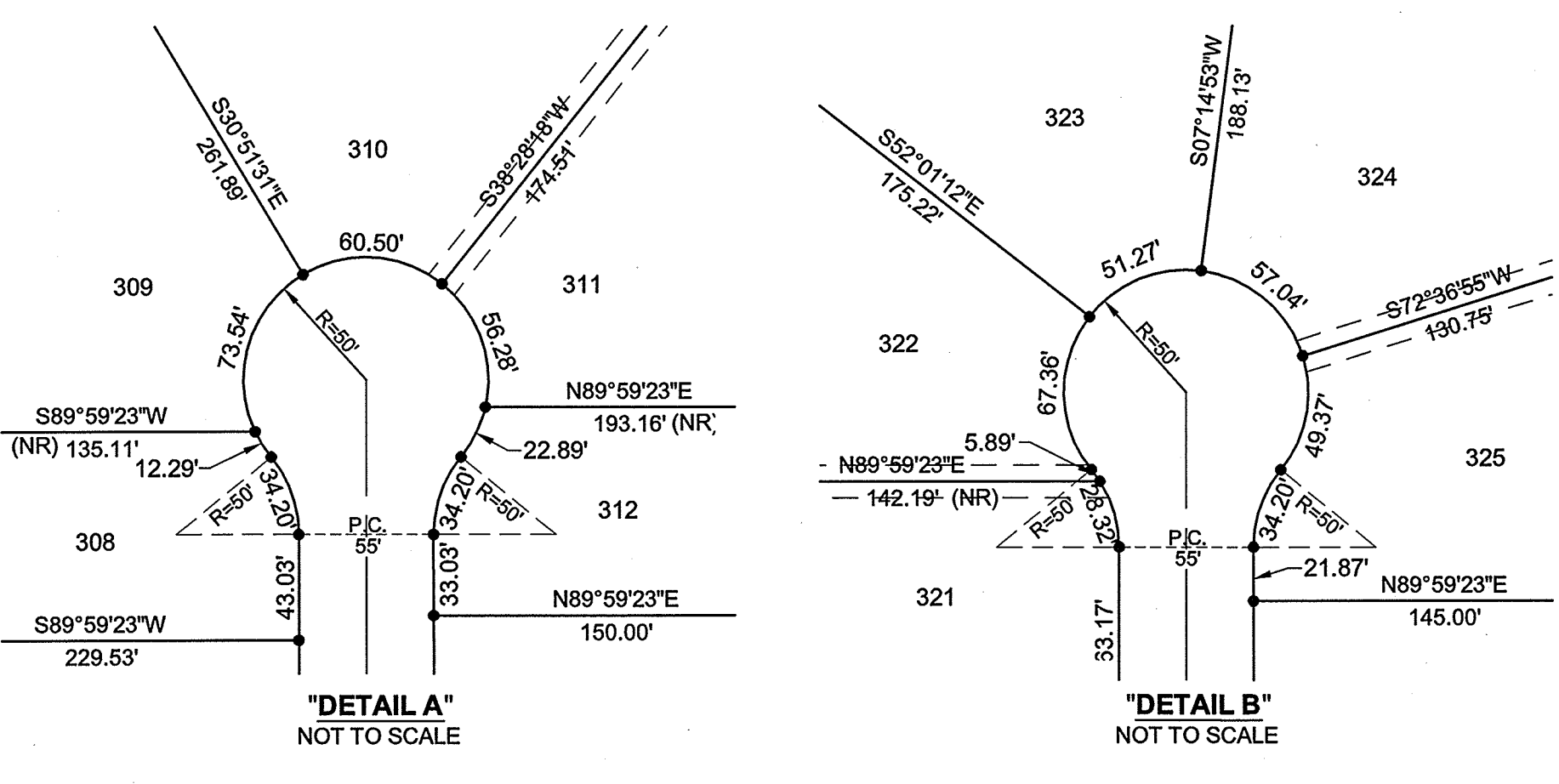
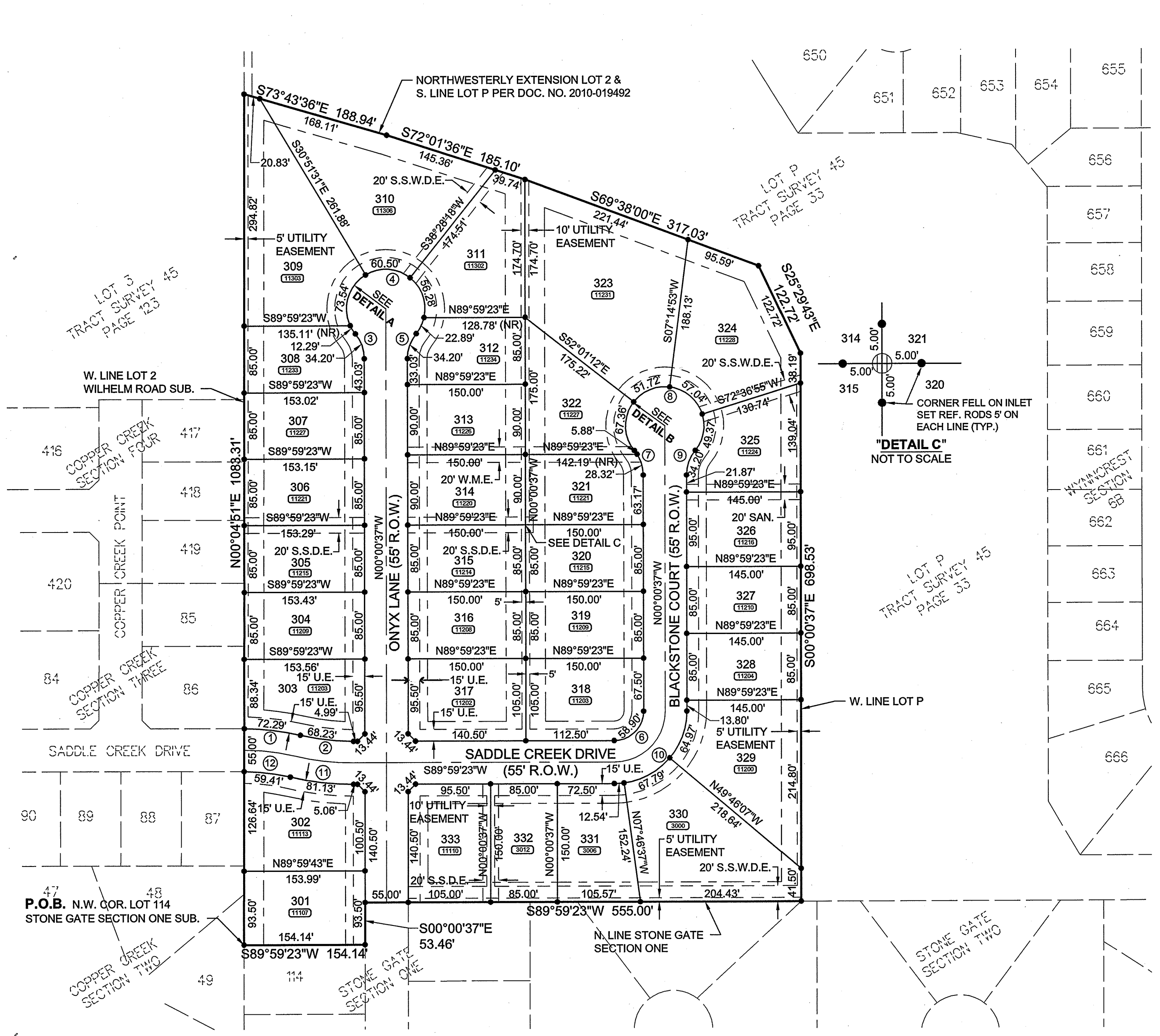


Farnsworth GROUP

7707 N. KNOWVILLE AVE, SUITE 100
PEORIA, ILLINOIS 61614
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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # Date: Description:



LEGAL DESCRIPTION OF "STONE GATE - SECTION THREE"

A part of Lot 2 in Wilhelm Road Subdivision, being part of the Northwest Quarter of Section 30, Township 10 North, Range 8 East of the Fourth Principal Meridian, in the City of Peoria, Peoria County, Illinois as shown on the Final Plat recorded in Plat Book 10 Page 14 as Document Number 06-07877 in the Peoria County Recorder's Office, more particularly described as follows:

Beginning at the Northwest Corner of Lot 114 in Stone Gate Section One a subdivision recorded in Plat Book 11 on Page 5 as Document Number 07-03052 in the Peoria County Recorder's Office; thence north 00°-04'-51" east 1083.31 feet along the West Line of said Lot 2; thence south 73°-43'-36" east 188.94 feet along the Northwest extension and the South Line of Lot P as shown in Tract Survey Book 45 on page 33 as Document Number 2010-019492 in the Peoria County Recorder's Office; thence south 72°-01'-36" east 185.10 feet along said South Line; thence south 69°-38'-00" east 317.03 along said South Line; thence south 25°-29'-43" east 122.72 feet along said South Line to a point on the West Line of said Lot P; thence south 00°-00'-37" east 698.53 feet along said West Line to a point on the North Line of Stone Gate Section One; thence south 89°-59'-23" west 555.00 feet along said North Line to a point on the West Right-of-Way Line of Onyx Lane; thence south 00°-00'-37" east 53.46 feet along said West Line to the Northeast Corner of Lot 114 in Stone Gate Section One; thence south 89°-59'-23" west 154.14 feet along the North Line of said Lot 114 to the Point of Beginning, containing 15,031 acres, more or less.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, Bill Peifer, Vice President of Signature Development of Peoria, Inc., owner and proprietor of the land shown on this plat, do hereby certify that we have caused this survey and subdivision to be made as shown on this plat, to be known as "Stone Gate Section Three." We acknowledge this survey to be correct to the best of my knowledge and belief and hereby dedicate the streets 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 water main easements are hereby granted to the Illinois American Water Company to install, maintain and/or remove water mains 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 flow between said structures.

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.

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 there by subject himself, his heirs, executors, administrator and assigns to said restrictions.

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.

To the best of our knowledge this property lies in Dunlap School District #323.

IN WITNESS WHEREOF the undersigned, have caused this certificate to be subscribed this 16th day of January, 2015.

By: It's Member

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided this property into thirty-three lots numbered 301-333, inclusive; the streets (Onyx Lane, Saddle Creek Drive and Blackstone Court) and the easements as shown. This subdivision is to be known as "Stone Gate Section Three" 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 26th day of JAN, 2015.

Farnsworth Group, Inc.
7707 N. Knoxville Ave, Suite 100
Peoria, IL 61614



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

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

- NOTES:**
1. A 5/8-inch-diameter iron rod 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.

CURVE TABLE		LOT ACREAGE TABLE	
①	②	LOT NUMBER	ACREAGE
R=311.01' L=72.29' CH=72.13' CB=N83°09'29"W	R=60.00' L=34.20' CH=33.54' CB=N19°36'28"W	LOT 301	0.331 AC.
② R=291.01' L=68.23' CH=68.08' CB=S83°12'58"E	③ R=50.00' L=225.49' CH=77.50' CB=S89°59'23"W	LOT 302	0.413 AC.
③ R=50.00' L=34.20' CH=33.54' CB=N19°36'28"W	④ R=50.00' L=225.49' CH=77.50' CB=S89°59'23"W	LOT 303	0.343 AC.
④ R=50.00' L=145.30' CH=77.50' CB=N19°35'14"W	⑤ R=50.00' L=34.20' CH=33.54' CB=N19°36'28"W	LOT 304	0.300 AC.
⑤ R=37.50' L=58.90' CH=53.03' CB=N44°59'23"E	⑥ R=50.00' L=34.20' CH=33.54' CB=N19°36'28"W	LOT 305	0.299 AC.
⑥ R=37.50' L=58.90' CH=53.03' CB=N44°59'23"E	⑦ R=50.00' L=145.30' CH=77.50' CB=N44°59'23"E	LOT 306	0.299 AC.
	⑧ R=346.01' L=81.13' CH=80.94' CB=S83°12'58"E	LOT 307	0.299 AC.
	⑨ R=256.01' L=59.41' CH=59.28' CB=N83°08'51"W	LOT 308	0.292 AC.
		LOT 309	0.652 AC.
		LOT 310	0.726 AC.
		LOT 311	0.436 AC.
		LOT 312	0.282 AC.
		LOT 313	0.310 AC.
		LOT 314	0.310 AC.
		LOT 315	0.293 AC.
		LOT 316	0.293 AC.
		LOT 317	0.361 AC.
		LOT 318	0.355 AC.
		LOT 319	0.293 AC.
		LOT 320	0.293 AC.
		LOT 321	0.308 AC.
		LOT 322	0.374 AC.
		LOT 323	0.916 AC.
		LOT 324	0.573 AC.
		LOT 325	0.365 AC.
		LOT 326	0.316 AC.
		LOT 327	0.283 AC.
		LOT 328	0.283 AC.
		LOT 329	0.525 AC.
		LOT 330	0.610 AC.
		LOT 331	0.328 AC.
		LOT 332	0.293 AC.
		LOT 333	0.361 AC.

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
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 "Stone Gate Section Three."

Give under my hand and seal this 27th day of January, 2015.

Steve Sonnenberg
County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
CITY OF PEORIA)

I hereby certify that this Final Plat of "Stone Gate Section Three" is substantially in conformance with the approved Preliminary Plat and is approved this 16th day of January, 2015.

Leah M. Allison For Ross Black
Director, Community Development

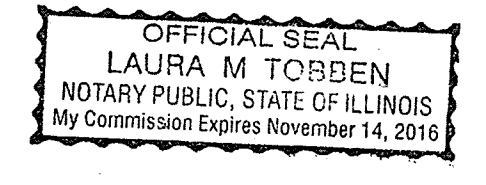
OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Peifer is 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 16th day of January, 2015.

Amanda Tobben
Notary Public



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EXISTING TAX ID 09-30-100-029 & 09-30-100-019

N.W. 1/4 SEC. 30, T.10N., R.8E. 4P.M.

PEORIA, ILLINOIS

Date: 01-12-15

Design/Drawn: SJB

Reviewed: TWE

Book No.: Field:

SHEET TITLE:
FINAL PLAT

SHEET NUMBER:
1

Project No.: 0120794.00
PEO-24-226