

LEGEND

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

FINAL PLAT EXPO GARDENS SQUARE LOT 3 RESUBDIVISION

State of Illinois)
County of Peoria)

State of Illinois)
County of Peoria)

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.

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 LOT 3 RESUBDIVISION. We acknowledge said survey to be correct to the best of our knowledge and belief.

I further certify that I have received all statutory fees in connection with the attached plat.

In witness whereof the undersigned has caused this certificate to be subscribed this _____ day of _____ 2020.

Given under my hand and seal at _____ this _____ day of _____ 2020.

PRESIDENT

COUNTY CLERK

State of Illinois)
County of Peoria)

I hereby certify that this Final Plat of Expo Gardens Square Lot 3 Resubdivision is substantially in conformance with the approved preliminary plat and is approved this _____ day of _____, 2020.

Director of Community Development

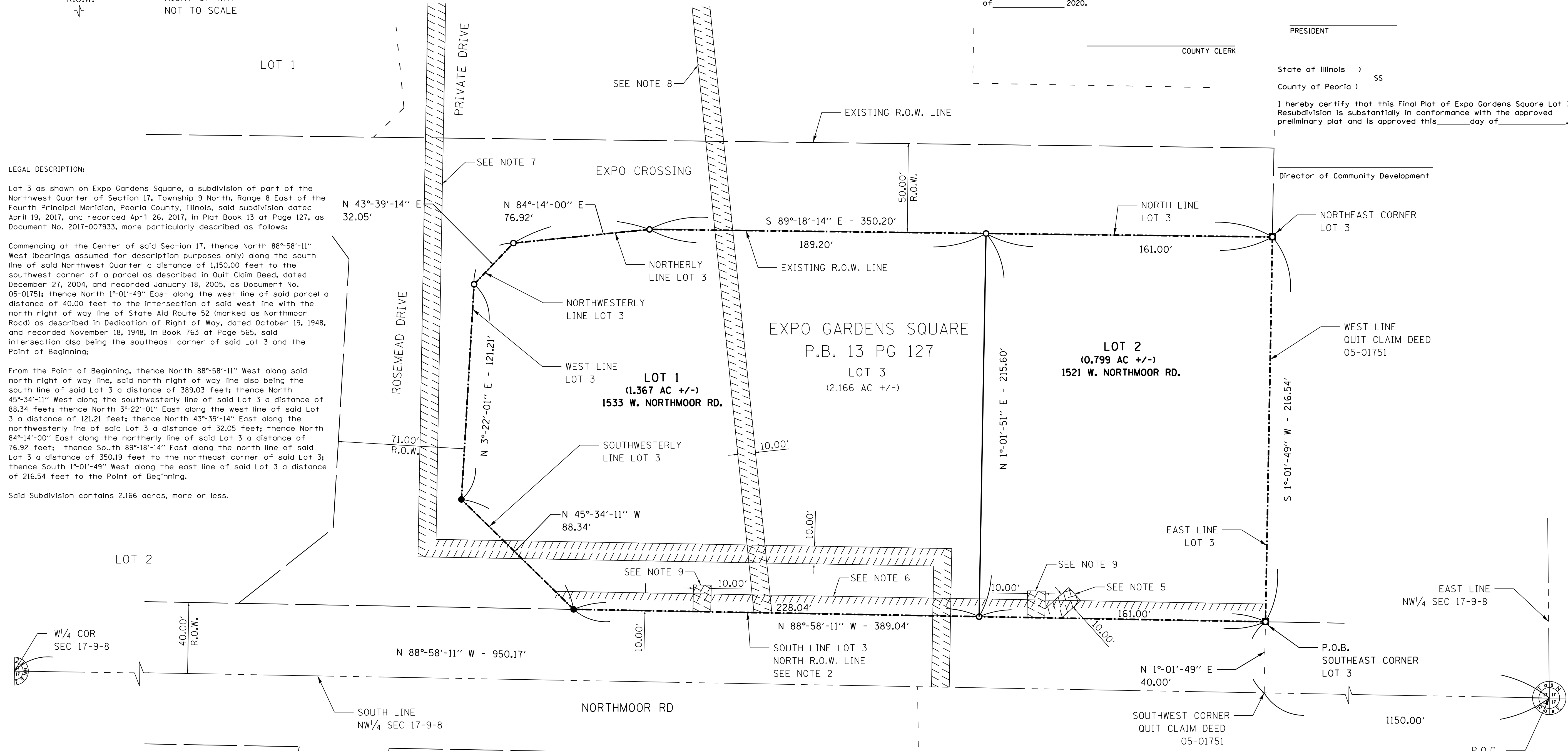
LEGAL DESCRIPTION:

Lot 3 as shown on Expo Gardens Square, a subdivision of part of the Northwest Quarter of Section 17, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, said subdivision dated April 19, 2017, and recorded April 26, 2017, in Plat Book 13 at Page 127, as Document No. 2017-007933, more particularly described as follows:

Commencing at the Center of said Section 17, thence North 88°-58'-11" West (bearings assumed for description purposes only) along the south line of said Northwest Quarter a distance of 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 a distance of 40.00 feet to the intersection of said west line with the north right of way line of State Aid Route 52 (marked as Northmoor Road) as described in Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948, in Book 763 at Page 565, said intersection also being the southeast corner of said Lot 3 and the Point of Beginning;

From the Point of Beginning, thence North 88°-58'-11" West along said north right of way line, said north right of way line also being the south line of said Lot 3 a distance of 389.03 feet; thence North 45°-34'-11" West along the southwesterly line of said Lot 3 a distance of 88.34 feet; thence North 3°-22'-01" East along the west line of said Lot 3 a distance of 121.21 feet; thence North 43°-39'-14" East along the northwesterly line of said Lot 3 a distance of 32.05 feet; thence North 84°-14'-00" East along the northerly line of said Lot 3 a distance of 76.92 feet; thence South 89°-18'-14" East along the north line of said Lot 3 a distance of 350.19 feet to the northeast corner of said Lot 3; thence South 1°-01'-49" West along the east line of said Lot 3 a distance of 216.54 feet to the Point of Beginning.

Said Subdivision contains 2.166 acres, more or less.



State of Illinois)
County of Peoria)

We, Hanson Professional Services Inc., Professional Design Firm No. 184-001084, do hereby certify that we have prepared a Final Plat of Expo Gardens Square Lot 3 Resubdivision, a subdivision of part of the Northwest Quarter of Section 17, Township 9 North, Range 8 West 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 11 of the Illinois Municipal Code as amended.

Dated at Peoria, Illinois, this _____ day of _____, 2020.

By: _____
Serena Page
Illinois Professional Land Surveyor No. 3987
License Expires 11-30-2020

State of Illinois)
County of Peoria)

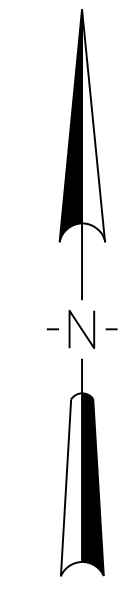
I, _____, Notary Public, in and for said County in the State aforesaid, do hereby certify that _____, personally known by me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such person(s), appeared before me this day in person and acknowledged that they signed 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 _____, 2020.

Notary Public

NOTES:

1. Subdivision Owner: Exposition Gardens, Inc.
2. Dedication of Right of Way, dated October 19, 1948, and recorded November 18, 1948 in Book 763 at Page 565.
3. Part of PIN 14-17-100-014.
4. 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.
5. CILCO Right of Way dated December 13, 1961, and recorded January 10, 1962, in Book 1222 at Page 397, as Document No. 62-00394.
6. CILCO Easement dated April 30, 1971, and recorded March 1, 1972, as Document No. 72-03137.
7. CILCO Electric Underground Easement dated May 3, 1982, and recorded September 28, 1982, as Document No. 82-13624.
8. CILCO Gas Easement dated June 11, 1986, and recorded July 21, 1986, as Document No. 86-13428.
9. Permanent Easement as shown on Expo Gardens Square Subdivision dated April 19, 2017, and recorded April 26, 2017, in Plat Book 13 at Page 127, as Document No. 2017-007933.
10. The Class CN (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.
11. The Subdivision lies within Peoria Public Schools District No. 150.
12. Fieldwork was completed on March 10, 2020.
13. Property Owners in this subdivision may not participate in the City of Peoria's Drainage Assistance Program.



NUMBER	REVISION	DATE	DRAWN	DESIGNED	REVIEWED

EXPOSITION GARDENS
1601 NORTHMOOR ROAD
P.O. BOX 3334
PEORIA, IL 61612

Hanson No. 2010050	DESIGNED	SIP
Filename C-FINAL PLAT.DGN	3/5/2020	3/5/2020
Scale 1" = 30'	DRAWN	SIP
Date 4/3/2020	3/5/2020	3/5/2020
	REVIEWED	KUN

HANSON
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Hanson Professional Services Inc.
1525 South Sixth Street
Springfield, Illinois 62766
Offices: Nationwide

**FINAL PLAT
EXPO GARDENS SQUARE
LOT 3 RESUBDIVISION**

LOT 3 OF EXPO GARDENS SQUARE,
A SUBDIVISION OF PART OF THE NORTHWEST QUARTER
SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST
OF THE FOURTH PRINCIPAL MERIDIAN,
PEORIA COUNTY

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