

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 bearing 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 Northmoor Road as described in Dedication of Right of Way, dated October 13, 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 53°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)
County of Peoria) SS

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.

State of Illinois)
County of Peoria) SS

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.

Permanent 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 appurtenant facilities 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 easements.

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

State of Illinois)
County of Peoria) SS

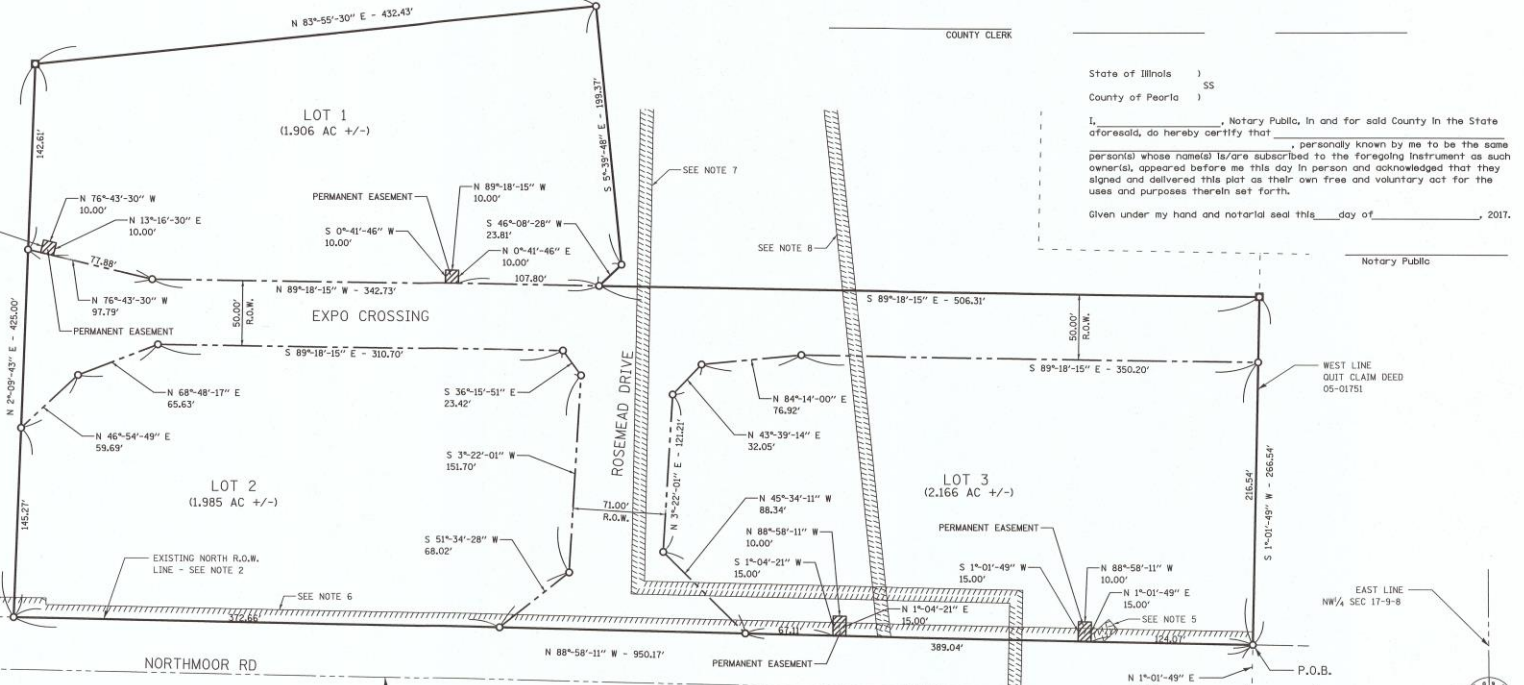
I, _____, Notary Public, in and for said County in the State of Illinois, do hereby certify that _____, personally known by me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that they signed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

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

Notary Public

LEGEND

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



State of Illinois)
County of Peoria) SS

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:
- Subdivision Owners Exposition Gardens, Inc.
 - Dedication of Right of Way, dated October 13, 1948, and recorded November 18, 1948 in Book 763 at Page 565.
 - Part of PIN 14-17-100-001.
 - 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.
 - CILCO Right of Way dated December 13, 1961, and recorded January 10, 1962, in Book 1222 at Page 397, as Document No. 62-00394.
 - CILCO Easement dated April 30, 1971, and recorded March 1, 1972, as Document No. 72-03137.
 - CILCO Electric Underground Easement dated May 3, 1982, and recorded September 28, 1982, as Document No. 82-13624.
 - CILCO Gas Easement dated June 11, 1986, and recorded July 21, 1986, as Document No. 86-13428.
 - The Class CII (Neighborhood Commercial) district required building line shall be 0 to 15 feet behind the right-of-way line of the designated primary or side street. A minimum setback of 25 feet is required from rear lot lines.
 - The Subdivision lies within Peoria Public Schools District No. 150.

State of Illinois)
County of Peoria) SS

We, Hanson Professional Services Inc., Professional Design Firm No. 184-01084, 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 II of the Illinois Municipal Code as amended.

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

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



| NUMBER | REVISION | DATE | BY | DATE | REVIEWED |
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| Revision No. | 001 |
| Drawn | C-EXPO FINAL SUBLOC |
| Scale | 1" = 50' |
| Date | 04/19/2017 |
| DESIGNED | 07/19/2017 |
| DRAWN | 04/19/2017 |
| CHECKED | 04/19/2017 |
| DATE | 04/19/2017 |
| BY | AKZ/ABC |

HANSON
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Hanson Professional Services Inc. 1818 N. University St., Suite 200
7828 N. UNIVERSITY STREET, SUITE 200
PEORIA, ILLINOIS 61614
OFFICE: HANSON

EXPO GARDENS SQUARE

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

1 of 1 sheets

Exhibit A Plat



Exhibit B: Example of Commercial Development Permitted by Standards

