

Prepared by:

City of Peoria
Public Works Department
Engineering Division
3505 North Dries Lane
Peoria, IL 61604
(309) 494-8801

Mail tax statement and return to:

City of Peoria
Public Works Department
Engineering Division
3503 North Dries Lane
Peoria, IL 61604

DEDICATION DEED

THIS INDENTURE WITNESSETH, that the Grantor, **OSF HEALTHCARE SYSTEM, owner**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, the receipt thereof is hereby acknowledged, and the benefits resulting from the maintenance of a public street does, by these presents, grant, convey, and dedicate to the Grantee, **City of Peoria**, forever and does release Grantee from all damages which may be caused by use of said public street, the following described real estate, to-wit:

A strip of land approximately 80 feet in width lying south of Pennsylvania Avenue and west of existing Berkeley Avenue as described and shown on Exhibit B.

Parcel One: Containing 1,117 square feet or 0.026 acres, more or less.

Parcel Two: Containing 48,004 square feet or 1.105 acres, more or less.

NOTE to County Recorder: Index to the Parcel I.D. Numbers shown in Exhibit B

The above-described parcel is situated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this _____ day of _____, 2014.

OSF Healthcare System

By: _____(Seal)

Its: _____

Title

ATTEST:

By: _____

Its: _____

Title

STATE OF ILLINOIS)

)SS

PEORIA COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT OSF Healthcare System, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this _____ day of _____, 2014.

(SEAL)

Notary Public

LEGAL DESCRIPTION

RIGHT OF WAY

Berkeley Avenue
City of Peoria
Peoria County
Left Station 11+21.46 to
Station 12+91.78
Parcel 1
P.I.N. 18-04-259-002
18-04-401-006
Name: OSF Healthcare System

Part of Lots 18 through 21(inclusive) in Darst & Starr’s Subdivision, as shown on a subdivision plat recorded January 19, 1882, in Plat Book B, at Page 227; part of the North Dechman Avenue vacated by Ordinance #8260, dated December 20, 1966, and recorded January 4, 1967, as Document #67-00092; and a part of the Southwest Quarter of the Northeast Quarter all in Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Commencing at the southeast corner of Lot 10 of said Peter Bootz’s Estate Subdivision as shown on a subdivision plat recorded April 8, 1889, in Plat Book B, at Page 284; thence South 0°-00'-07" East (bearings assumed for description purposes only) along the existing west right of way line of Berkeley Avenue as originally laid out in the East Half of said Section 4 a distance of 84.02 feet; thence southwesterly along the existing south right of way line of said Berkeley Avenue as described in Document #67-00092 dated January 4, 1967, along a non-tangential curve to the right an arc distance of 19.02 feet, said curve having a radius of 85.67 feet and a chord bearing South 71°-39'-36" East 18.98 feet; thence South 78°-01'-55" West continuing along said existing south right of way line 32.61 feet; thence southwesterly along the existing south right of way line of said Berkeley Avenue along a curve to the left an arc distance of 219.92 feet, said curve having a radius of 174.00 feet and a chord bearing South 41°-49'-20" West 205.57 feet to the Point of Beginning of the Right of Way Parcel to be described;

From the Point of Beginning, thence South 11°-28'-11" East 170.32 feet; thence South 78°-31'-49" West 6.72 feet to a point on the existing east right of way line of F.A.I. Route 74 as shown on right of way plat dated October 15, 2007, and recorded December 5, 2007, as Document #07-38989, said line also being the existing easterly right of way line of said Berkeley Avenue; thence northerly along said easterly right of way line along a curve to the left an arc distance of 2.70 feet, said curve having a radius of 518.24 feet and a chord bearing North 10°-29'-12" West 2.70 feet; thence North 11°-58'-05" West continuing along said easterly right of way line 115.00 feet to a chiseled cross found; thence northerly continuing along said easterly right of way line along a curve to the right an arc distance of 53.40 feet, said curve having a radius of 174.00 feet and a chord bearing North 3°-10'-37" West 53.19 feet to the Point of Beginning.

Said Right of Way Parcel 1 contains 0.026 acres, more or less, or 1117 square feet, more or less.

Prepared by:
Hanson Professional Services Inc.
7625 N. University St., Suite 200
Peoria, Illinois 61614
Job. No. 07E0061C

LEGAL DESCRIPTION

RIGHT OF WAY

Berkeley Avenue
 City of Peoria
 Peoria County
 Left Station 12+38.64 to
 Station 20+54.79
 Parcel 2
 18-04-255-018
 P.I.N. 18-04-258-013
 18-04-258-016
 18-04-258-014
 Name: OSF Healthcare System

Part of Lot 5 in Block 13 of Smith Frye's Addition to the City of Peoria, as shown on a subdivision plat dated April 1855, recorded in Plat Book G, at Page 40; a part of Vacated Armstrong Ave (formerly Taylor Street) as described in Section 1 of Ordinance #16,405, dated March 10, 2009, and recorded March 18, 2009, as Document #09-08095; a part of Lot 1 of Faber's Subdivision, as shown on a subdivision plat recorded March 21, 1889, in Plat Book B, at Page 280; a part of Lots 1 through 8 (inclusive), and part of the vacated alley in Subdivision of Peter Bootz's Estate, as shown on a subdivision plat recorded April 8, 1889, in Plat Book B, at Page 284; and a part of Lot 1 of Darst & Starr's Addition to Peoria as shown on a subdivision plat recorded January 19, 1882, in Plat Book B, at Page 227, and a part of the Southwest Quarter of the Northeast Quarter, all in Section 4, Township 8 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Commencing at the southeast corner of Lot 5 of said Smith Frye's Addition, thence North 0°-07'-51" West (bearings assumed for description purposes only) along the east line of said Lot 5 and Lot 4, said line also being the existing west right of way line of Berkeley Avenue 70.60 feet to the Point of Beginning of the Right of Way Parcel to be described;

From the Point of Beginning, thence southwesterly along a curve to the right an arc distance of 92.18 feet, said curve having a radius of 233.00 feet and a chord bearing South 50°-01'-22" West 91.58 feet; thence along a reverse curve to the left an arc distance of 378.77 feet, said curve having a radius of 298.00 feet and a chord bearing South 24°-56'-36" West 353.79 feet; thence South 11°-28'-11" East 29.50 feet to a point on the existing northeasterly right of way line of Berkeley Avenue; thence along said northeasterly right of way line along a non-tangential curve to the left an arc distance of 174.09 feet, said curve having a radius of 229.00 feet and a chord bearing South 9°-48'-33" West 169.93 feet; thence South 78°-01'-55" West 2.41 feet to a chiseled cross found on the existing east right of way line of F.A.I. Route 74; thence North 9°-11'-34" West along said existing east right of way line 104.89 feet to an iron rod found; thence North 29°-53'-46" West along the northeasterly right of way line of said F.A.I. Route 74 a distance of 17.16 feet; thence North 11°-28'-11" West 75.16 feet; thence along a curve to the right an arc distance of 464.16 feet, said curve having a radius of 370.17 feet and a chord bearing North 24°-27'-06" East 434.34 feet; thence along a reverse curve to the left an arc distance of 117.59 feet, said curve having a radius of 154.92 feet and a chord

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bearing North 38°-37'-39" East 114.79 feet; thence along a curve to the left an arc distance of 25.10 feet, said curve having a radius of 33.19 feet and a chord bearing North 4°-21'-45" West 24.50 feet; thence North 90°-00'-00" West 38.79 feet; thence North 0°-00'-00" East 15.02 feet to a point on the south right of way line of said F.A.I. Route 74 as shown on right of way plat dated October 15, 2007, and recorded December 05, 2007, as Document #07-38991, said south right of way line also being the south right of way line of Pennsylvania Avenue; thence South 89°-56'-52" East along said south right of way line 49.92 feet to an iron rod found; thence South 54°-40'-32" East along the southeasterly right of way line of said F.A.I. Route 74 a distance of 29.51 feet to a chiseled cross found on the existing west right of way line of said Berkeley Avenue; thence South 0°-07'-51" East along said existing west right of way line 123.01 feet to the Point of Beginning.

Said Right of Way Parcel 2 contains 1.079 acres, more or less, or 47,004 square feet, more or less.

OSF HEALTHCARE SYSTEMS

P.I.N. 18-04-259-002

P.I.N. 18-04-401-006

PARCEL 1

AREA = 1,117 S.F.±; 0.026 AC±

CATALOG NO. :
CONTRACT NO. :

DATE	BY	COMPLETED	DATE
04/10	KRL	04/10	04/10
04/10	ADC	04/10	04/10
04/10	KRL	04/10	04/10
04/10	ADC	04/10	04/10

LEGEND

- IRON ROD FOUND
- × CHISELED X FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY

State of Illinois)
County of Peoria)

We, Hanson Professional Services Inc., Professional Design Firm No. 184-001084, do hereby certify that this is a true and correct representation of a survey made for the City of Peoria as shown on sheet 1 of 1.

Dated at Peoria, Illinois, this 28th day of APRIL, 2010.



By:

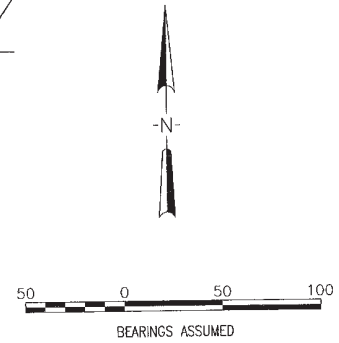
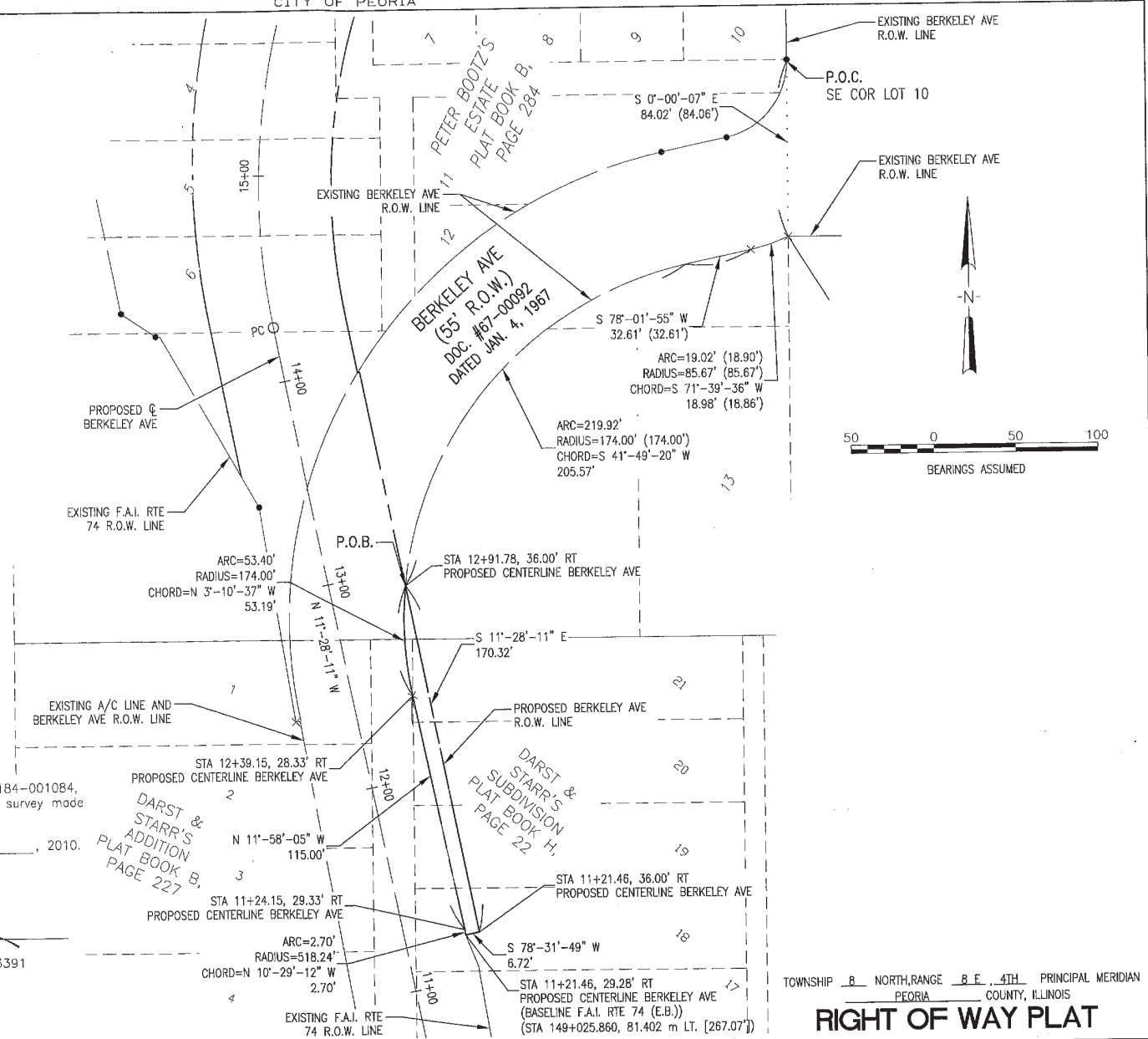
Andrew D. Canopy
Andrew D. Canopy
Illinois Professional Land Surveyor No. 3391
License Expires 11-30-2010



Hanson Professional Services Inc.
2900 W. Willow South Road
Peoria, Illinois 61614-1129

FILE
07E0061C
DATE
4/28/10

CITY OF PEORIA



TOWNSHIP B NORTH, RANGE B E, 4TH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS

RIGHT OF WAY PLAT

Exhibit B, 4 of 6

CITY OF PEORIA

OSF HEALTHCARE SYSTEMS

P.I.N. 18-04-255-018
 P.I.N. 18-04-258-013
 P.I.N. 18-04-258-016
 P.I.N. 18-04-258-014

PARCEL 2
 AREA = 47,004 S.F.±; 1.079 AC±

LEGEND

- IRON ROD FOUND
- PK NAIL FOUND
- × CHISELED X FOUND
- P.O.B.
- P.O.C.
- R.O.W.
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY

PROPOSED CURVE
 DATA BERKELEY AVE C1
 PI=16+72.14
 Δ=72°-49'-34"
 R=333.00'
 T=245.63'
 L=423.26'
 PC=14+26.51
 PT=18+49.77

PROPOSED CURVE
 DATA BERKELEY AVE C2
 PI=19+67.06
 Δ=61°-16'-58"
 R=198.00'
 T=117.29'
 L=211.78'
 PC=18+49.77
 PT=20+61.55

FABER'S SUBDIVISION
 PLAT BOOK B,
 PAGE 280

BLOCK 13
 SMITH FRYE'S ADDITION
 PLAT BOOK G,
 PAGE 40

SMITH FRYE'S ADDITION
 RESURVEY OF BLOCK 14

P.O.B.
 STA 19+28.10, 35.00' RT
 PROPOSED CENTERLINE BERKELEY AVE

ARC=92.18'
 RADIUS=233.00'
 CHORD=S 50°-01'-22" W
 91.58'

N 0°-07'-51" W
 70.60'

P.O.C.
 SE COR LOT 5

ARMSTRONG AVE
 (FORMERLY TAYLOR ST.)
 (40' R.O.W.)

UNDERHILL &
 GREENLEAF'S
 ADDITION
 PLAT BOOK G,
 PAGE 72

TOWNSHIP 8 NORTH, RANGE 8 E, 4TH PRINCIPAL MERIDIAN
 PEORIA COUNTY, ILLINOIS

RIGHT OF WAY PLAT

BY	DATE	COMPUTED	CHECKED	DATE	BY	DATE
	04/20					04/20
R. O. W. PLAT	NO.	NOTE BOOK	NO.	DATE	BY	DATE

CATALOG NO. :
 CONTRACT NO. :
 APR 28, 2010 5:02 PM I:\NS01392
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HANSON	Hanson Professional Services Inc. 3020 W. Willow Knolls Road Peoria, Illinois 61614-1128	FILE
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		DATE
		4/28/10

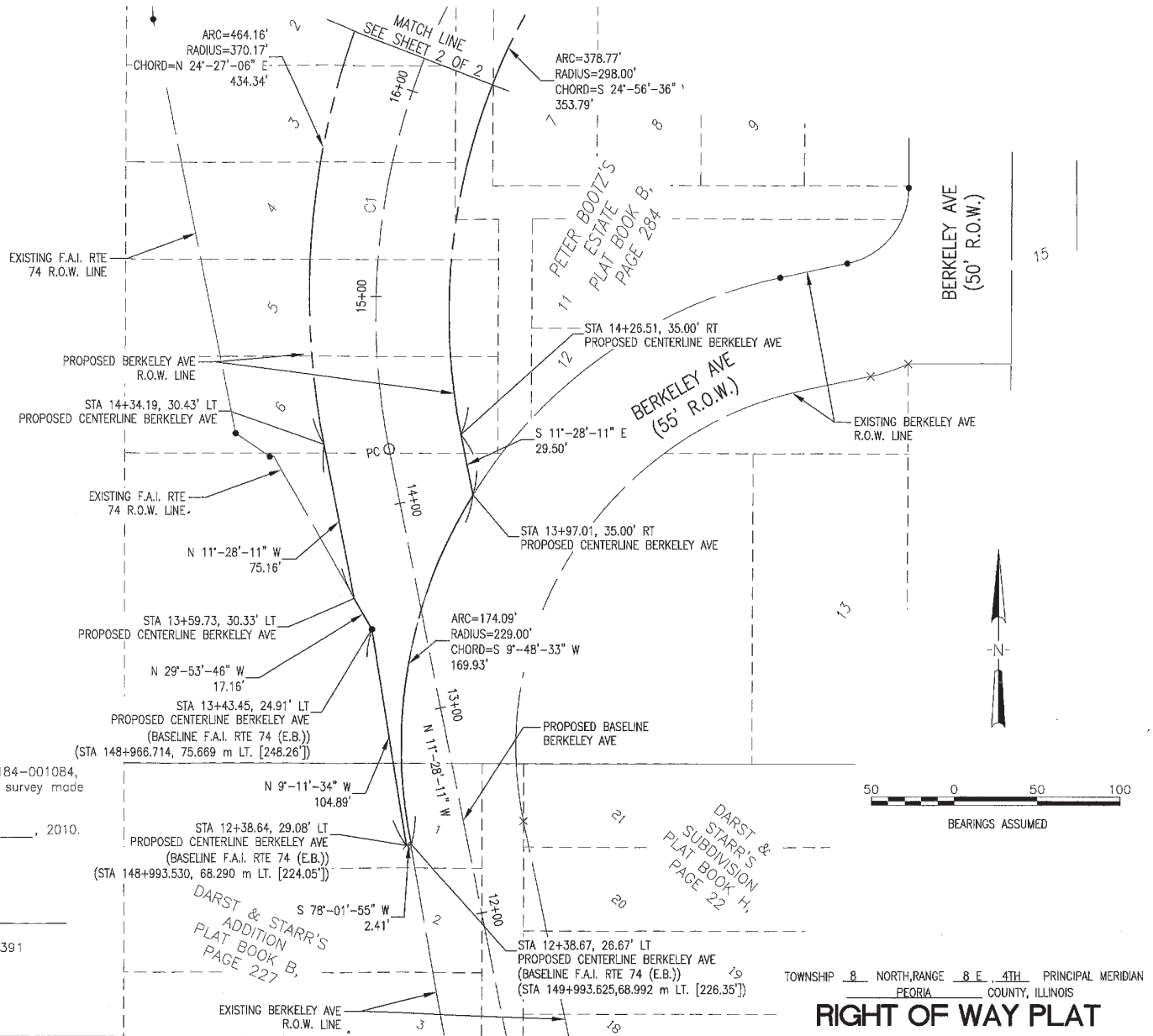
CATALOG NO. :
CONTRACT NO. :

DATE	04/10	DATE	04/10
BY	KRL	DATE	04/10
COMPUTED	ADG	DATE	04/10
CHECKED	KRL	DATE	04/10
INKE	ADG	DATE	04/10
INK CHECKED			
R.O.W. PLAT			
NOTE BOOK			
No.			

LEGEND

- IRON ROD FOUND
- × CHISELED X FOUND
- POINT OF BEGINNING
- R.O.W.

CITY OF PEORIA



State of Illinois)
County of Peoria) SS

We, Hanson Professional Services Inc., Professional Design Firm No. 184-001084, do hereby certify that this is a true and correct representation of a survey made for the City of Peoria as shown on sheet 1 and 2 of 2.

Dated at Peoria, Illinois, this 28th day of APRIL, 2010.



By: *Andrew D. Canopy*
Andrew D. Canopy
Illinois Professional Land Surveyor No. 3391
License Expires 11-30-2010



Hanson Professional Services Inc.
2900 W. Willow Knolls Road
Peoria, Illinois 61614-1129

FILE
07E00061C
DATE
4/28/10

TOWNSHIP 8 NORTH, RANGE 8 E, 4TH PRINCIPAL MERIDIAN
PEORIA COUNTY, ILLINOIS

RIGHT OF WAY PLAT