

Prepared by:

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

Mail tax statement and return to:

City of Peoria
Public Works Department
Engineering Division
3505 N. Dries Lane
Peoria, IL 61604

PERMANENT EASEMENTS

THIS INDENTURE WITNESSETH, that the Grantors, **OSF HEALTHCARE SYSTEM**, of the City of Peoria and County of Peoria, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, and of the covenants and agreements herein expressed, the undersigned hereby grant unto **The City of Peoria** perpetual easements in, over and across the premises described as follows:

Permanent Easement One: A strip of land approximately 5' wide on the west side of the proposed western right of way of Berkeley Avenue from Pennsylvania Avenue to the south approximately 687' as described and shown on Exhibit D.

Containing 0.077 acres, more or less, or 3,376 square feet, more or less.

Permanent Easement Two: A strip of land approximately 5' wide on the east side of the proposed eastern right of way of Berkeley Avenue from Pennsylvania Avenue to the south approximately 880' as described and shown on Exhibit D.

Containing 0.102 acres, more or less, or 4,454 square feet, more or less.

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

Said described Real Estate being also shown on the exhibit hereto attached and made a part hereof.

Said perpetual easement is for the purpose of constructing and maintaining public street lights and other utilities.

The Grantor herein for itself and assigns covenant and agree that no permanent building shall ever be constructed on the land hereinabove described; provided, however, the surface of said land may be used for lawn improvements, which do not deny access to the CITY OF PEORIA for maintenance or inspection purposes. This grant includes the right of ingress and egress to and from said above-described tract of land for the uses and purposes herein set forth.

To these covenants and agreements, the undersigned hereby bind themselves and their assigns forever.

The Grantor hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the state.

IN WITNESS WHEREOF, the said Grantor hereunto set their hand and seal this _____ day of _____, 2014.

_____(SEAL)
OSF HEALTHCARE SYSTEM

STATE OF ILLINOIS)
) §
COUNTY OF PEORIA)

I, _____ a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT _____, of 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 they signed, sealed and delivered said instrument as a free and voluntary act for the uses and purposes therein set forth.

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

Notary Public

My Commission expires: _____

LEGAL DESCRIPTION

Berkeley Avenue
City of Peoria
Peoria County
Left Station 13+59.73 to
Station 20+34.18
Parcel PE1
18-04-255-018
18-04-258-013
P.I.N. 18-04-258-016
18-04-258-014
18-04-259-002
Name: OSF Healthcare System

PERMANENT EASEMENT

PERMANENT EASEMENT ONE

Part of Lots 1 through 5 (inclusive) in Block 13 of Smith Frye’s Addition to the City of Peoria, as shown on a subdivision plat recorded in Plat Book G, at Page 40; a part of Lot 1 of Faber’s Subdivision, as shown on a subdivision plat recorded in Plat Book B, at Page 280; a part of Vacated Armstrong Ave (formerly Taylor Street); a part of Lots 1 through 6 (inclusive) in a 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 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 northeast corner of Lot 2 of said Block 13 of Smith Frye’s Addition; thence South 0°-07’-51” East (bearings assumed for description purposes only) along the east line of said Lot 2, said line also being the existing west right of way line of Berkeley Avenue 2.31 feet to a point 15.22 feet normally distant west from Proposed Baseline Berkeley Avenue; thence North 0°-00’-00” West 35.21 feet to a point 50.19 feet normally distant west from said Proposed Baseline Berkeley Avenue, said point to be the Point of Beginning of the Permanent Easement to be described;

From the Point of Beginning, thence southerly along a curve to the right an arc distance of 25.10 feet, said curve having a radius of 33.19 feet and a chord bearing South 4°-21’-45” East 24.50 feet to a point 43.08 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence southwesterly along a curve to the right an arc distance of 117.59 feet, said curve having a radius of 154.92 feet and a chord bearing South 38°-37’-39” West 114.79 feet to a point 43.08 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence southerly along a curve to the left an arc distance of 464.16 feet, said curve having a radius of 370.17 feet and a chord bearing South 24°-27’-06” West 434.34 feet to a point 30.43 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence South 11°-28’-11” East 75.16 feet to a point on the northeasterly right of way line of said F.A.I. Route 74, said point being 30.33 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence North 29°-53’-46” West along said northeasterly right of way line a distance of 15.82 feet to a point 35.33 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence North 11°-28’-11” West 60.16 feet to a point 35.43 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence along a curve to the right an arc distance of

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Job. No. 07E0061C

470.43 feet, said curve having a radius of 375.17 feet and a chord bearing North 24°-27'-06" West 440.21 feet to a point 48.08 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence along a curve to the left an arc distance of 113.84 feet, said curve having a radius of 149.92 feet and a chord bearing North 38°-37'-10" East 111.12 feet to a point 48.08 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence along a curve to the left an arc distance of 23.81 feet, said curve having a radius of 28.19 feet and a chord bearing North 6°-54'-25" West 23.11 feet to a point 55.82 feet normally distant west from said Proposed Baseline Berkeley Avenue; thence North 0°-00'-00" East 5.69 feet to the Point of Beginning.

Said Permanent Easement One contains 0.077 acres, more or less, or 3376 square feet, more or less.

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Exhibit D, 2 of 7

LEGAL DESCRIPTION

Berkeley Avenue
City of Peoria
Peoria County
Right Left Station 11+21.46 to
Station 20+40.04

PERMANENT EASEMENT

Parcel PE2
18-04-255-018
18-04-258-013
P.I.N. 18-04-258-016
18-04-258-014
18-04-259-002
Name: OSF Healthcare System

PERMANENT EASEMENT TWO

Part of Lots 1 through 5 (inclusive) in Block 13 of Smith Frye’s Addition to the City of Peoria, as shown on a subdivision plat recorded in Plat Book G, at Page 40; a part of Lot 1 of Faber’s Subdivision, as shown on a subdivision plat recorded in Plat Book B, at Page 280; a part of Vacated Armstrong Ave (formerly Taylor Street); a part of Lots 1 through 6 (inclusive) in a Subdivision of Peter Bootz’s Estate Subdivision, as shown on a subdivision plat recorded April 8, 1889, in Plat Book B, at Page 284, a part of Lots 18 through 21(inclusive) in Darst & Starr’s Subdivision to Peoria, 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 Block 13 of 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 east right of way line of Berkeley Avenue 62.75 feet to a point 40.00 feet normally distant east from Proposed Baseline Berkeley Avenue, said point to be the Point of Beginning of the Permanent Easement to be described;

From the Point of Beginning, thence southwesterly along a curve to the left an arc distance of 88.04 feet, said curve having a radius of 238.00 feet and a chord bearing South 50°-45’-32” West 87.54 feet to a point 40.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence along a curve to the left an arc distance of 372.42 feet, said curve having a radius of 293.00 feet and a chord bearing South 24°-56’-36” West 347.85 feet to a point 40.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence South 11°-28’-11” East 29.50 feet to a point 40.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence North 78°-31’-49” East 1.00 feet to a point 41.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence South 11°-28’-11” East 275.55 feet to a point 41.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence South 78°-31’-49” East 5.00 feet to a point 36.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence North 11°-28’-11” West 275.55 feet to a point 36.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence South 78°-31’-49” West 1.00 feet to a point 35.00 feet normally distant east from said Proposed

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Baseline Berkeley Avenue; thence North $11^{\circ}-28'-11''$ West 29.50 feet to a point 35.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence northeasterly along a curve to the right an arc distance of 378.77 feet, said curve having a radius of 298.00 feet and a chord bearing North $24^{\circ}-56'-36''$ East 353.79 feet to a point 35.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence along a reverse curve to the left an arc distance of 233.90 feet, said curve having a radius of 233.00 feet and a chord bearing North $33^{\circ}-49'-38''$ East 215.38 feet to a point on the existing east right of way line of said Berkeley Avenue, said point being 35.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence South $0^{\circ}-07'-51''$ East along said existing east right of way line of Berkeley Avenue 29.01 feet to a point 40.00 feet normally distant east from said Proposed Baseline Berkeley Avenue; thence southerly along a curve to the right an arc distance of 111.77 feet, said curve having a radius of 238.00 feet and a chord bearing South $26^{\circ}-42'-29''$ West 110.75 feet to the Point of Beginning.

Said Permanent Easement Two contains 0.102 acres, more or less, or 4454 square feet, more or less.

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Job. No. 07E0061C

Exhibit D, 4 of 7

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

PE1 AREA = 3,376 S.F.±; 0.077 AC±
 PE2 AREA = 4,454 S.F.±; 0.102 AC±

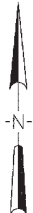
CATALOG NO. :
 CONTRACT NO. :

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

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

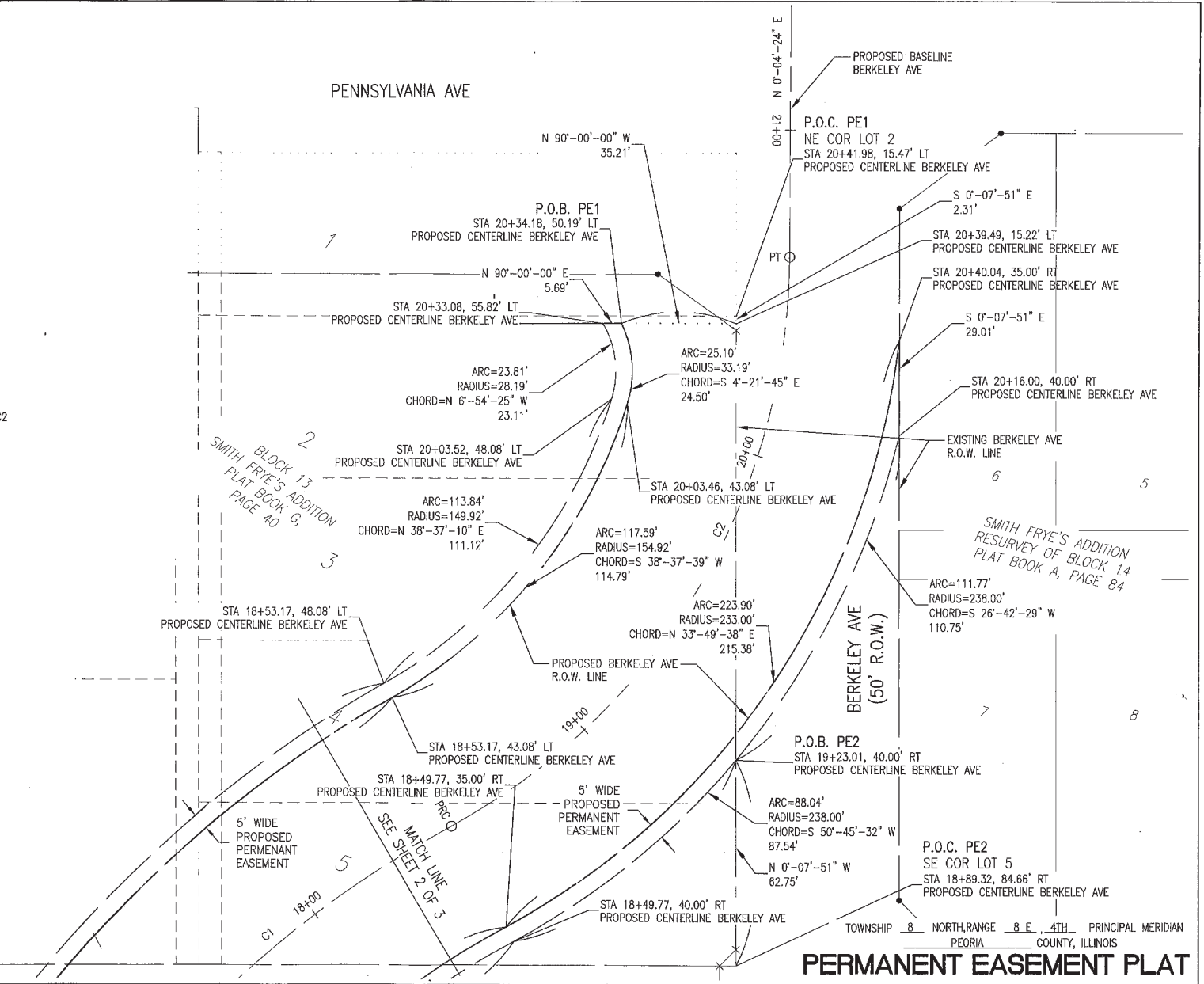


DATE	BY	CHKD	DATE	BY	CHKD
04/20	KRL		04/20	KRL	
04/20	ARC		04/20	ARC	
04/20	KRL		04/20	KRL	
04/20	ARC		04/20	ARC	

R. O. W.	PLAT	COMPILED	CHECKED	TINED	DATE

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 \L\ONSD\382\07ED061C\0403\SURVEY\PE1\PE1 CASE SHEET 1 - CHILDED.DWG

<p>HANSON Hanson Professional Services Inc. 2300 W. Wilson Grade Road Peoria, Illinois 61614-1128</p>	SHEET 07ED061C
	DATE 4/28/10

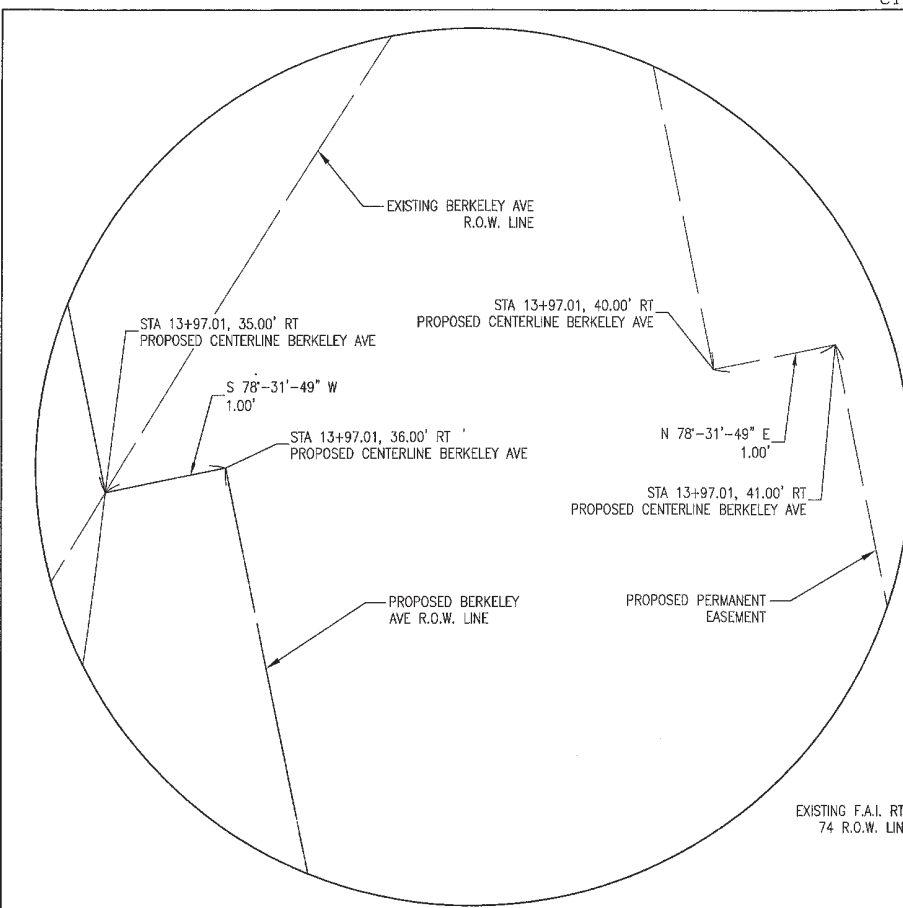


TOWNSHIP 8 NORTH, RANGE 8 E, 4TH PRINCIPAL MERIDIAN
 PEORIA COUNTY, ILLINOIS

PERMANENT EASEMENT PLAT

CITY OF PEORIA

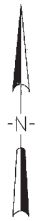
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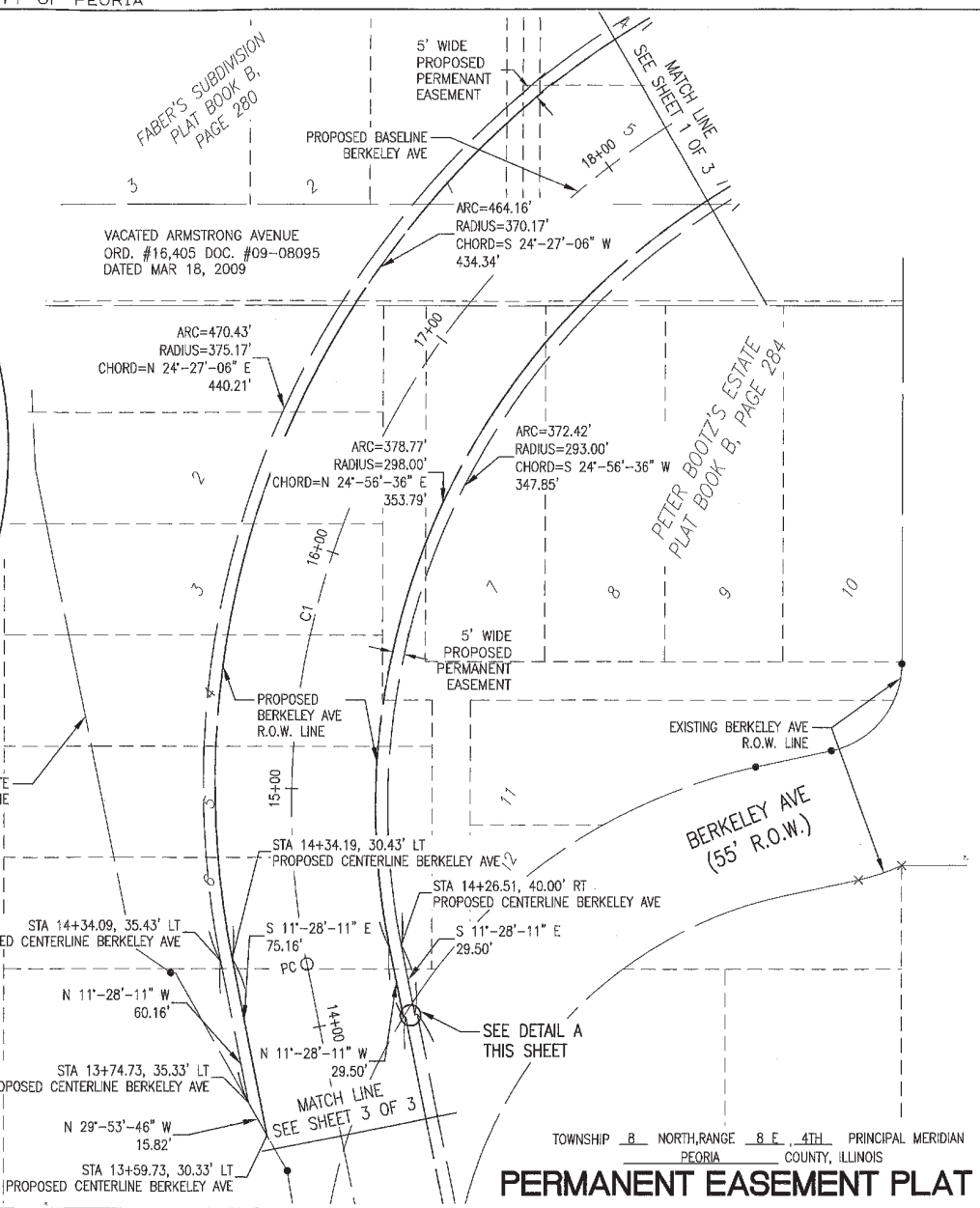
DETAIL A
NOT TO SCALE

LEGEND

• IRON ROD FOUND
 X CHISELED X FOUND
 R.O.W. RIGHT OF WAY



BEARINGS ASSUMED



PERMANENT EASEMENT PLAT

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 I:\07\0805\07E0061C\CADD\SURVEY\SHEET\PERM EASE SHEET 2 - CHILDRIDING

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 2900 W. Wilcox Avenue, Peoria, Illinois 61614-1128

FILE	07E0061C
DATE	4/28/10

Exhibit D, 6 of 7

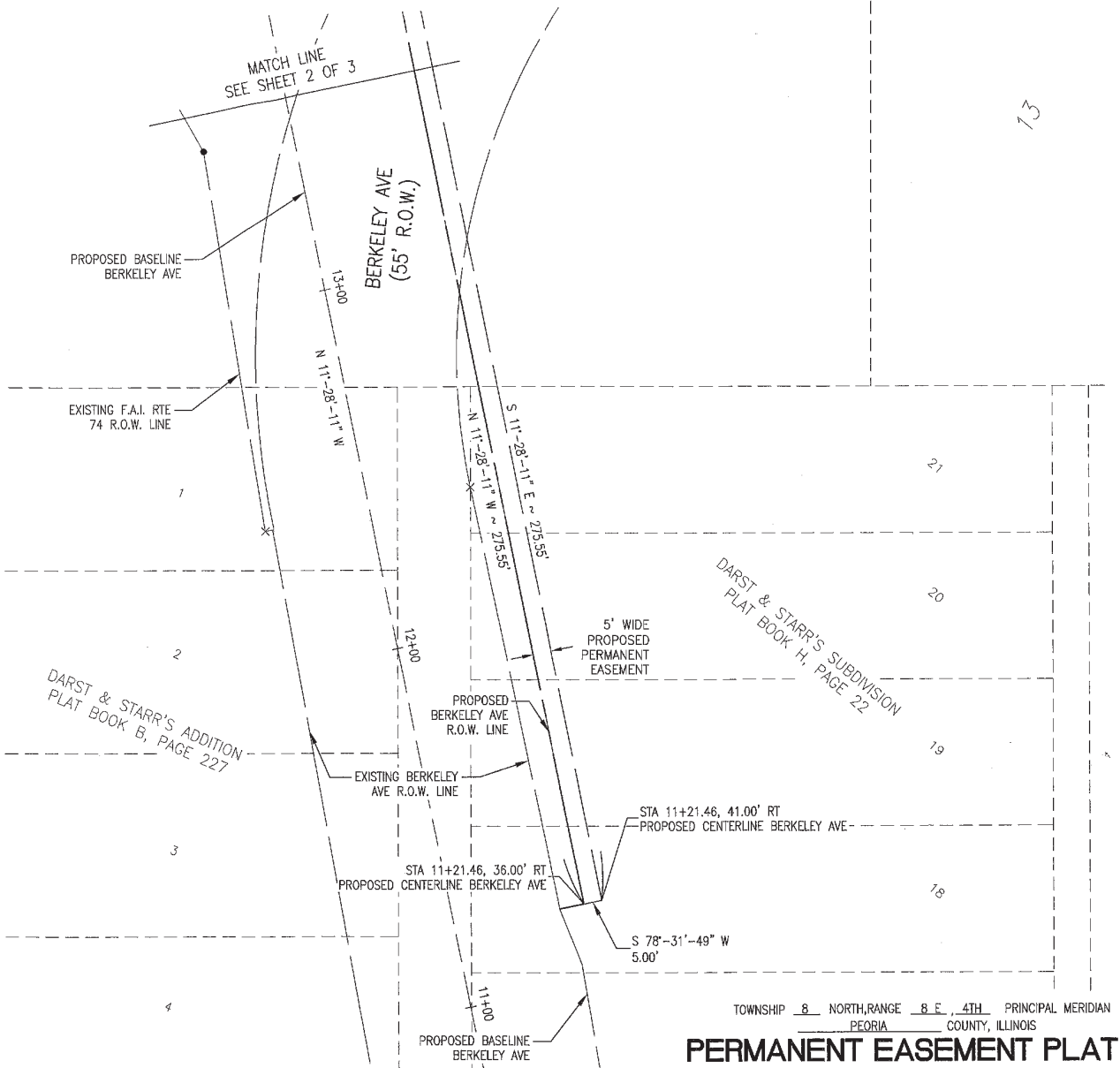
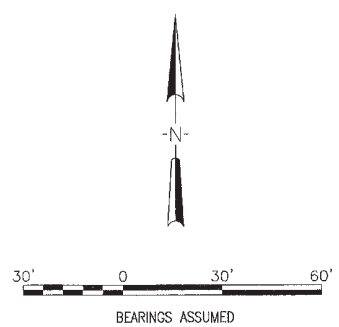
CITY OF PEORIA

13

CATALOG NO. :
CONTRACT NO. :

DATE	BY	COMPUTED	R.O.W. PLAT
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04/20	ADD		

LEGEND
 • IRON ROD FOUND
 X CHISELED X FOUND
 R.O.W. RIGHT OF WAY



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, 2 and 3 of 3.

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	Hanson Professional Services Inc. 2900 W. Willow Knolls Road Peoria, Ill. 61614-1120	FILE 07E0061C
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TOWNSHIP 8 NORTH, RANGE 8 E, 4TH PRINCIPAL MERIDIAN
 PEORIA COUNTY, ILLINOIS
PERMANENT EASEMENT PLAT

Exhibit D, 7 of 7

APR 28, 2010 8:51 PM LYONS01138Z
 P:\07\085\07PEORIA\CAD\SURVEY\DRG\PERM EASE SHEET 3 - CONTINUING