

TRACT "A"

A PART OF LOTS 7, 8, 9, 10 AND 11, BLOCK 89, ALL IN AIKEN, MONSON AND SANFORD'S ADDITION TO THE TOWN OF PEORIA, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50 IN THE PEORIA COUNTY RECORDER'S OFFICE THENCE SOUTH 00°-05'-34" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 137.94 FEET; THENCE NORTH 89°-58'-27" WEST, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.03, TO A POINT ON THE EAST RIGHT OF WAY LINE OF RICHARD PRYOR PLACE; THENCE NORTH 00°-06'-07" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 138.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF R.B. GARRETT AVENUE, SAID POINT BEING 12.00 FEET SOUTH OF THE NORTHWEST CORNER SAID LOT 7; THENCE SOUTH 89°-57'-11" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF R.B. GARRETT AVENUE, A DISTANCE OF 228.50 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.723 ACRES MORE OR LESS

TRACT "B"

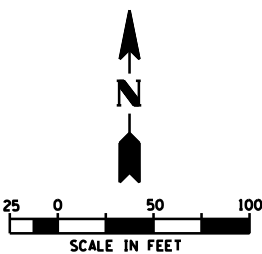
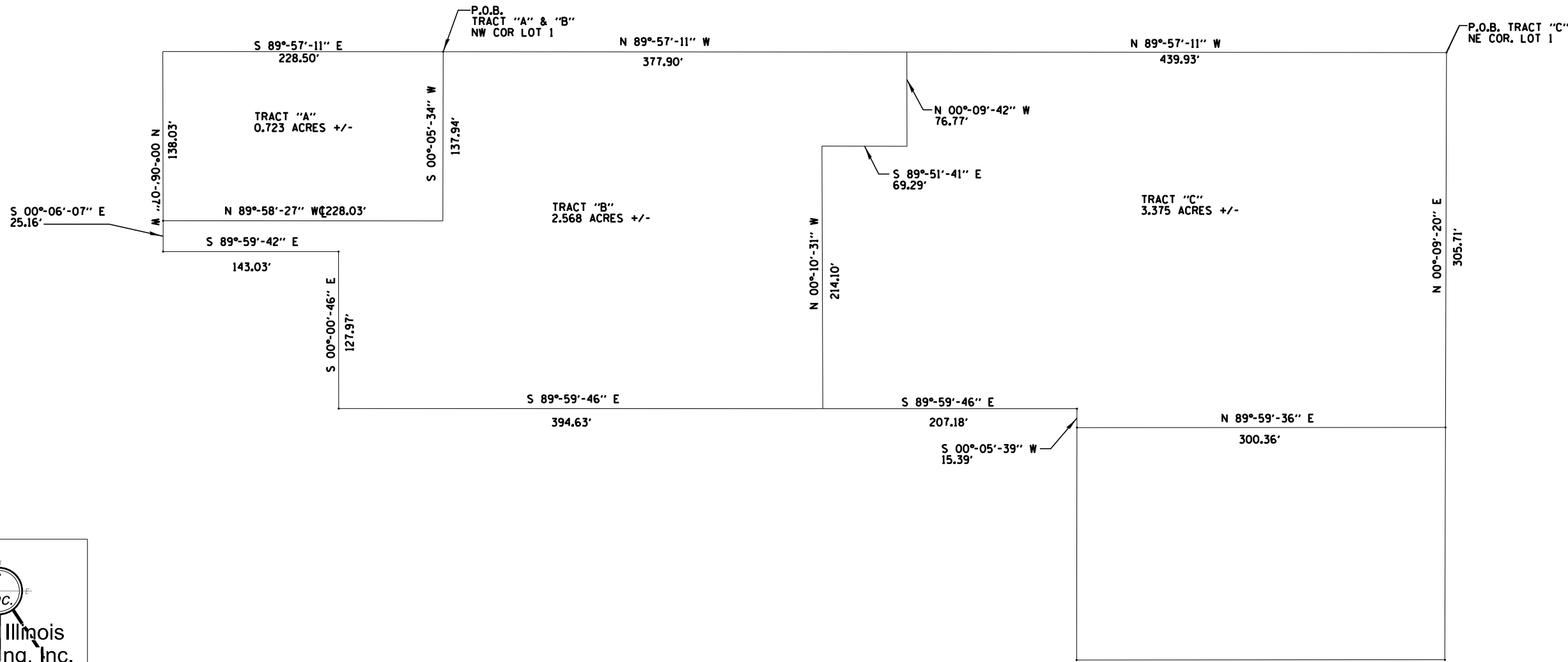
BEING A PART OF LOTS 1, IN SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50, IN THE PEORIA COUNTY RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°-05'-34" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 137.94 FEET; THENCE NORTH 89°-58'-27" WEST, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.03, TO A POINT ON THE EAST RIGHT OF WAY LINE OF RICHARD PRYOR PLACE; THENCE SOUTH 00°-06'-07" EAST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.16 FEET; THENCE SOUTH 89°-59'-42" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 143.03 FEET; THENCE SOUTH 00°-00'-46" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 127.97 FEET; THENCE SOUTH 89°-59'-46" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 394.63 FEET; THENCE NORTH 00°-10'-31" WEST, A DISTANCE OF 214.10 FEET; THENCE SOUTH 89°-51'-41" EAST, A DISTANCE OF 69.29 FEET; THENCE NORTH 00°-09'-42" WEST, A DISTANCE OF 76.77 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°-57'-11" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 377.90 FEET, TO THE POINT OF BEGINNING; CONTAINING 2.568 ACRES MORE OR LESS

TRACT "C"

BEING A PART OF LOTS 1, IN SOUTHTOWN EXTENSION 3, AS SHOWN IN PLAT BOOK 11, PAGE 50, IN THE PEORIA COUNTY RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°-57'-11" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 439.93 FEET; THENCE SOUTH 00°-09'-42" WEST, A DISTANCE OF 76.77 FEET; THENCE NORTH 89°-51'-41" WEST, A DISTANCE OF 69.29 FEET; THENCE SOUTH 00°-10'-31" EAST, A DISTANCE OF 214.10 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°-59'-46" EAST, ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 207.18 FEET; THENCE SOUTH 00°-05'-39" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.39 FEET; THENCE NORTH 89°-59'-36" EAST, A DISTANCE OF 300.36 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°-09'-20" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 305.71 FEET, TO THE POINT OF BEGINNING; CONTAINING 3.375 ACRES MORE OR LESS



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CLIENT:
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401 N. FRANKLIN STREET, SUITE 4 SOUTH
CHICAGO, ILLINOIS 60654

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL

DSGN.	
OWN.	
CHKD.	
SCALE:	100'
PLOT DATE:	9/25/2014
CAD USER:	dwright
MODEL:	Default

FILE NAME: P:\M40406\Survey\exh.M40406-01.dwg

TITLE:
GATEWAY AT RIVER CITY
518 WEST R.B. GARRETT AVENUE

PROJ. NO.	14-0406
DATE:	
SHEET OF	
DRAWING NO.	EXH-1