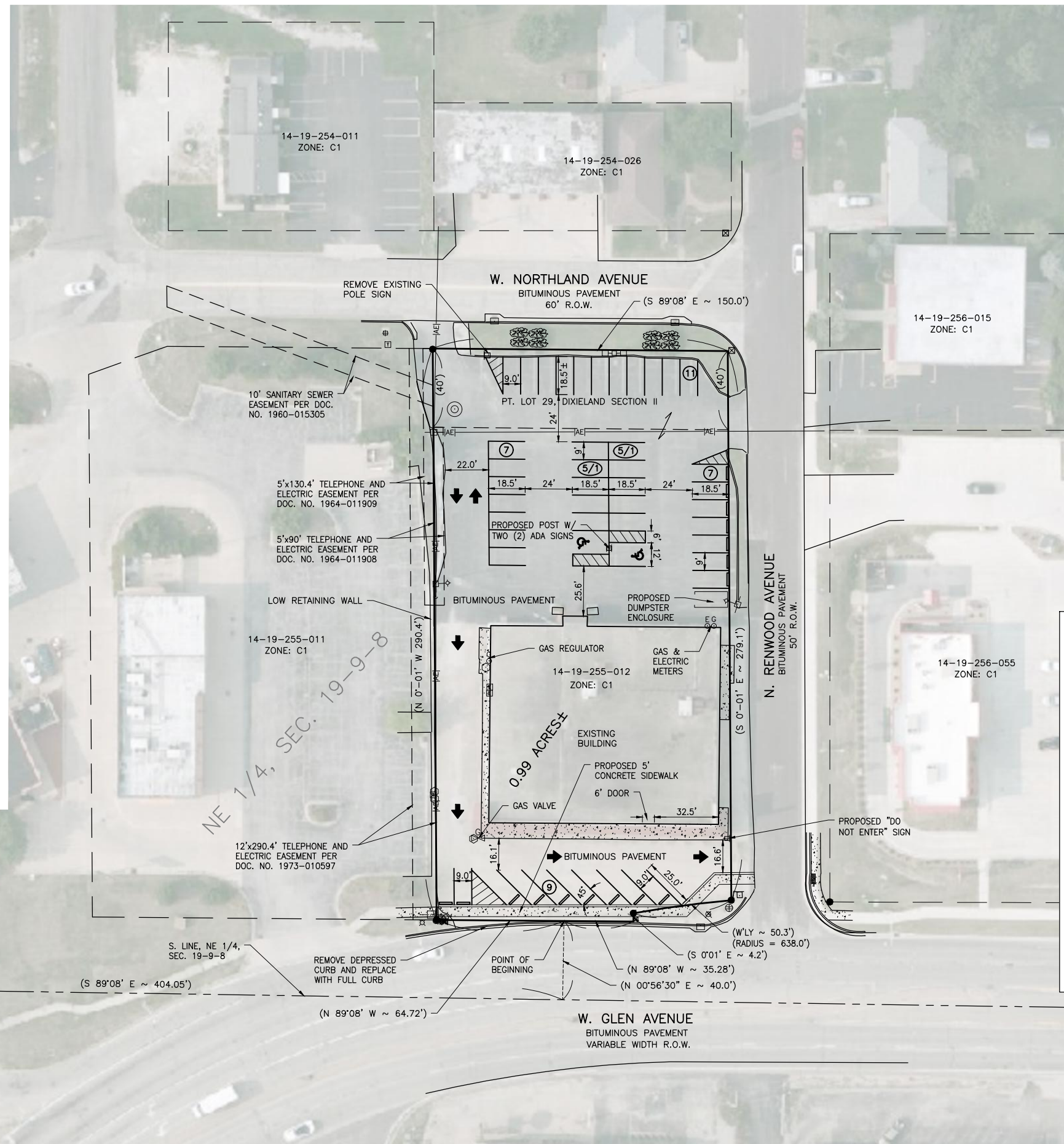
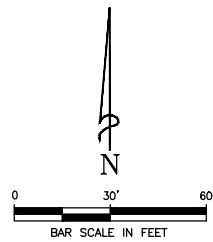


LEGEND	
---	SECTION LINE
---	DEED LINE OR PARCEL LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
— AE —	AERIAL ELECTRIC LINE
⊕	FIRE HYDRANT
⊕	LIGHT POLE
⊕	POWER POLE
⊕	ELECTRIC SPLICE BOX
⊕	TELEPHONE SPLICE BOX
⊕	CURB COCK
⊕	BOLLARD
⊕	SIGN POST

PARKING SPACES	
REGULAR	44
ADA	2



- NOTES:
- ALL ITEMS SHOWN ON THIS DRAWING ARE BASED ON RECORD DOCUMENTS, INFORMATION FROM PEORIA COUNTY GIS WEBSITE AND AERIAL PHOTOGRAPHS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED.
 - OWNER: 2301 INVESTMENTS, LLC. MOST RECENT DEED FOUND IS WARRANTY DEED RECORDED OCTOBER 22, 2019 AS DOCUMENT NO. 2019-017918.
 - PLAT OF DIXIELAND ADDITION SECTION II WAS RECORDED MAY 4, 1955 IN BOOK V, PAGE 64.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED AUG. 21, 1964 AS DOCUMENT NO. 1964-011908.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED AUG. 21, 1964 AS DOCUMENT NO. 1964-011909.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED JUNE 7, 1973 AS DOCUMENT NO. 1973-010597.
 - A SEWER EASEMENT WAS RECORDED NOV. 7, 1960 IN BOOK 1194, PAGE 284 AS DOCUMENT NO. 1960-015305.
 - A SURVEY PLAT DEPICTING THE SUBJECT PROPERTY WAS RECORDED JUNE 18, 1980 IN TRACT BOOK 17, PAGE 79 AS DOCUMENT NO. 1980-008973.
 - PROPERTY IS ZONED C1.

LEGAL DESCRIPTION
 From Warranty Deed Recorded October 22, 2019 as Doc. No. 2019-017918
 A part of the Northeast Quarter of Section Nineteen (19), and a part of Lot 29 of DIXIELAND ADDITION, SECTION TWO, a Subdivision of a part of said Northeast Quarter of Section Nineteen (19), all in Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Center of said Section Nineteen (19), thence South 89 degrees, 08 minutes East, along the South line of the Northeast Quarter of said Section Nineteen (19), 404.05 feet; thence North 00 degrees 56 minutes, 30 seconds East, 40.0 feet to a point on the Northerly Right-of-Way line of West Glen Avenue, said point being the Point of Beginning of the tract to be described; FROM THE POINT OF BEGINNING, thence North 89 degrees, 08 minutes West along the said Northerly Right-of-Way line of West Glen Avenue a distance of 64.72 feet to a point; thence North 00 degrees, 01 minutes West, 290.4 feet to a point on the South line of existing State of Illinois Right-of-Way (said Right-of-Way being shown on a plat recorded in Book 1242, at page 241 in the Office of the Recorder of Deeds of Peoria County); thence South 89 degrees, 08 minutes East, along said South Right-of-Way line, 150.0 feet; thence South 00 degrees 01 minute East, along said West line, 279.1 feet to the North line of West Glen Avenue; thence Westerly, along said North line, on a curve to the left having a radius of 638.0 feet, for an arc distance of 50.3 feet, to a point 44.2 feet normally distant North from the South line of the Northeast Quarter of said Section 19; thence South 00 degrees, 01 minutes East along said Right-of-Way line, 4.2 feet to a point 40.0 feet North of the South line of the Northeast Quarter of said Section 19; thence North 89 degrees, 08 minutes West along said North Right-of-Way line, 35.28 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

REVISIONS	
NO.	DATE

MAURER-STUTZ
 ENGINEERS - SURVEYORS
 PEORIA, ILL. 61604 | (309) 693-7615 | FAX (309) 693-7616
 CANTON, ILL. 61520 | (309) 647-7831 | FAX (309) 647-6155
 MAUNSEL, ILL. 61858 | (309) 773-6228 | FAX (309) 693-7616
 ILLINOIS PROFESSIONAL DESIGN FIRMS LICENSE #184-005794
 www.mstutz.com *WORKING WITH YOU TO DESIGN*

SITE PLAN
 2301 W. GLEN AVENUE
 SPECIAL USE REQUEST

Client: 2301 INVESTMENTS, LLC
 Sheet Title: 2301 INVESTMENTS, LLC

Designed By: KJP
 Drawn By: KDR
 Reviewed By: KJP
 Date: 28 October 2019
 Project No.: 23119012.00
 Drawing: 1