

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Commencing at the Center of said Section 17, thence North 88°-58'-11" West (bearings assumed for description purposes only) along the south line of said Northwest Quarter 1,150.00 feet to the southwest corner of a parcel as described in Quit Claim Deed, dated December 27, 2004, and recorded January 18, 2005, as Document No. 05-01751; thence North 1°-01'-49" East along the west line of said parcel 40.00 feet to the intersection of said west line with the north right of way line of State Aid Route 52 (marked as Northmoor Road) as described in Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948, in Book 763 at Page 565, said intersection to be the Point of Beginning;

From the Point of Beginning, thence North 88°-58'-11" West along said north right of way line 950.17 feet; thence North 2°-09'-43" East 425.00 feet; thence North 83°-55'-30" East 432.43 feet; thence South 5°-39'-48" East 199.37 feet; thence South 46°-08'-28" West 23.81 feet; thence South 89°-18'-15" East 506.31 feet to a point on said west line; thence South 1°-01'-49" West along said west line 266.54 feet to the Point of Beginning.

Said Subdivision contains 7.668 acres, more or less.

EXPO GARDENS SQUARE

State of Illinois)
) SS
County of Peoria)

Exposition Gardens Inc., owner and proprietor of the land shown on the accompanying plat, do hereby certify that we have caused the survey and subdivision to be made as shown on the accompanying plat, to be known as EXPO GARDENS SQUARE. We acknowledge said survey to be correct to the best of our knowledge and belief, and hereby dedicate and quit claim the streets shown thereon to the public use forever.

Easements are hereby reserved as shown for the use of the City of Peoria and their successors and assigns, to install, lay, construct, operate, maintain, renew and/or remove underground pipelines and other appliances for the purpose of serving the storm sewer service including the right to enter upon the lots at all times to install, operate and maintain said utility facilities.

No permanent building or trees shall be placed on said easement.

In witness whereof the undersigned has caused this certificate to be subscribed this _____ day of _____, 2017.

State of Illinois)
) SS
County of Peoria)

I, _____, Notary Public, in and for said County in the State of Peoria, do hereby certify that _____, personally known by me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act for the uses and purposes therein set forth.

Five under my hand and notarial seal this _____ day of _____, 2017.

State of Illinois)
) SS
County of Peoria)

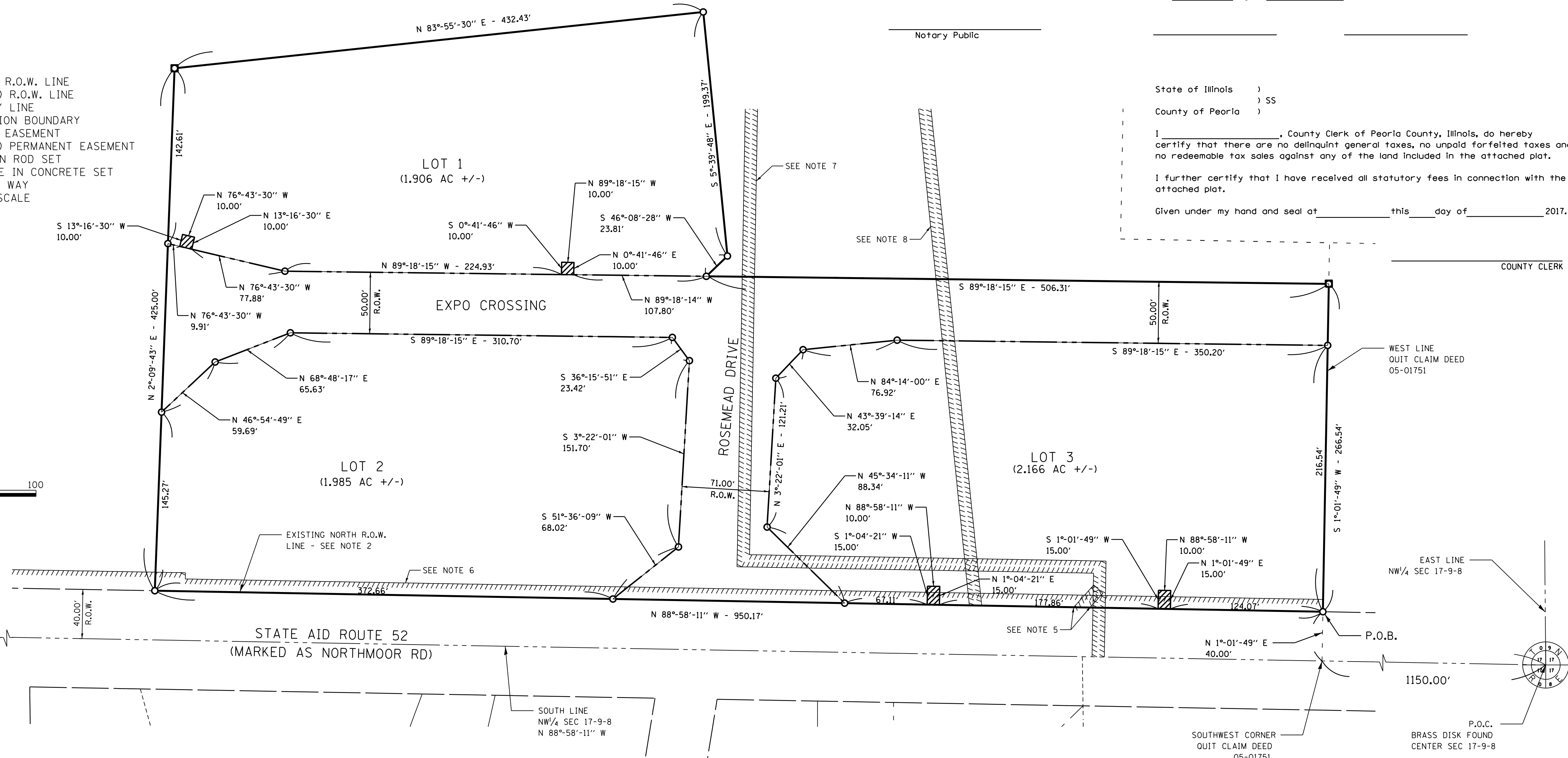
I, _____, County Clerk of Peoria County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the attached plat.

I further certify that I have received all statutory fees in connection with the attached plat.

Given under my hand and seal at _____ this _____ day of _____, 2017.

LEGEND
--- EXISTING R.O.W. LINE
- - - PROPOSED R.O.W. LINE
--- PROPERTY LINE
--- SUBDIVISION BOUNDARY
--- EXISTING EASEMENT
--- PROPOSED PERMANENT EASEMENT
5/8" IRON ROD SET
IRON PIPE IN CONCRETE SET
R.O.W.
NOT TO SCALE

Scale bar: 0, 50, 100
North arrow pointing up



State of Illinois)
) SS
County of Peoria)

I hereby certify that this Final Plat of Expo Gardens Square is substantially in conformance with the approved preliminary plat and is approved this _____ day of _____, 2017.

Director of Community Development

NOTES:

- 1. Proposed Subdivision Owner: Exposition Gardens, Inc.
- 2. Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948 in Book 763 at Page 565.
- 3. Part of PIN 14-17-100-001.
- 4. The property shown on the annexed plat is within Zone C (areas of minimal flooding) as shown on Flood Insurance Rate Map of the County of Peoria, Illinois (unincorporated areas) Panel 125 of 200 (Community-Panel Number 170533 0125 B) effective June 1, 1983.
- 5. CILCO Right of Way dated December 13, 1961, and recorded January 10, 1962, in Book 1222 at Page 397, as Document No. 62-00394.
- 6. CILCO Easement dated April 30, 1971, and recorded March 1, 1972, as Document No. 72-03137.
- 7. CILCO Electric Underground Easement dated May 3, 1982, and recorded September 28, 1982, as Document No. 82-13624.
- 8. CILCO Gas Easement dated June 11, 1986, and recorded July 21, 1986, as Document No. 86-13428.

PRELIMINARY



State of Illinois)
) SS
County of Peoria)

We, Hanson Professional Services Inc., Professional Design Firm No. 184-001084, do hereby certify that we have surveyed and subdivided into lots and streets to be known as EXPO GARDENS SQUARE, part of the Northwest Quarter of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, Peoria County, Illinois and that the attached plat is a true and correct representation of said survey.

We further certify that said land is within a municipality or within one and one half (1 1/2) miles of a municipality, 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 amended.

Dated at Peoria, Illinois, this _____ day of _____, 2017.

By: PRELIMINARY 4/18/2017

Andrew D. Canopy
Illinois Professional Land Surveyor No. 3391
License Expires 11-30-2018

Table with columns: NUMBER, REVISION, DATE, DRAWN, DESIGNED, REVIEWED

EXPOSITION GARDENS, INC.

Table with columns: FILENAME, SCALE, DATE, DESIGNED, DRAWN, REVIEWED, SIP, KRL/AUC

HANSON logo and Hanson Professional Services Inc. address: 7625 N. University St., Suite 200, Peoria, IL 61614

EXPO GARDENS SQUARE
PART OF THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY

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