

LEGEND

- BOUNDARY OF SURVEY
- IRON PIPE SET (MAY 1999)

BEARINGS ARE BASED ON AN ASSUMED DATUM



GENERAL NOTES:

- ZONED = R-3 PROPERTY PARCEL NUMBER - P.I.N. 13-25-176-005
- PROPERTY ADDRESS = 3737 N. MARYBELLE AVE., PEORIA, IL 61615
- PEORIA CITY COUNCIL DISTRICT = FOUR (4)
- OWNER = MONTPT, LLC, 5318 E. 2ND ST., STE 501, LONG BEACH, CA 90803
- AREA OF ENTIRE DEVELOPMENT BOUNDARY = 10.833 ACRES
- APPROXIMATE AREA OF EXISTING BUILDING = 22,500 SF +/-
- ALL LANDSCAPING AND TREES SHOWN ARE EXISTING AND MATURE.
- 67 EXISTING PARKING SPACES OF WHICH 2 ARE DESIGNATED ACCESSIBLE.
- ALL PARKING SPACES SHOWN ARE TYPICAL SIZE 8.5' X 19'.
- ALL ACCESSIBLE SPACES SHOWN ARE 16' X 19'
- LOCATION OF BUILDINGS AND PARKING IS PROVIDED FROM A COMBINATION OF MAY 1999 BOUNDARY SURVEY, JUNE 2012 TOPOGRAPHIC SURVEY AND CURRENT AERIAL PHOTOGRAPHY.

PROPERTY FOR SPECIAL USE  
PIN 13-25-176-005

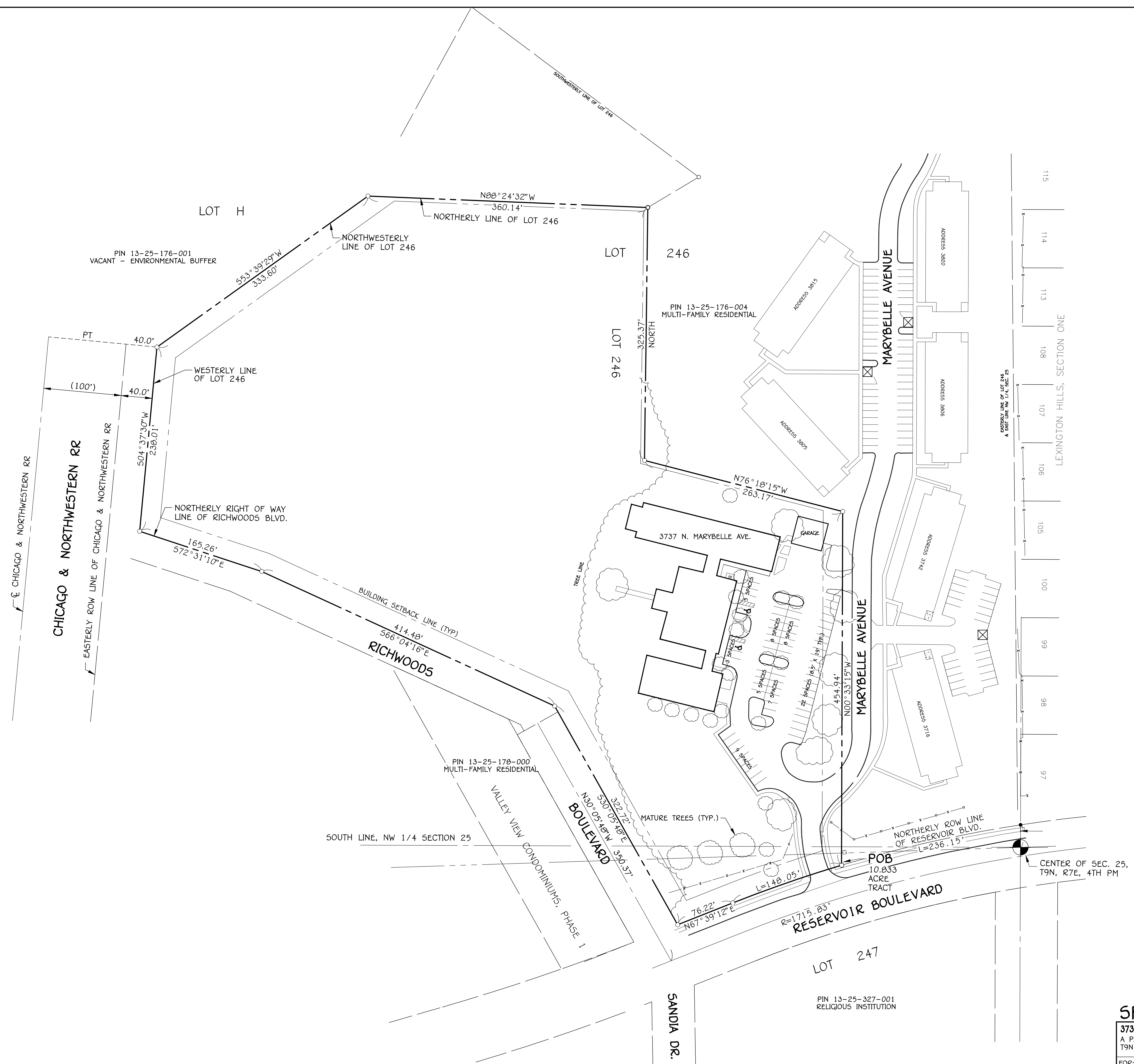
LEGAL DESCRIPTION OF 10.833 ACRE TRACT

(FROM WARRANTY DEED - DOC. NO. LR 2014003310)

A PART OF LOT 246 OF LEXINGTON HILLS, SECTION FIVE, A SUBDIVISION OF A PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN (THE PLAT OF SAID SUBDIVISION BEING RECORDED AS DOCUMENT NO. 75-21855 IN THE OFFICE OF RECORDER OF DEEDS OF PEORIA COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 246, THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 246 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF RESERVOIR BOULEVARD), ON A CURVE TO THE LEFT HAVING A RADIUS OF 1715.83 FEET, AN ARC LENGTH OF 236.15 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 76 DEGREES 32 MINUTES 17 SECONDS WEST AND A LENGTH OF 235.96 FEET), TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 33 MINUTES 15 SECONDS WEST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), PARALLEL TO AND 230.00 FEET NORMALLY DISTANT WESTERLY FROM THE EAST LINE OF SAID LOT 246, 454.94 FEET; THENCE NORTH 76 DEGREES 18 MINUTES 15 SECONDS WEST, 263.17 FEET; THENCE NORTH 325.37 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 246; THENCE NORTH 80 DEGREES 24 MINUTES 32 SECONDS WEST, ALONG SAID NORTHERLY LINE, 360.14 FEET; THENCE SOUTH 53 DEGREES 39 MINUTES 29 SECONDS WEST, ALONG SAID NORTHERLY LINE OF SAID LOT 246, 333.60 FEET; THENCE SOUTH 4 DEGREES 37 MINUTES 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 246 (SAID WESTERLY LINE BEING PARALLEL TO AND 40.0 FEET NORMALLY DISTANT EASTERLY FROM THE EASTERLY RIGHT-OF-WAY LINE OF THE C & NW RR), 238.01 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RICHWOODS BOULEVARD; THENCE SOUTH 72 DEGREES 31 MINUTES 10 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 165.26 FEET; THENCE SOUTH 66 DEGREES 04 MINUTES 16 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 414.48 FEET; THENCE SOUTH 30 DEGREES 05 MINUTES 48 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RICHWOODS BOULEVARD, 322.72 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RESERVOIR BOULEVARD; THENCE NORTH 67 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 76.22 FEET; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1715.83 FEET FOR AN ARC DISTANCE OF 148.05 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 70 DEGREES 07 MINUTES 31 SECONDS EAST AND A LENGTH OF 148.00 FEET), TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



SPECIAL USE PLAN

3737 N. MARYBELLE AVENUE, PEORIA, ILLINOIS			AUSTIN ENGINEERING, CO., INC.	
A PART OF THE W 1/2 OF SECTION 5 T9N, R7E, OF THE 4TH PRINCIPAL MERIDIAN.			Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143	
FOR: MONTPT, LLC	DATE: 03/03/2016	SCALE: 1" = 60'	PROJECT NUMBER:	SHEET NO. 1 OF 1