

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 11007.185 WITH AN EFFECTIVE DATE OF MARCH 1, 2007)

PARCEL 1:

A PART OF LOT ONE OF HOLLOW HILL, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), AND A PART OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE, THENCE NORTH 88 DEGREES 33 MINUTES 57 SECONDS WEST, (BEARINGS ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF SAID LOT ONE, 245.20 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST, 129.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 50.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 14 DEGREES 41 MINUTES 06 SECONDS WEST AND A LENGTH OF 49.97 FEET; THENCE NORTH 75 DEGREES 57 MINUTES 30 SECONDS EAST, 135.92 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS EAST, 20.24 FEET; THENCE NORTH 86 DEGREES 21 MINUTES 46 SECONDS EAST, 106.98 FEET TO THE EAST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF BIG HOLLOW ROAD (CH D37); THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS EAST, ALONG SAID EAST LINE, 215.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

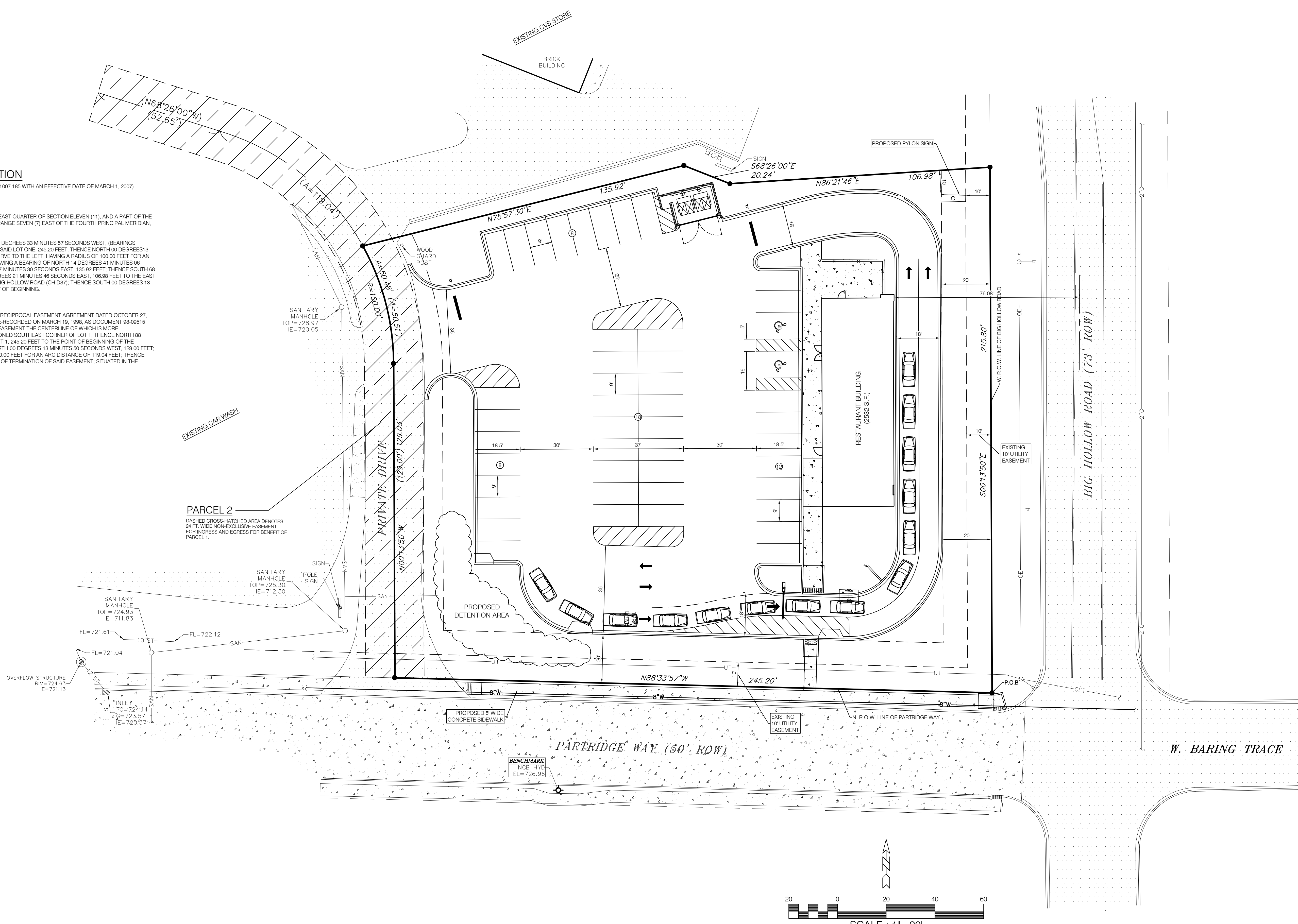
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 27, 1997, AND RECORDED NOVEMBER 6, 1997, AS DOCUMENT NO. 97-34409 AND RE-RECORDED ON MARCH 19, 1998, AS DOCUMENT 98-09515 FOR THE PURPOSE OF INGRESS AND EGRESS DESCRIBED AS A 24 FOOT WIDE EASEMENT THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE AFOREMENTIONED SOUTHEAST CORNER OF LOT 1, THENCE NORTH 88 DEGREES 33 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 245.20 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST, 129.00 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 119.04 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS WEST, 52.65 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SITE DATA

- PROPERTY ADDRESS - 4115 W. PARTRIDGE WAY
- PARCEL ID - 13-12-352-007
- ZONING - C-2 SPECIAL USE
- PARCEL AREA - 1.153 ± ACRES
- PARKING DATA:
REGULAR SPACES = 44
DISABLED SPACES = 2
TOTAL SPACES = 46
- BUILDING AREA = 2532 S.F.

LEGEND

- - FOUND IRON SURVEY PIPE
- ⊙ - FOUND PK NAIL
- ⊙ - SIGN
- ⊙ - LIGHT STANDARD
- SAN - EXISTING SANITARY SEWER
- G - EXISTING GAS MAIN
- W - EXISTING WATER MAIN
- OE - EXISTING OVERHEAD ELECTRIC
- OT - EXISTING OVERHEAD TELEPHONE
- Gravel Surface
- Bituminous Surface
- Concrete Surface
- P.O.B. - POINT OF BEGINNING



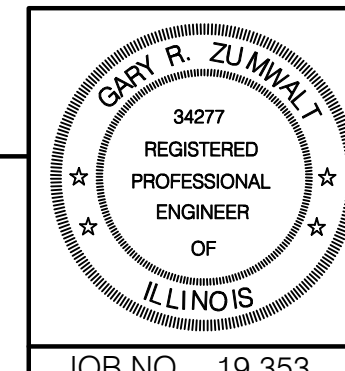
PROJECT MANAGER: TWA	REVISIONS:
APPROVED BY: GRZ	
DATE: MAY 31, 2017	
DWG: 19353-X-002 (REVISED) SITE PLAN	
SURVEY BY:	

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

TACO BELL RESTAURANT
 PARTRIDGE WAY/BIG HOLLOW ROAD
 PEORIA, IL

SITE PLAN

REVISED
X-2
 JOB NO. 19,353



©COPYRIGHT 2017 ZUMWALT & ASSOCIATES, INC. THIS DOCUMENT IS THE PROPERTY OF ZUMWALT & ASSOCIATES, INC. ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED.