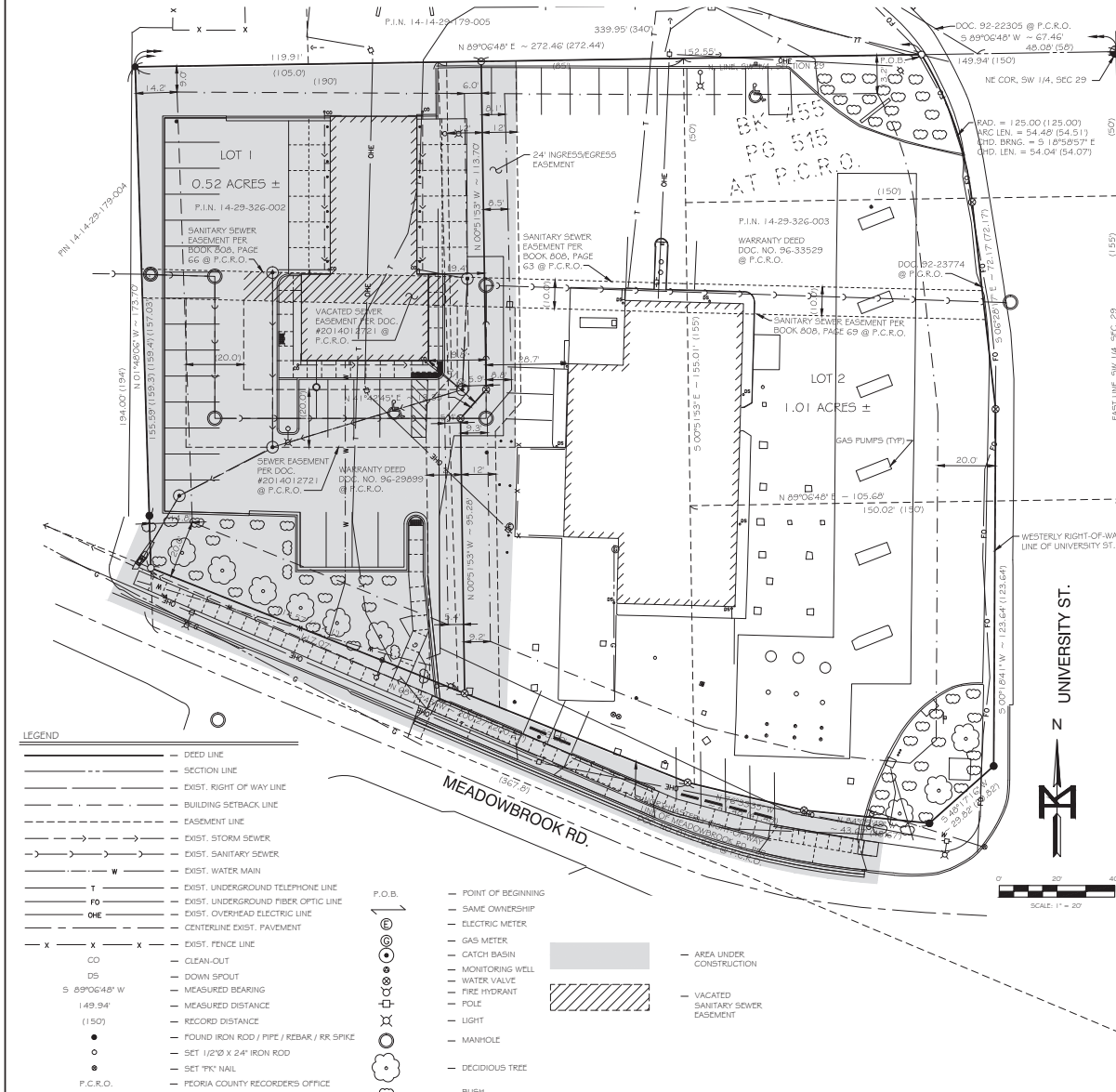


PRELIMINARY PLAT OF BEACHLER'S SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9-NORTH, RANGE 8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9-NORTH, RANGE 8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 89 DEGREES 48' SECONDS WEST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 67.46 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY STREET AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, (THE FOLLOWING 4 COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE) THENCE IN A SOUTHERLY DIRECTION, ALONG A CURVE CONVEX TO THE WEST, WITH A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 54.46 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 58 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 54.04 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 72.17 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 41 SECONDS WEST, A DISTANCE OF 123.64 FEET; THENCE SOUTH 48 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 29.82 FEET, TO A POINT ON THE NORTHEASTLY RIGHT-OF-WAY LINE OF MADONNBROOK ROAD; (THE FOLLOWING 3 COURSES ARE ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE) THENCE NORTH 84 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 43.67 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF 41.48 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 45 SECONDS WEST, A DISTANCE OF 203.27 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 06 SECONDS WEST, A DISTANCE OF 173.70 FEET, TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, THENCE NORTH 89 DEGREES 06 MINUTES 48 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 272.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD.

STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

WE, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9-NORTH, RANGE 8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS," 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; AND WE HEREBY DECLARE THE STREETS SHOWN HEREON TO BE PUBLIC USE FOREVER. 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 TO INSTALL, LOCATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND WATER MAINS, GAS PIPES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE APPLICANCES, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLES AND WIRES 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 OVERLAP OR BURRY ACROSS ALL LOTS SERVICES WIRES, PIPES AND/OR CABLES TO SERVICE 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 SANITARY GAS LINES THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITIES.

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 IN 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 _____, 2015.

OWNER: _____
OWNER: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE, AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE UNDERSIGNED 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, READ 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 _____ DAY OF _____, 2015.

NOTARY PUBLIC
PEORIA COUNTY CLERK
COMMISSION EXPIRES _____

STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

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 SHOWN ON THE ATTACHED FARM HOUSE SUBDIVISION PLAT AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

COUNTY CLERK: _____ DEPUTY: _____

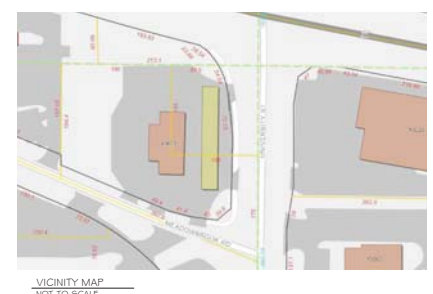
STATE OF ILLINOIS)
COUNTY OF PEORIA) 55

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS "BEACHLER'S SUBDIVISION", A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9-NORTH, RANGE 8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 20' (1 INCH = 20 FEET).

DATED THIS _____ DAY OF _____, 2015.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

MICHAEL W. MOHR
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3116
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY LICENSE EXPIRES _____



M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
7336 N. University Ave. Office: (309) 692-8500
Peoria, Illinois 61614 Fax: (309) 692-8501
www.mohrerkerr.com Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED	DATE

DRAWN	MTM/CEJ	SURVEYED	MWM / MDP / CEJ	CLIENT:
CHECKED	MWM			

SCALE: 1" = 20'

DATE: 03-18-15

BEACHLER'S

TITLE: PRELIMINARY PLAT OF BEACHLER'S SUBDIVISION
A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9-NORTH, RANGE 8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

PROJECT NO. 14085
SHEET 1 OF 1
DRAWING NO. 1