

FINAL SUBDIVISION PLAT OF
WATERSTONE
SECTION ONE

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH,
RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC. - 8100 N. UNIVERSITY ST. - PEORIA, ILLINOIS 61615 - LICENSE No. 184-001143

GENERAL NOTES:

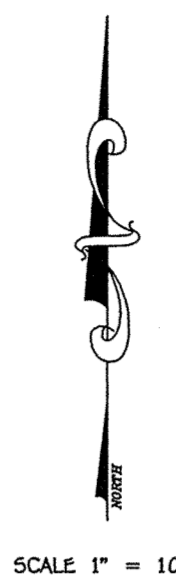
1. AREA OF SUBDIVISION = 52.611 ACRES.
2. BEARINGS ARE BASED ON AN ASSUMED DATUM.
3. LOT LINES AT STREET INTERSECTIONS ARE ROUNDED WITH A 9.42' RADIUS CURVE.
4. ANY LANDSCAPING OR SIGNAGE TO BE PLACED IN THE MEDIAN IN "WATERSTONE WAY" IS SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT AND MUST BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

TRACT SUBDIVIDED AFFECTS
PIN 13-03-100-016 &
PIN 13-03-100-017 &
PIN 13-03-100-020

THE PARENT PINS OF THE
TRACT BEING SUBDIVIDED ARE
PIN 13-03-100-018 &
PIN 13-03-100-012

LEGEND

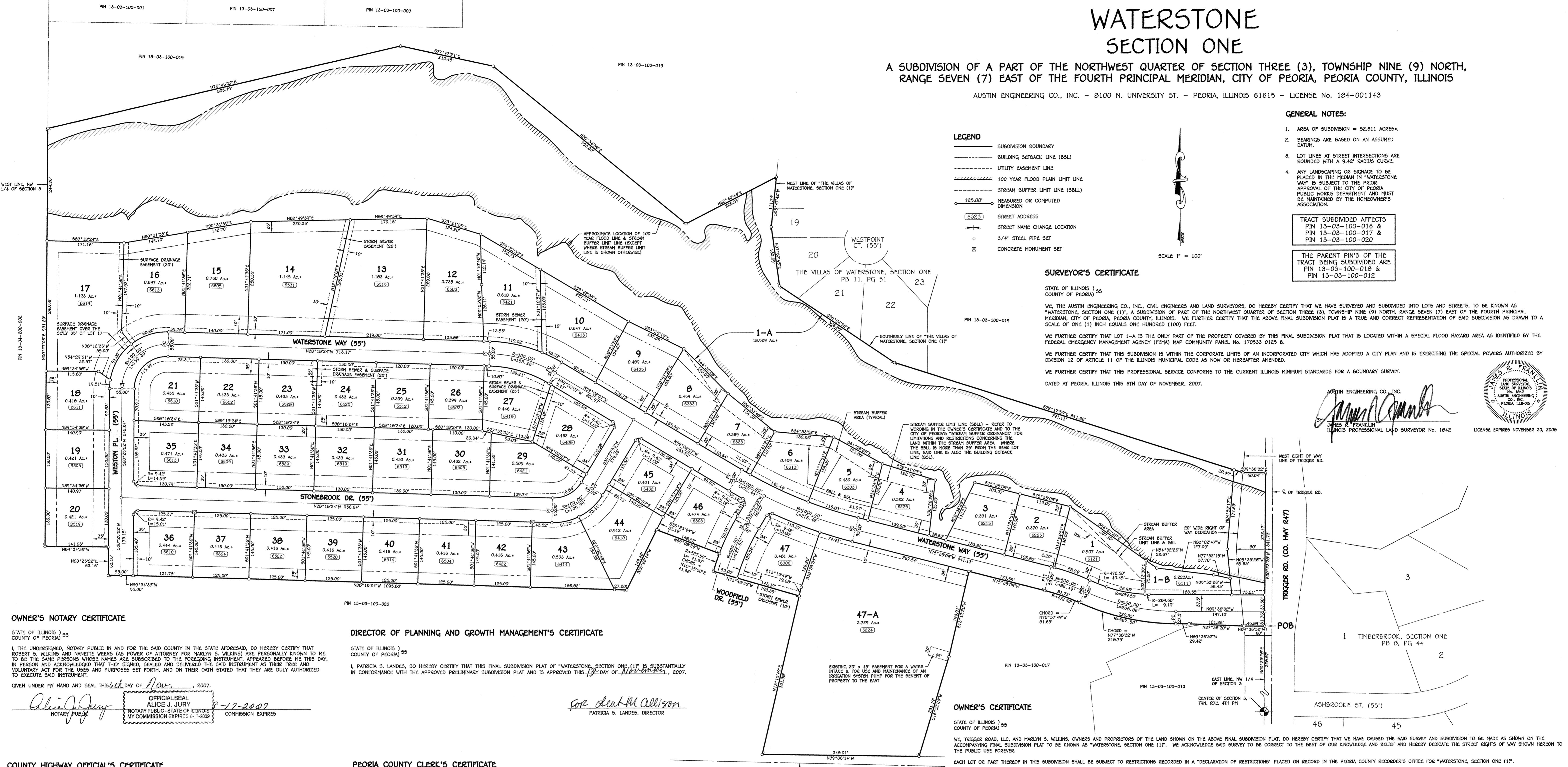
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- UTILITY EASEMENT LINE
- 100 YEAR FLOOD PLAIN LIMIT LINE
- STREAM BUFFER LIMIT LINE (SBL)
- 125.00' MEASURED OR COMPUTED DIMENSION
- 6323 STREET ADDRESS
- STREET NAME CHANGE LOCATION
- 3/4" STEEL PIPE SET
- CONCRETE MONUMENT SET



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "WATERSTONE, SECTION ONE (1)", A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.
WE FURTHER CERTIFY THAT LOT 1-A IS THE ONLY PART OF THE PROPERTY COVERED BY THIS FINAL SUBDIVISION PLAT THAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP COMMUNITY PANEL No. 170533 0125 B.
WE FURTHER CERTIFY THAT THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.
WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT PEORIA, ILLINOIS THIS 6TH DAY OF NOVEMBER, 2007.

AUSTIN ENGINEERING CO., INC.
BY JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1842



OWNER'S NOTARY CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT S. WILKINS AND NANETTE WEERS (AS POWER OF ATTORNEY FOR MARILYN S. WILKINS) 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, SEALED 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 6th DAY OF Nov., 2007.
ALICE J. JULY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01-17-2009

DIRECTOR OF PLANNING AND GROWTH MANAGEMENT'S CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
I, PATRICIA S. LANDES, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "WATERSTONE, SECTION ONE (1)" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY SUBDIVISION PLAT AND IS APPROVED THIS 7th DAY OF November, 2007.
Patricia S. Landes, Director

OWNER'S CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
WE, TRIGGER ROAD, LLC, AND MARLYN S. WILKINS, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT TO BE KNOWN AS "WATERSTONE, SECTION ONE (1)". WE ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND HEREBY DEDICATE THE STREET RIGHTS OF WAY SHOWN HEREON TO THE PUBLIC USE FOREVER.
EACH LOT OR PART THEREOF IN THIS SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS RECORDED IN A "DECLARATION OF RESTRICTIONS" PLACED ON RECORD IN THE PEORIA COUNTY RECORDER'S OFFICE FOR "WATERSTONE, SECTION ONE (1)".
RESTRICTIONS REGARDING THE LAND WITHIN THE AREA LABELED AS "STREAM BUFFER", THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS. ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING AND GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER'S DEEDS OFFICE AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY. REFER TO THE CITY OF PEORIA'S "STREAM BUFFER ORDINANCE".
UTILITY EASEMENTS, ALONG THE FRONT TEN (10) FEET OF EACH LOT, ARE HEREBY RESERVED AS SHOWN, AND ALSO OVER AND ACROSS ALL OF LOT 1-A FOR THE USE OF AMERICAN CABLE COMPANY, ANY FRANCHISED TELEPHONE COMPANY, THE ILLINOIS AMERICAN WATER COMPANY AND ANY FRANCHISED CABLE COMPANY, INCLUDING THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC, CABLE TELEVISION AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMERS AND SERVICE FEEDER INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC, WATER, TELEPHONE SERVICE AND CABLE TELEVISION OR BURY ACROSS ALL LOTS, SERVICE WIRE, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES. SAID EASEMENTS ARE ALSO RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF SUMP DRAIN LINES AND APPURTENANCES BY INDIVIDUAL LOT OWNERS.
EASEMENTS INDICATED AS "SURFACE DRAINAGE EASEMENT" ARE FOR THE SURFACE CONVEYANCE OF STORM WATER AND THE LAND SHALL NOT BE ALTERED IN ANY WAY THAT WOULD BLOCK SURFACE DRAINAGE.
EASEMENTS INDICATED AS "STORM SEWER EASEMENT" ARE RESERVED FOR THE CITY OF PEORIA AND THERE IS HEREBY GRANTED THE SAID CITY OF PEORIA THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON THE LOTS TO CONSTRUCT, MAINTAIN AND OPERATE WITH SAID EASEMENT, STORM SEWERS AND NECESSARY MANHOLES, TOGETHER WITH CONNECTIONS THERETO.
A PERPETUAL EASEMENT IS RESERVED AND GRANTED TO THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT AND THEIR SUCCESSORS AND ASSIGNEES OVER ALL OF LOT 1-A, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE SANITARY SEWERS AND MANHOLES, TOGETHER WITH ANY AND ALL CONNECTIONS THERETO, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH SANITARY SEWER SERVICE, OR BURY ACROSS ALL LOTS SANITARY SEWER PIPES TO BE ADJACENT LOTS. THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT SHALL HAVE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID SANITARY SEWERS AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH THE OPERATION, MAINTENANCE OR REPAIRS OF SAID SANITARY SEWERS. ANY PERSON OR PROPERTY OWNER MAKING ANY FUTURE CONNECTION WITH A PUBLIC SANITARY SEWER SHALL MAKE THE CONNECTION IN SUCH MANNER AS PRESCRIBED BY THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT AND UNDER ITS SUPERVISION. SUCH CONNECTIONS SHALL BE MADE FOR THE SOLE PURPOSE OF DISCHARGING SANITARY SEWAGE AND SHALL NOT BE USED FOR THE PURPOSE OF DISPOSING OF STORM WATER, SURFACE OR GROUND WATER DRAINAGE. ALL MATERIALS OR EQUIPMENT USED BY THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, OR ITS AGENTS, IN THE CONSTRUCTION, REPAIR OR MAINTENANCE OF SAID SANITARY SEWER OR ANY LATERAL SEWERS IN THE FUTURE TO BE CONNECTED THERETO, MAY BE TRANSPORTED TO THE SITE OF THE WORK ON AND ACROSS THE EASEMENTS AS SHOWN. NO PERMANENT BUILDINGS, STRUCTURES OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR PARKING LOTS, STREETS, LANDSCAPING, SOD AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.
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 OR THREATEN TO INTERFERE WITH THE USE OF SAID EASEMENTS.
LOT 1-B SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUBDIVISION SIGNAGE AND LANDSCAPING.
LOT 47-A SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF THE ENTIRE LOT INCLUDING THE EXISTING POND AND DAM, AND RELATED STORM SEWERS, FOR RECREATIONAL USE. THE EXISTING POND SHALL ALSO BE MAINTAINED IN ITS ORIGINAL CONFIGURATION FOR USE AS A STORM WATER DETENTION BASIN UNLESS THIS REQUIREMENT IS WAIVED BY THE CITY OF PEORIA.
NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PEORIA'S "PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM".
WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNAP COMMUNITY UNIT SCHOOL DISTRICT 323.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 7th DAY OF November, 2007.

COUNTY HIGHWAY OFFICIAL'S CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
THIS FINAL SUBDIVISION PLAT OF "WATERSTONE, SECTION ONE (1)" HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 175 ILCS 205/2 AND CHAPTER 20, SECTIONS 20 - 25 OF THE PEORIA COUNTY CODE. ACCESS WILL BE ALLOWED BY THE COUNTY IN ACCORDANCE WITH THE POLICY ON PERMITS FOR ACCESS DRIVeways TO COUNTY ROADWAYS.
DATED THIS 6th DAY OF Nov., 2007.
Thomas J. McFarland, Peoria County Engineer

PEORIA COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
I, R. STEVE SONNEMAKER, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL SUBDIVISION PLAT AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL SUBDIVISION PLAT OF "WATERSTONE, SECTION ONE (1)".
GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF November, 2007.
R. Steve Sonnemaker, Peoria County Clerk

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "WATERSTONE, SECTION ONE (1)"
A PART OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION THREE (3), THENCE NORTH 00°-23'-28" EAST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION THREE (3), 328.87 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE NORTH 89°-36'-32" WEST, 45.09 FEET TO THE WEST RIGHT OF WAY LINE OF TRIGGER ROAD; THENCE NORTH 87°-36'-32" WEST, 121.86 FEET; THENCE WESTERLY, ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 527.50 FEET, FOR AN ARC DISTANCE OF 220.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 77°-38'-32" WEST AND A LENGTH OF 218.75 FEET; THENCE WESTERLY, ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 472.50 FEET, FOR AN ARC DISTANCE OF 81.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 70°-37'-49" WEST AND A LENGTH OF 81.63 FEET; THENCE NORTH 73°-39'-09" WEST, 173.59 FEET; THENCE SOUTH 13°-12'-20" WEST, 194.91 FEET; THENCE SOUTH 16°-52'-24" WEST, 231.19 FEET; THENCE NORTH 89°-06'-14" WEST, 348.01 FEET; THENCE NORTH 13°-19'-40" EAST, 361.30 FEET; THENCE NORTH 73°-49'-50" WEST, 190.39 FEET; THENCE NORTHEASTERLY, ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 527.50 FEET, FOR AN ARC DISTANCE OF 41.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 18°-35'-50" EAST AND A LENGTH OF 41.66 FEET; THENCE NORTH 69°-08'-24" WEST, 148.82 FEET; THENCE SOUTH 26°-23'-44" WEST, 149.46 FEET; THENCE NORTH 88°-18'-24" WEST, 1095.80 FEET; THENCE NORTH 89°-34'-38" WEST, 55.00 FEET; THENCE NORTH 00°-29'-22" EAST, 63.16 FEET; THENCE NORTH 89°-34'-38" WEST, 141.03 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION THREE (3); THENCE NORTH 00°-27'-06" EAST, ALONG SAID WEST LINE, 931.29 FEET; THENCE NORTH 70°-48'-22" EAST, 803.79 FEET; THENCE SOUTH 77°-42'-21" EAST, 210.45 FEET; THENCE NORTH 82°-40'-44" EAST, 226.05 FEET TO THE WEST LINE OF THE "THE VILLAGES OF WATERSTONE, SECTION ONE (1)", A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SAID SECTION THREE (3), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK ELEVEN (11), PAGE EIGHTY-ONE (51) IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE SOUTH 05°-47'-42" WEST, ALONG SAID WEST LINE, 111.74 FEET; THENCE SOUTH 07°-52'-45" EAST, ALONG SAID WEST LINE, 132.69 FEET TO THE SOUTHERLY LINE OF SAID "THE VILLAGES OF WATERSTONE, SECTION ONE (1)"; THENCE SOUTH 56°-04'-56" EAST, ALONG SAID SOUTHERLY LINE, 306.85 FEET; THENCE SOUTH 72°-17'-50" EAST, ALONG SAID SOUTHERLY LINE, 811.82 FEET TO THE WEST RIGHT OF WAY LINE OF SAID TRIGGER ROAD; THENCE SOUTH 89°-36'-32" EAST, 50.04 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION THREE (3); THENCE SOUTH 00°-23'-28" WEST, ALONG SAID EAST LINE, 341.73 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 52.611 ACRES, MORE OR LESS.

STATE OF ILLINOIS) ss
County of Peoria)
I, J. J. [Signature]
Recorder of Deeds

Marilyn S. Wilkins
Trigger Road, LLC
Nanette Weers, P.O.A.
Robert S. Wilkins, Manager