

# RESOLUTION NO.

CITY OF PEORIA.

Peoria, Illinois \_\_\_\_\_ 2017

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR ORANGE PRAIRIE KARTS SUBDIVISION, WHICH ESTABLISHES ONE COMMERCIAL LOT FOR THE PROPERTY IDENTIFIED AS PART OF PARCEL IDENTIFICATION NUMBER 08-35-100-033, WITH AN ADDRESS OF W GRANGE HALL ROAD, PEORIA, IL**

## Resolved

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one-half extra-territorial jurisdiction; and

WHEREAS, the City Planning and Zoning Commission reviewed this request on July 6, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the preliminary plat of Orange Prairie Karts Subdivision (Attachment A), a one-lot commercial development, specifically described as attached (Attachment B), is hereby approved subject to the following conditions:

Section 2. This resolution shall be effective upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2017.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

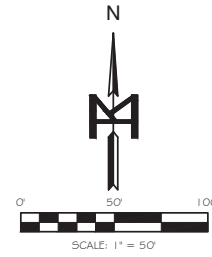
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED

\_\_\_\_\_  
Corporation Counsel

PRELIMINARY PLAT OF  
ORANGE PRAIRIE KART'S

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10  
NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA  
COUNTY, ILLINOIS.

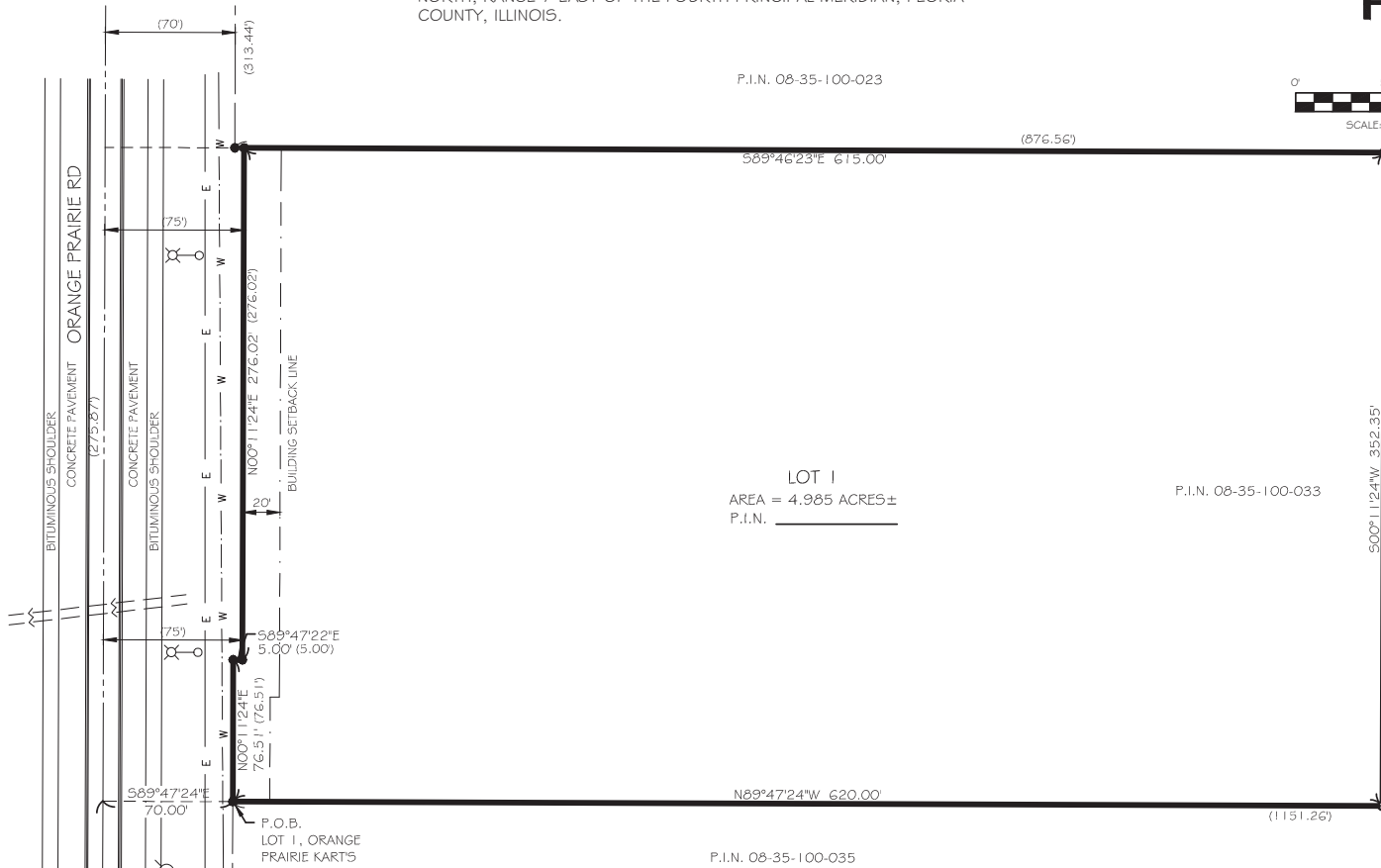


LEGEND

- DEED LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ELECTRIC LINE
- WATER LINE
- MEASURED BEARING & DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / REBAR
- SET IRON ROD 1/2"Ø x 24"
- FIRE HYDRANT
- LIGHT POLE
- POINT OF BEGINNING
- NOT TO SCALE

NOTES:

1. PROPERTY BEING SUBDIVIDED IS PART OF P.I.N. 08-35-100-033.
2. BEARINGS ARE ASSUMED FOR PURPOSE OF DESCRIPTION ONLY.
3. TOTAL AREA SURVEYED IS 4.985 ACRES±.
4. THIS PROPERTY IS ZONED C-1.
5. OWNER/DEVELOPER IS: MARK LARSON, 300 E. COURTLAND ST., MORTON, IL. 61550.
6. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 170533-0125 B, WHICH BEARS A REVISED DATE OF JUNE 1, 1983.
7. IT IS NOT WARRANTED THAT THIS PRELIMINARY PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAYS, BUILDING SETBACK LINES OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



P.I.N. 08-35-100-023

(876.56)

LOT 1  
AREA = 4.985 ACRES±  
P.I.N. \_\_\_\_\_

P.I.N. 08-35-100-033

P.I.N. 08-35-100-035

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED A PART OF THE NORTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS. TO BE KNOWN AS "ORANGE PRAIRIE KART'S SUBDIVISION" AND WE FURTHER STATE THAT THE ABOVE SURVEY IS LOCATED 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 STATE THAT THIS SUBDIVISION IS NOT WITHIN 500 FEET OF ANY DRAINAGE COURSE DRAINING 640 ACRES OR MORE AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1 INCH = 50 FEET.

WE FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 7th DAY OF JUNE, 2017.

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

JEFFREY E. FRANKLIN  
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3230  
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
5901 N. PROSPECT RD., SUITE 6B, PEORIA, IL. 61614  
PHONE: (309)692-8500, WEB SITE: WWW.MOHRANDKERR.COM  
JEFRANKLIN@MOHRANDKERR.COM



LICENSE EXPIRES NOVEMBER 30, 2018

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF PEORIA )

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "ORANGE PRAIRIE KART'S SUBDIVISION" IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

PRELIMINARY PLAT OF  
ORANGE PRAIRIE KART'S

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 35, THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, (BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 778.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, A DISTANCE OF 70.00 FEET, TO THE EAST RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING; (THE FOLLOWING 3 COURSES ARE ALONG SAID EAST RIGHT OF WAY LINE) THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 76.51 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 276.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 615.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 24 SECONDS WEST, A DISTANCE OF 352.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 620.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.985 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

PART OF PIN: 08-35-100-033