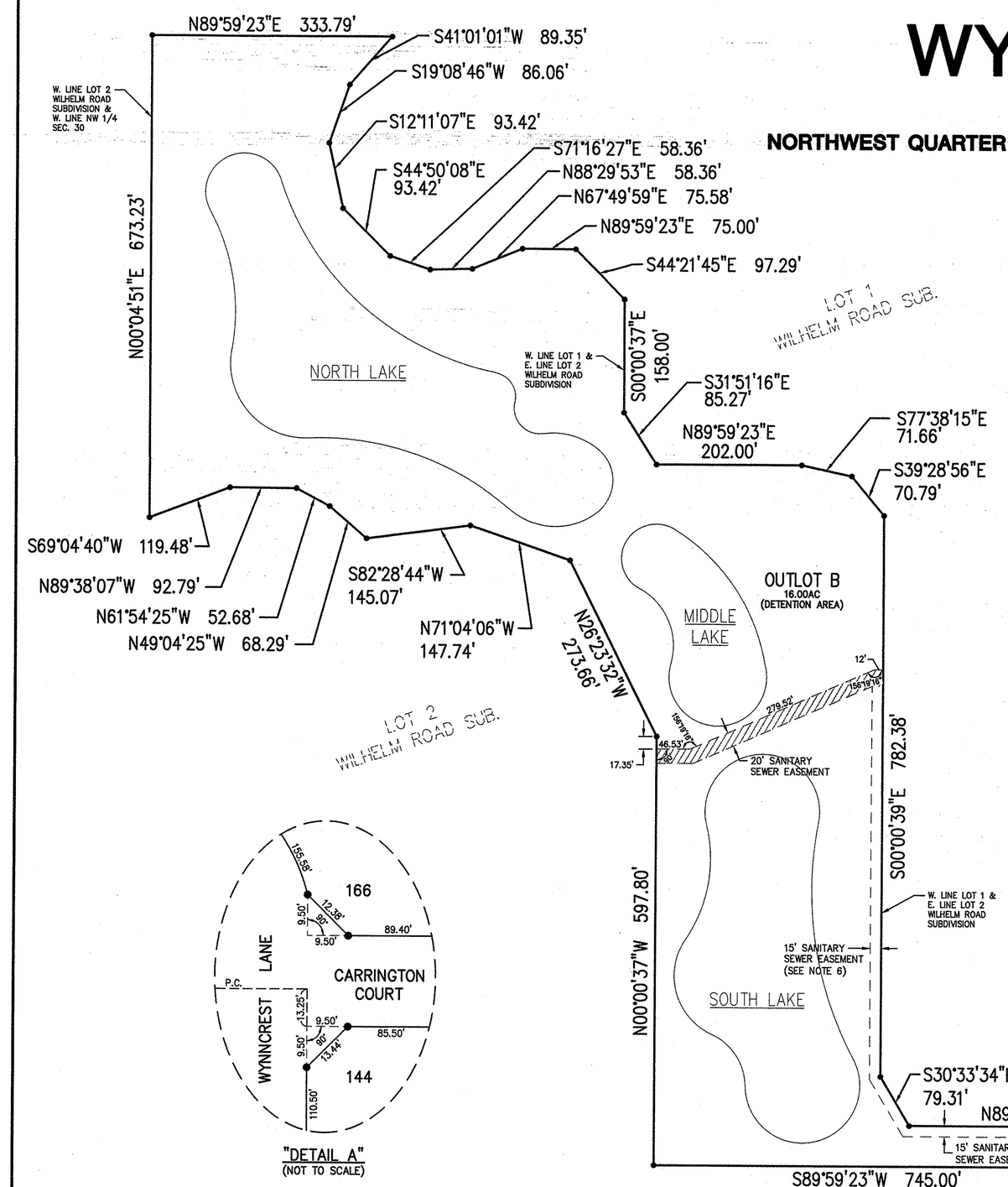
WYNNCREST - SECTION ONE

FINAL PLAT

NORTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TEN NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS



DESCRIPTION OF TRACT OF LAND TO BE RECORDED AS "WYNNCREST – SECTION ONE"

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 Northeast Corner of said Lot 2. From said Point of Beginning, thence south 00°–17'–37" west 971.13 feet along the East Line of said Lot 2; thence south 45°–04'–52" west 70.97 feet along the Southeast Line of said Lot 2; thence south 89°–52'–08" west 453.05 feet along the South Line of said Lot 2 to a Point of Curvature; thence northwest 83.23 feet along the South Line of said Lot 2 being the arc of a curve concave to the northeast having a radius of 460.00 feet and the 83.12 foot chord of said arc bears north 84°–56'–51" west to a Point of Tangency; thence north 79°–45'–50" west 388.14 feet along said South Line; thence north 00°–00'–37" west 753.31 feet to a Point of Curvature; thence northwest 78.89 feet along the arc of a curve concave to the southwest having a radius of 264.50 feet and the 78.60 foot chord of said arc bears north 08°–33'–18" west; thence south 89°–59'–23" west 138.32 feet; thence north 00°–00'–37" west 88.49 feet; thence south 89°–59'–23" west 745.00 feet; thence north 00°–00'–37" west 597.80 feet; thence north 26°–23'–32" west 273.66 feet; thence north 71°–04'–06" west 147.74 feet; thence south 82°–28'–44" west 145.07 feet; thence north 49°–04'–25" west 68.29 feet; thence north 61°–54'–25" west 52.68 feet; thence north 89°–38'–07" west 92.79 feet; thence south 69°–04'–40" west 119.48 feet to a point on the West Line of said Lot 2; thence north 00°–04'–51" east 673.23 feet along said West Line; thence north 89°–59'–23" east 333.79 feet to a point on the line between Lots 1 and 2 in said Wilhelm Subdivision, the following 19 courses falling on said lot line; thence south 41°–01'–01" west 89.35 feet; thence south 19°–08'–46" west 86.06 feet; thence south 12°–11'–07" east 93.42 feet; thence south 44°–50'–08" east 93.42 feet; thence south 71°–16'–27" east 58.36 feet; thence north 88°–29'–53" east 58.36 feet; thence north 67°–49'–59" east 75.58 feet; thence north 89°–59'–23" east 75.00 feet; thence south 44°–21'–45" east 97.29 feet; thence south 00°–00'–37" east 158.00 feet; thence south 31°–51'–16" east 85.27 feet; thence north 89°–59'–23" east 202.00 feet; thence south 77°–38'–15" east 71.66 feet; thence south 39°–28'–56" east 70.79 feet; thence south 00°–00'–39" east 782.38 feet; thence south 30°–33'–34" east 79.31 feet; thence north 89°–59'–23" east 434.26 feet to a Point of Non–Tangency; thence southeast 38.91 feet along the arc of a curve concave to the northeast having a radius of 339.50 feet and the 38.89 foot chord of said arc bears south 37°–45'–13" east; thence north 89°–59'–23" east 1055.31 feet along the North Line of said Lot 2 to the Point of Beginning, containing 38.478 acres, more or less.

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided this property into sixty–six lots numbered 101 through 166, inclusive; two Outlots lettered "A" and "B"; the streets and the easements as shown. This Subdivision is to be known as "Wynncrest – Section One" 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 14th day of DEC., 06.

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

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

KENNETH J. SILVERTHORN
3413
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

DATE: 12-14-06
EXP. DATE: 11-30-2008
DESIGN FIRM REGISTRATION NO. 184-001858

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.
5. Outlot "A" is to be used for a landscaping berm and installation of electricity, natural gas and cable television lines only. Outlot "A" will be maintained by the Wynncrest Homeowner's Association and will also be deeded to the Wynncrest Homeowner's Association.
6. The 15' Sanitary Easement on Outlot "B" is to be used by the Greater Peoria Sanitary District for ingress and egress only. Said easement is not for the benefit of any other parties.
7. All right, title and interest in Outlot B are subject to a Development Agreement dated January 11, 2006 ("Agreement") and filed with the Peoria County Recorder of Deeds office on June 12, 2006 as Document No. 06–18558. In the event Outlot B is not acquired by the Peoria Park District in accordance with the terms of the Agreement, Outlot B shall be conveyed by Signature Development of Peoria, Inc. to, and thereafter maintained by, the Wynncrest Homeowners Association, subject to the terms of the Declaration of Restrictions of Wynncrest Subdivision and this Plat.

DIRECTOR OF PLANNING AND GROWTH MANAGEMENT'S CERTIFICATE

STATE OF ILLINOIS)
SS
CITY OF PEORIA)

I hereby certify that this plat of "Wynncrest – Section One" is substantially in conformance with the approved Preliminary Plat and is approved this 12th day of December, 2006.

For Keith W. Allison
Director, Planning and Growth Management

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF PEORIA)

I, SIGNATURE DEVELOPMENT OF PEORIA INC., 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 "Wynncrest – Section One." I acknowledge this survey to be correct to the best of my knowledge and belief and hereby dedicate the streets hereon 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 franchises 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.

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.

IN WITNESS WHEREOF the undersigned, have caused this certificate to be subscribed this 21 day of December, 2006

by: Its Member

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 William Perez, 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 21 day of December 2006

Susan M. Hudson
Notary Public

OFFICIAL SEAL
Susan M. Hudson
Notary Public, State of Illinois
My Commission Expires 11/08/2007

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 "Wynncrest – Section One."

Give under my hand and seal this 29th day of Jan 2007

R. Steve Sommerfeld
County Clerk

STATE OF ILLINOIS
County of Peoria } SS
JAN 29 2007
Filed for record in the office of E. HOUSTON, County Recorder, on
Plat Book 10 Page 14 and recorded in
Doc. No. 2007-03054
Recorder of Deeds

TAX I.D. NO'S : 09–30–100–001; 09–30–100–002; 09–30–100–003

Revisions #	Date:	Initials:
1	12-13-06	JMG

Farnsworth GROUP
ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS
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PEORIA, ILLINOIS 61614
(309) 689-9888 / (309) 689-9820 Fax
www.f-w.com

Drawn: TAW Date: 11-08-06
Checked: Book No.: PEO-67-1

WYNCREST - SECTION ONE
PEORIA, ILLINOIS

FINAL PLAT

Sheet No.: 1 OF 1
Project No.: 1054917

PEO-R-7

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