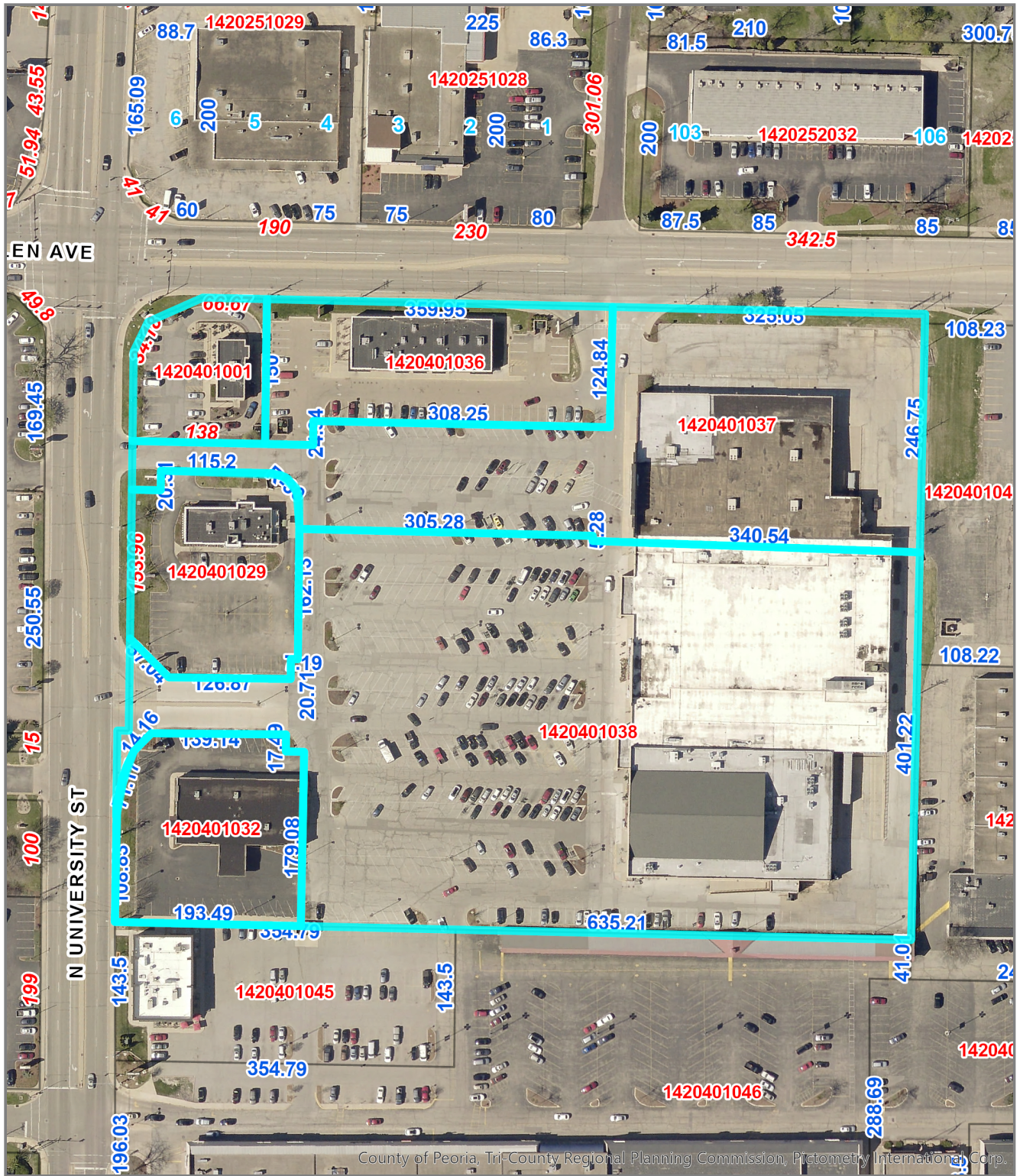


Crossroads Center

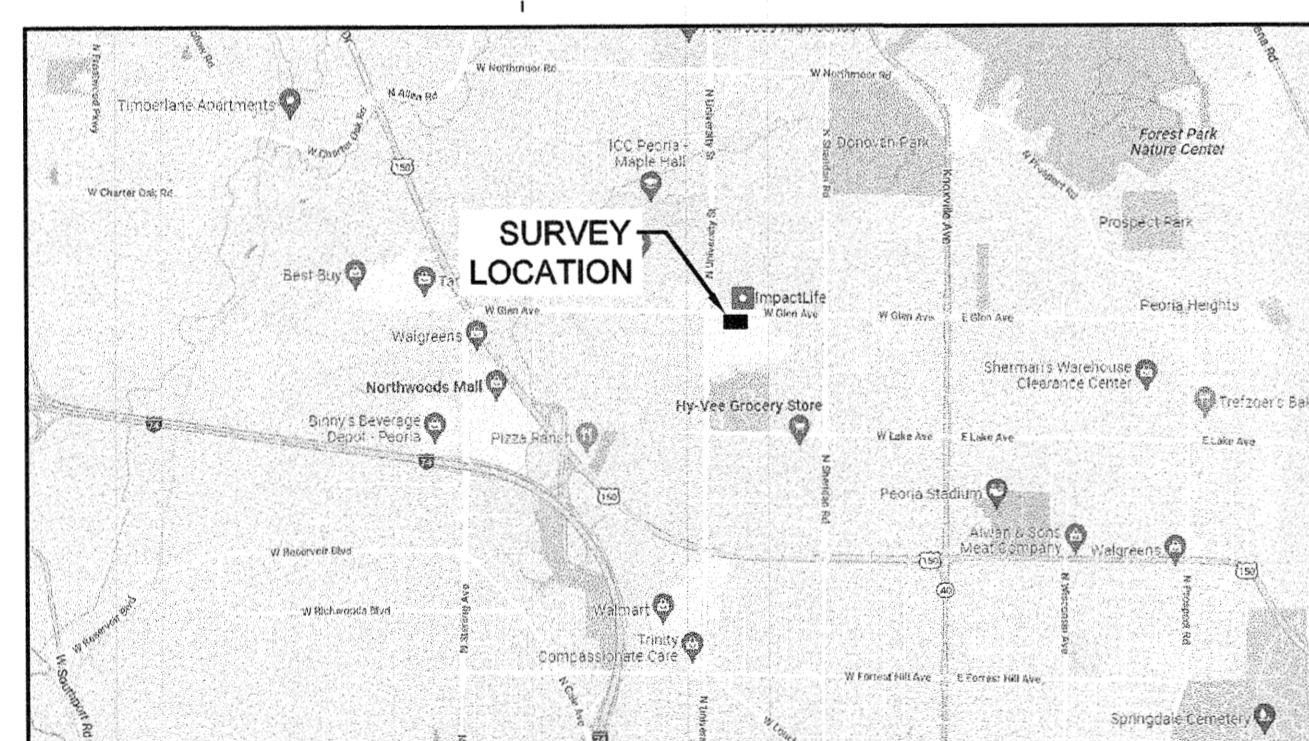
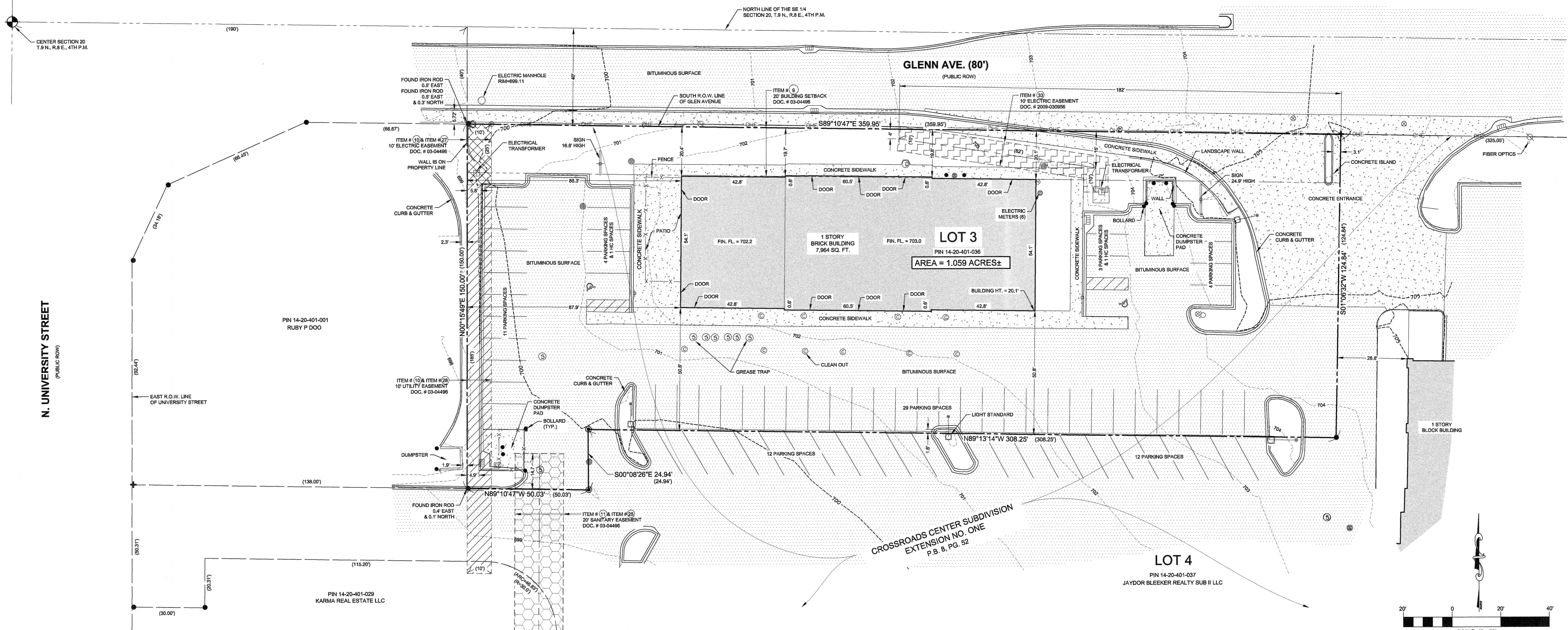


County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp.



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
 1 inch = 200 feet
 11/1/2022



LEGEND

---	BOUNDARY OF SURVEY	⊗	WATER VALVE
---	EXISTING PROPERTY LINE	⊗	GAS METER
---	BUILDING SETBACK LINE (BSL)	⊗	FIRE HYDRANT
---	EASEMENT LINE	⊗	BOLLARD
---	NOT TO SCALE	⊗	SIGN
●	IRON MONUMENT FOUND	⊗	ELECTRIC VAULT
○	3/4" IRON PIPE SET	---	CONTOUR LINE
+	CHISSELED "X" FOUND	---	CONCRETE SURFACE
⊙	PK NAIL FOUND	---	BITUMINOUS SURFACE
(50.0)	PLAT OR DEED DIMENSION	---	ITEM # 33 - 10' WIDE ELECTRIC EASEMENT DOC NO. 2009-030956
---	EXISTING FENCE LINE	---	ITEM # 10 & # 27 - 10' WIDE ELECTRIC EASEMENT DOC NO. 03-04496
---	TELEPHONE MANHOLE	---	ITEM # 10 & 28 - 10' WIDE ELECTRIC EASEMENT DOC NO. 03-04496
---	UTILITY POLE	---	ITEM # 11 & 25 - 20' WIDE SANITARY EASEMENT DOC NO. 03-04496
---	STORM SEWER MANHOLE		
---	STORM SEWER INLET		
---	SANITARY SEWER MANHOLE		
---	CLEAN OUT		
---	WATER VALVE		
---	ELECTRICAL TRANSFORMER		
---	LIGHT POLE		

INFORMATION TAKEN FROM SCHEDULE "B", SECTION II EXCEPTIONS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021

- ITEM No. 9 BUILDING SETBACK LINE OF 20 FEET (FROM THE NORTHERLY LOT LINE) AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 29, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
- ITEM No. 10 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE WESTERLY AND NORTHEASTERLY (CORNER) 10 FEET OF THE LAND AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 29, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2000-36416 & DOCUMENT # 2001-33981)
- ITEM No. 11 SEWER EASEMENT OVER, UPON AND UNDER THE SOUTHWESTERLY (CORNER) 20 FEET OF THE LAND AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 29, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 99-33256)
- ITEM No. 12 DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES FILED AUGUST 31, 1936 IN BOOK 460 AT PAGE 374 MADE BY JOHN P. WICKMANN AND CLARA E. WICKMANN TO THE COUNTY OF PEORIA, AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 13 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AN AGREEMENT BETWEEN THE GREATER PEORIA SANITARY AND SEWERAGE DISPOSAL DISTRICT AND CLAIRE B. WICKMAN ET AL DATED FEBRUARY 25, 1956 RECORDED MAY 7, 1956 IN BOOK 1048, PAGE 750. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 14 COVENANTS AND RESTRICTIONS CONTAINED IN A CERTIFICATION AND ACCEPTANCE OF ZONING AGREEMENT DATED NOVEMBER 1, 1957 RECORDED JANUARY 27, 1958 IN BOOK 1107, PAGE 141. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 15 EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE PROPERTY OF A GRANT TO SHELL OIL COMPANY DATED SEPTEMBER 30, 1959, AND RECORDED SEPTEMBER 30, 1959, IN BOOK 1182, PAGE 235. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 16 EASEMENT TO INSTALL AND MAINTAIN ANCHORS AND GUY WIRES ON A PORTION OF THE PROPERTY BY VIRTUE OF A GRANT TO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED FEBRUARY 5, 1961, IN BOOK 1199, PAGE 737. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 17 EASEMENT FOR INGRESS AND EGRESS TO ENTER UPON THE LAND THAT IS DEVELOPED AND USED AS A ROAD OR ROADWAY FOR THE PURPOSE OF ACCESS AS RESERVED IN THE DEED TO JEFFERSON TRUST AND SAVINGS BANK OF PEORIA RECORDED NOVEMBER 25, 1964 AS DOCUMENT NO. 64-17103. (AFFECTS THE PROPERTY, BLANKET IN NATURE)
- ITEM No. 18 COVENANTS CONTAINED IN THE DEED TO JEFFERSON TRUST AND SAVINGS BANK OF PEORIA, AS TRUSTEE, RECORDED NOVEMBER 25, 1964 AS DOCUMENT NO. 64-17103. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 19 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT MADE BY SHERIDAN VILLAGE SHOPPING CENTER, INC. DATED NOVEMBER 23, 1964 RECORDED NOVEMBER 23, 1964 AS DOCUMENT NO. 64-17103, AS AMENDED BY INSTRUMENT DATED MAY 5, 1967 RECORDED MAY 10, 1967 AS DOCUMENT NO. 67-05575. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 20 ELECTRIC AND TELEPHONE EASEMENT BY IRVING H. TYNER AND BESSIE TYNER TO ILLINOIS BELL TELEPHONE COMPANY AND CENTRAL ILLINOIS LIGHT COMPANY DATED AUGUST 23, 1965, AND RECORDED OCTOBER 29, 1965, AS DOCUMENT NO. 65-17187. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 21 RIGHT OF WAY ANCHOR CONVEYED UNTO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OVER AND ACROSS A PORTION OF THE LAND BY VIRTUE OF THE GRANT DATED JUNE 25, 1966 AND RECORDED MAY 4, 1967 AS DOCUMENT NO. 67-05517. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 22 EASEMENT (ELECTRIC) BY METRO ASSOCIATES, INC. TO CENTRAL ILLINOIS LIGHT COMPANY DATED MAY 14, 1968 RECORDED JUNE 20, 1968 AS DOCUMENT NO. 68-08521. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 23 RIGHT OF WAY (OVERHANG) FROM IRVING H. TYNER AND BESSIE TYNER TO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY DATED MAY 14, 1968 RECORDED JULY 22, 1968 AS DOCUMENT NO. 68-10096. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 24 ELECTRIC UNDERGROUND EASEMENT BY IRVING H. TYNER AND BESSIE TYNER TO CENTRAL ILLINOIS LIGHT COMPANY DATED JULY 5, 1974, AND RECORDED JULY 18, 1974, AS DOCUMENT NO. 74-12056. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 25 EASEMENT TO THE GREATER PEORIA SANITARY AND SEWERAGE DISPOSAL DISTRICT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE, BELOW THE SURFACE OF THE GROUND, AN ENCLOSED, SEPARATE, SANITARY SEWER AND THE NECESSARY MANHOLES THERETO, TOGETHER WITH LATERAL SEWERS CONNECTING WITH THE SAME, IN, UPON, UNDER, ACROSS AND THROUGH A PORTION OF THE PROPERTY DATED AUGUST 31, 1999, AND RECORDED SEPTEMBER 2, 1999, AS DOCUMENT NO. 99-33256. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 99-33256)
- ITEM No. 26 ELECTRIC EASEMENT TO CENTRAL ILLINOIS LIGHT COMPANY TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, ENLARGE UPON AND REMOVE ELECTRIC LINES, ELECTRIC TRANSFORMERS AND ASSOCIATED EQUIPMENT APPURTENANT THERETO, INCLUDING SIGNAL AND COMMUNICATION LINES AND EQUIPMENT, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, IN, OVER, UPON, UNDER AND ACROSS A PORTION OF THE PROPERTY DATED AUGUST 6, 1999, AND RECORDED SEPTEMBER 39, 1999, AS DOCUMENT NO. 99-36732. (DOES NOT AFFECT THE PROPERTY)
- ITEM No. 27 EASEMENT TO CENTRAL ILLINOIS LIGHT COMPANY TO INSTALL, OPERATE AND MAINTAIN BURIED WIRES AND/OR CABLES AND OTHER UNDERGROUND DISTRIBUTING APPLIANCES, TOGETHER WITH THE RIGHT TO INSTALL ONE ABOVE-GROUND TRANSFORMER AND SERVICE PEDESTAL, FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING ELECTRICITY, IN, UNDER, AND ACROSS A PORTION OF THE PREMISES DATED NOVEMBER 3, 2000, AND RECORDED NOVEMBER 14, 2000, AS DOCUMENT NO. 00-36416. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2000-36416)
- ITEM No. 28 EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY, A.K.A. AMERITECH ILLINOIS, TO CONSTRUCT, RECONSTRUCT, MODIFY, SUPPLEMENT, MAINTAIN, OPERATE AND/OR REMOVE BURIED WIRES AND/OR CABLES AND OTHER UNDERGROUND DISTRIBUTING APPLIANCES, FOR THE PURPOSE OF TRANSMITTING SIGNALS USED IN PROVIDING COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES AND/OR ANY OTHER SERVICES OR USES FOR WHICH SUCH WIRES OR CABLES MAY BE USED, UNDER AND ACROSS A PORTION OF THE PROPERTY, DATED JULY 27, 2001, AND RECORDED SEPTEMBER 19, 2001, AS DOCUMENT NO. 01-33681. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2001-33981)
- ITEM No. 29 RESTRICTION AND EASEMENT AGREEMENT BY AND BETWEEN GRANTOR AND FAZO VI REALTY, L. L.C. DATED DECEMBER 28, 2000, AND RECORDED JANUARY 12, 2001, AS DOCUMENT NO. 01-01152. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- ITEM No. 30 RESTRICTION AND EASEMENT AGREEMENT MADE BY AND BETWEEN SM PROPERTIES PEORIA II, LLC AND CROSSROADS PEORIA LLC DATED DECEMBER 23, 2002 AND RECORDED DECEMBER 23, 2002 AS DOCUMENT 02-53980 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE BLANKET IN NATURE)
- ITEM No. 31 RESTRICTION AND EASEMENT AGREEMENT MADE BY AND BETWEEN CROSSROADS PEORIA LLC, COLLEGE CROSSINGS, LLC AND RUFFROCK, LLC DATED JUNE 6, 2003 AND RECORDED JUNE 20, 2003 AS DOCUMENT 03-29736 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)
- ITEM No. 32 AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT DATED MARCH 2, 2021 AND RECORDED MARCH 3, 2021 AS DOCUMENT 2021-00418 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)
- ITEM No. 33 ELECTRIC UNDERGROUND EASEMENT BY COLLEGE CROSSING, LLC TO CENTRAL ILLINOIS LIGHT COMPANY DISAMENDED/CO RECORDED OCTOBER 8, 2009 AS DOCUMENT 2009-030956 RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

TABLE A NOTES:

- ITEM NO. 1 PERMANENT SURVEY MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.
- ITEM NO. 2 ADDRESS: 1204-1216 W. GLEN AVE., PEORIA, IL 61614
- ITEM NO. 3 THIS PROPERTY LIES WITHIN FLOOD ZONE C, AREA OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 1705360015B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 01, 1990.
- ITEM NO. 5 ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ITEM NO. 4 AREA OF PROPERTY = 1.059 ACRES±
- ITEM NO. 6(a)(b) FOR ZONING SETBACK REQUIREMENTS REFER TO THE CITY OF PEORIA ZONING ORDINANCE SECTION 4.3 - COMMERCIAL DISTRICTS. (C2) https://library.municode.com/illinois/peoria/codes/ordinances?nodeId=CO_030000CO_030001_4100PR SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT.
- ITEM NO. 7(a)(b) EXTERIOR DIMENSIONS, SQUARE FOOTAGE ARE AS SHOWN ON THE SURVEY AND TAKEN AT GROUND LEVEL.
- ITEM NO. 8 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
- ITEM NO. 9 THERE ARE A TOTAL OF 53 STRIPED PARKING SPACES OF WHICH 2 ARE MARKED HANDICAP ACCESSIBLE.
- ITEM NO. 13 NAMES OF ADJOINING OWNERS AS OF JANUARY 05, 2021 ARE SHOWN ON THE SURVEY.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, WEST ZONE 1202.
- ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- AREA SURVEYED = 1.059 ACRES±
- PROPERTY SURVEYED IS PIN 14-20-401-036
- THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021
- THIS PROPERTY IS CURRENTLY ZONED (C2) LARGE SCALE COMMERCIAL DISTRICT.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- LEGAL DESCRIPTION FROM EXHIBIT "A" OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021
- LOT 3 IN CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE, BEING A RESUBDIVISION OF LOT 1 OF CROSSROADS CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2003 AS DOCUMENT NO. 03-04496 IN PLAT BOOK 8, PAGE 52, IN PEORIA COUNTY, ILLINOIS.

ALTA/NSPS CERTIFICATE

CERTIFICATE TO:
 HPI MANAGEMENT INC., AN ILLINOIS CORPORATION, AND/OR ITS PERMITTED ASSIGNS, COLLEGE CROSSING, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 8, 9, 13, 15, 16 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 28, 2021.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 7TH DAY OF JANUARY, 2021.

AUSTIN ENGINEERING CO., INC.

BY: *Justin M. Males*
 JUSTIN M. MALES
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3871
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
 311 SW WATER ST., STE. 215 PEORIA, IL 61602
 jmales@austinengineeringcompany.com

PEORIA COUNTY, ILLINOIS
 LICENSE EXPIRES NOVEMBER 30, 2022

AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 194-001143



ALTA/NSPS LAND TITLE SURVEY
 LOT 3 IN CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE, BEING A RESUBDIVISION OF LOT 1 OF CROSSROADS CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2003 AS DOCUMENT NO. 03-04496 IN PLAT BOOK 8, PAGE 52, IN PEORIA COUNTY, ILLINOIS.

HEIDNER PROPERTIES, INC.
 1204-1216 W. GLEN AVE., PEORIA, IL 61614

ISSUED	ALTA/NSPS
01/07/2022	ALTA/NSPS

PROJECT NO	42-21-267
DATE	01/07/2022
SURVEYED	JAG
CHECKED	JBM
APPROVED	JBM
SHEET	

ALTA/NSPS LAND TITLE SURVEY