

**LEGAL DESCRIPTION**  
**PARCEL 1**

(7.500± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 10 NORTH RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH 89°40'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 117.14 FEET; THENCE NORTH 02°20'16" WEST, A DISTANCE OF 422.42 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 89°59'01" EAST A DISTANCE OF 532.48 FEET; THENCE NORTH 02°00'59" EAST, A DISTANCE OF 104.85 FEET; THENCE NORTH 12°36'50" EAST A DISTANCE OF 75.25 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 435.20 FEET FOR AN ARC DISTANCE OF 70.0 FEET; THENCE NORTH 18°53'40" EAST A DISTANCE OF 72.20 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 264.50 FEET FOR AN ARC DISTANCE OF 201.97 FEET; THENCE NORTH 24°57'20" WEST ALONG THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 40, A DISTANCE OF 104.85 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1132.20 FEET FOR AN ARC DISTANCE OF 365.52 FEET; THENCE SOUTH 89°47'40" WEST A DISTANCE OF 165.30 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, FOR AN ARC DISTANCE OF 102.00 FEET; THENCE SOUTH 18°20'00" WEST A DISTANCE OF 42.20 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 37.50 FEET; THENCE SOUTH 92°07'16" EAST A DISTANCE OF 328.59 FEET TO THE POINT OF BEGINNING, CONTAINING 7.500 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA, IN THE STATE OF ILLINOIS.

**LEGAL DESCRIPTION**  
**PARCEL 2**

(0.680± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH 89°40'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 117.14 FEET; THENCE NORTH 02°20'16" WEST, A DISTANCE OF 303.64 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 02°20'16" WEST, A DISTANCE OF 48.78 FEET; THENCE SOUTH 89°59'01" EAST, A DISTANCE OF 532.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LINDBERGH DRIVE; THENCE SOUTH 02°00'59" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID LINDBERGH DRIVE, A DISTANCE OF 48.00 FEET; THENCE NORTH 89°59'01" WEST, A DISTANCE OF 323.14 FEET; THENCE SOUTH 02°00'59" WEST, A DISTANCE OF 20.48 FEET; THENCE NORTH 13°36'30" EAST A DISTANCE OF 75.25 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 435.20 FEET FOR AN ARC DISTANCE OF 70.0 FEET; THENCE NORTH 18°53'40" EAST A DISTANCE OF 72.20 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 264.50 FEET FOR AN ARC DISTANCE OF 201.97 FEET; THENCE NORTH 24°57'20" WEST ALONG THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 40, A DISTANCE OF 104.85 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1132.20 FEET FOR AN ARC DISTANCE OF 365.52 FEET; THENCE SOUTH 89°47'40" WEST A DISTANCE OF 165.30 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, FOR AN ARC DISTANCE OF 102.00 FEET; THENCE SOUTH 18°20'00" WEST A DISTANCE OF 42.20 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 37.50 FEET; THENCE SOUTH 92°07'16" EAST A DISTANCE OF 397.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.680 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**LEGAL DESCRIPTION**  
**PARCEL 1 AND 2 COMBINED**

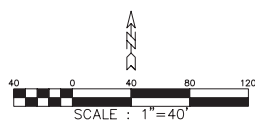
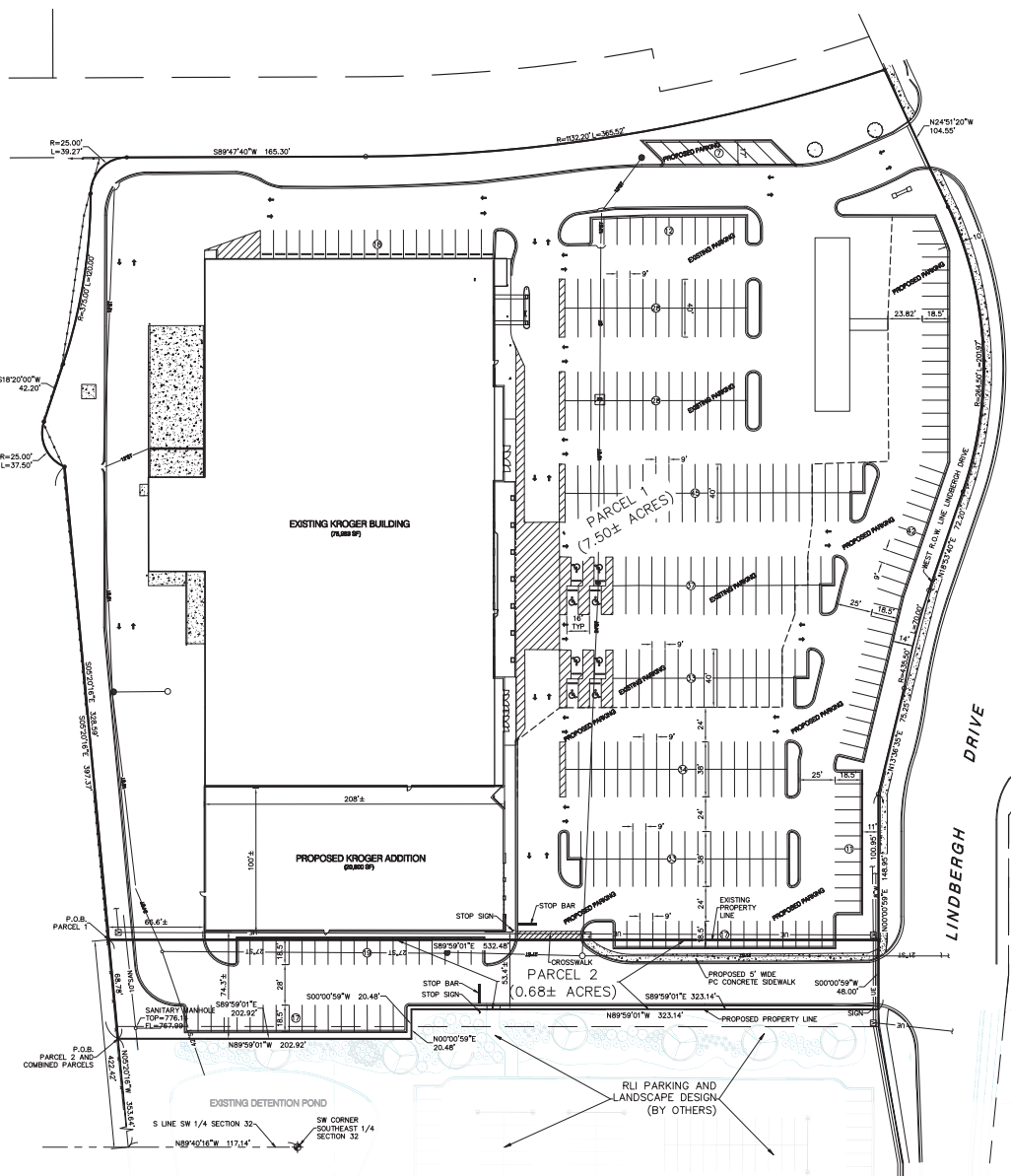
(8.18± ACRES)

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH 89°40'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 117.14 FEET; THENCE NORTH 02°20'16" WEST, A DISTANCE OF 303.64 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 02°20'16" WEST, A DISTANCE OF 48.78 FEET; THENCE SOUTH 89°59'01" EAST, A DISTANCE OF 532.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LINDBERGH DRIVE; THENCE SOUTH 02°00'59" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID LINDBERGH DRIVE, A DISTANCE OF 48.00 FEET; THENCE NORTH 89°59'01" WEST, A DISTANCE OF 323.14 FEET; THENCE SOUTH 02°00'59" WEST, A DISTANCE OF 20.48 FEET; THENCE NORTH 13°36'30" EAST A DISTANCE OF 75.25 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 435.20 FEET FOR AN ARC DISTANCE OF 70.0 FEET; THENCE NORTH 18°53'40" EAST A DISTANCE OF 72.20 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 264.50 FEET FOR AN ARC DISTANCE OF 201.97 FEET; THENCE NORTH 24°57'20" WEST ALONG THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 40, A DISTANCE OF 104.85 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1132.20 FEET FOR AN ARC DISTANCE OF 365.52 FEET; THENCE SOUTH 89°47'40" WEST A DISTANCE OF 165.30 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, FOR AN ARC DISTANCE OF 102.00 FEET; THENCE SOUTH 18°20'00" WEST A DISTANCE OF 42.20 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 37.50 FEET; THENCE SOUTH 92°07'16" EAST A DISTANCE OF 397.37 FEET TO THE POINT OF BEGINNING, CONTAINING 8.18 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**NOTES:**

1. PROPERTY ADDRESS  
9219 N. LINDBERGH DRIVE, PEORIA, IL, 61615
2. PROPERTY ID NUMBERS  
09-32-451-012 (PARCEL 1)  
PT 09-32-451-014 (PARCEL 2)
3. TOTAL BUILDING AREA=96,783
4. THE PROPERTY IS ZONED C-2 (LARGE SCALE COMMERCIAL)
5. PARKING DATA  
REGULAR PARKING SPACES 373  
HANDICAP PARKING SPACES 8  
TOTAL PARKING SPACES PROVIDED 381  
PARKING RATIO: 3.94/1000 S.F.



DRAWN BY: CME  
 APPROVED BY: GRZ  
 DATE: MARCH 2, 2016  
 DWG: 20260-SPECIAL USE 2 OF 2  
 SURVEY BY:

**ZUMWALT & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
 1040 W. OLYMPIA DRIVE  
 PEORIA, ILLINOIS • (309) 692-5074  
 DESIGN FIRM REGISTRATION NO. 184-003189

**PROPOSED SITE PLAN**  
**THE KROGER COMPANY**  
**STORE J-918**

SHEET NO.  
**2/2**  
 JOB NO. 20260