



**PRELIMINARY PLAT OF
PEORIA SPORTS
CENTER SUBDIVISION**

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
PEORIA COUNTY, ILLINOIS

SUBDIVISION NOTES:

1. THIS SUBDIVISION IS A PART OF P.I.N. 13-02-300-004
2. TOTAL AREA OF THIS SUBDIVISION IS 50.55 ACRES ±
3. AREA REMAINING FOR THE PARENT PARCEL = 81.54 ACRES ±
4. ALL UTILITIES ARE AVAILABLE TO THIS SUBDIVISION.
5. FUTURE UTILITY EASEMENTS WILL BE CREATED AND FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
6. CONTOURS ARE DIGITIZED FROM AN AERIAL TOPOGRAPHY MAP AND SHOULD BE CONSIDERED APPROXIMATE.
7. PROPERTY OWNERS OF THE SUBDIVISION ARE NOT ELIGIBLE TO PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.
8. PROPERTY OWNER: TWENTY FOUR CORP, LLC, 830 W. TRAILCREEK DRIVE, PEORIA, IL 61614
9. PROPOSED TRANSITIONAL BUFFER YARD VARIANCE ALONG THE NORTH AND SOUTH PROPERTY LINES OF THE 50.55 ACRE TRACT.
10. PROPOSED VARIANCE FOR FRONT YARD LANDSCAPING FOR LOT 5: THE DEVELOPER WILL BE ALLOWED TO LANDSCAPE ONLY THAT PORTION OF THE FRONT YARD THAT IS BEING DEVELOPED AT THE TIME.
11. WAIVER OF ANY SETBACK, YARD OR LANDSCAPING REQUIREMENTS ALONG THE BOUNDARY LINE BETWEEN ANY LOT AND OUTLOT A.
12. PROPOSED DOME HEIGHT VARIANCE: THE PROPOSED DOME HEIGHT TO BE 85 FEET.

LEGEND

	BOUNDARY LINE OF PROPERTY
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	EXISTING CONTOUR ELEVATION
	EXISTING WATER METER
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	STREET LIGHT ON UTILITY POLE
	TRAFFIC SIGNAL VAULT
	CURB INLET
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	WATERMAIN
	GASMAIN
	TREE LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	RECORD DISTANCE
	P.O.B.

LEGAL DESCRIPTION - OVERALL PARCEL
50.55 ACRES±

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°-50'-16" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1624.89 FEET TO THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK; (THE FOLLOWING 10 COURSES FOLLOW ALONG THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK); THENCE SOUTH 09°-27'-15" EAST, A DISTANCE OF 30.70 FEET; THENCE SOUTH 74°-51'-20" EAST, A DISTANCE OF 102.59 FEET; THENCE SOUTH 17°-10'-39" WEST, A DISTANCE OF 52.68 FEET; THENCE SOUTH 50°-16'-12" EAST, A DISTANCE OF 139.04 FEET; THENCE SOUTH 02°-04'-12" EAST, A DISTANCE OF 127.62 FEET; THENCE NORTH 54°-31'-00" WEST, A DISTANCE OF 52.09 FEET; THENCE SOUTH 56°-56'-30" WEST, A DISTANCE OF 172.10 FEET; THENCE SOUTH 34°-26'-48" EAST, A DISTANCE OF 164.88 FEET; THENCE SOUTH 24°-17'-17" WEST, A DISTANCE OF 246.25 FEET; THENCE SOUTH 04°-16'-45" EAST, A DISTANCE OF 106.08 FEET; THENCE SOUTH 31°-24'-18" EAST, A DISTANCE OF 270.27 FEET; THENCE SOUTH 54°-18'-44" WEST, A DISTANCE OF 370.35 FEET; THENCE SOUTH 89°-50'-16" WEST, A DISTANCE OF 1479.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ORANGE PRAIRIE ROAD; THENCE NORTH 00°-03'-49" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF ORANGE PRAIRIE ROAD, A DISTANCE OF 1300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 50.55 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

STATE OF ILLINOIS
COUNTY OF PEORIA

WE, CONSOLIDATED LAND SURVEYING, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY AND PREPARED A PRELIMINARY PLAT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF ILLINOIS AS DESCRIBED AND SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY US AND DRAWN TO A SCALE OF 1" = 100 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF FEBRUARY A.D. 2014.

CONSOLIDATED LAND SURVEYING, INC.
H. RALPH HODGES, ILLINOIS LAND SURVEYOR No. 2812



STATE OF ILLINOIS } SS
COUNTY OF PEORIA

THIS PRELIMINARY PLAT OF "PEORIA SPORTS CENTER SUBDIVISION" ON THE DAY OF 20, RECEIVED THE PRELIMINARY APPROVAL OF THE CITY PLANNING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

CHAIRMAN _____ PLANNING DIRECTOR _____

STATE OF ILLINOIS } SS
COUNTY OF PEORIA

I HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE DAY OF 20, THE ABOVE PRELIMINARY PLAT OF "PEORIA SPORTS CENTER SUBDIVISION" WAS APPROVED.

CITY CLERK _____

SCALE: 1"=100'
DRAWN BY: JMG
SURVEY BY: MCH
DESIGN BY:
CHECKED BY: HRH

CLS
CONSOLIDATED LAND SURVEYING, INC.
1300 W. COMMERCE DR. STE. 700 - PEORIA, ILLINOIS 61615
LAND SURVEYORS AND PROFESSIONAL ENGINEERS
309-692-3434
PROFESSIONAL DESIGN FIRM NO. 184-022758

PRELIMINARY PLAT
OF
PEORIA SPORTS CENTER SUBDIVISION

DATE: 2-4-14 CLS NO. PEORIA_SPORTS_CTR_SUB-91_8970-9-7-02C-03

SHEET
OF
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