

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NW 1/4 OF SECTION 19, A PART OF LOTS 1, 11 AND 12 OF MEADOWVIEW SUBDIVISION NO. 1, ALL OF LOTS 2 THROUGH 10, LOTS 13 THROUGH 34 OF MEADOWVIEW SUBDIVISION NO. 1, ALL OF LOTS 35 THROUGH 54 OF MEADOWVIEW SUBDIVISION NO. 2, AND THOSE PORTIONS OF THE STREETS KNOWN AS WILLIAM COURT, MEADOWVIEW COURT AND RED BUD COURT LYING WITHIN MEADOWVIEW SUBDIVISION NO. 1 AND MEADOWVIEW SUBDIVISION NO. 2, A PART OF LOTS 1, 2 AND 3 AND ALL OF LOT 4 OF FARROW SUBDIVISION, ALL BEING A PART OF THE NW 1/4 OF SECTION 19, T. 9 N., R. 8 E. OF THE 4TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE S89°41'W ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 19, A DISTANCE OF 595.25 FEET; THENCE N26°45'07" E, A DISTANCE OF 24.29 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WEST GLEN AVENUE; THENCE S89°37'19" W ALONG THE NORTH R.O.W. LINE OF WEST GLEN AVENUE, A DISTANCE OF 1140.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N00°23'10" W ALONG THE EAST LINE OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2, A DISTANCE OF 162.75 FEET; THENCE S89°37'19" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 51 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N66°07'07" W, A DISTANCE OF 29.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT 54 OF MEADOWVIEW SUBDIVISION NO. 2; SAID POINT BEING 290.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 54 OF MEADOWVIEW SUBDIVISION NO. 2; THENCE N06°05'15" E ALONG THE WEST LINE OF SAID MEADOWVIEW SUBDIVISION NO. 2 AND THE WEST LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 793.65 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 24 OF MEADOWVIEW SUBDIVISION NO. 1; THENCE S72°27'07" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 160.03 FEET; THENCE S73°27'07" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 361.40 FEET; THENCE N77°24'24" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 256.0 FEET; THENCE N64°04'04" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 385.0 FEET; THENCE S87°28'02" E ALONG THE NORTH LINE OF SAID MEADOWVIEW SUBDIVISION NO. 1, A DISTANCE OF 82.0 FEET; THENCE N27°40'07" E, A DISTANCE OF 100.0 FEET; THENCE S79°24'02" E, A DISTANCE OF 46.5 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 12; THENCE N39°19'07" E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 300.0 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 12, SAID CORNER ALSO LYING ON THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD; THENCE S27°58'29" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 403.74 FEET; THENCE S23°13'33" W ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 70.95 FEET; THENCE S29°53'35" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 85.00 FEET; THENCE S83°33'44" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 59.44 FEET; THENCE S37°02'07" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 33.35 FEET; THENCE S37°44'04" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 190.19 FEET; THENCE S27°13'19" W ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 31.2 FEET; THENCE S26°54'05" E ALONG THE SOUTHWESTERLY R.O.W. LINE OF BIG HOLLOW ROAD, A DISTANCE OF 364.90 FEET; THENCE S54°30'00" W, A DISTANCE OF 190.0 FEET; THENCE S9°30'00" W, A DISTANCE OF 28.28 FEET; THENCE S35°30'00" E, A DISTANCE OF 199.48 FEET; THENCE S89°41'W, A DISTANCE OF 97.67 FEET; THENCE S0°19'W, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING, CONTAINING 49.54 ACRES MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 2

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, 77.3 FEET WEST OF THE CENTER OF SAID SECTION 19, THENCE RUNNING NORTHWESTERLY ALONG THE WESTERLY R.O.W. LINE OF US ROUTE #150, A DISTANCE OF 1276.11 FEET; THENCE SOUTH 44°27'29" WEST, A DISTANCE OF 16.5 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE CONTINUING SOUTH 66°27'29" WEST, A DISTANCE OF 237.31 FEET TO A POINT LYING 15 FEET EASTERLY OF THE EASTERLY R.O.W. LINE OF BIG HOLLOW ROAD; THENCE NORTH 18°43'15" EAST, A DISTANCE OF 32.43 FEET; THENCE NORTH 57°37'41" EAST, A DISTANCE OF 52.12 FEET; THENCE NORTH 66°27'29" EAST, A DISTANCE OF 116.0 FEET; THENCE SOUTH 79°51'04" EAST, A DISTANCE OF 57.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.142 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 3

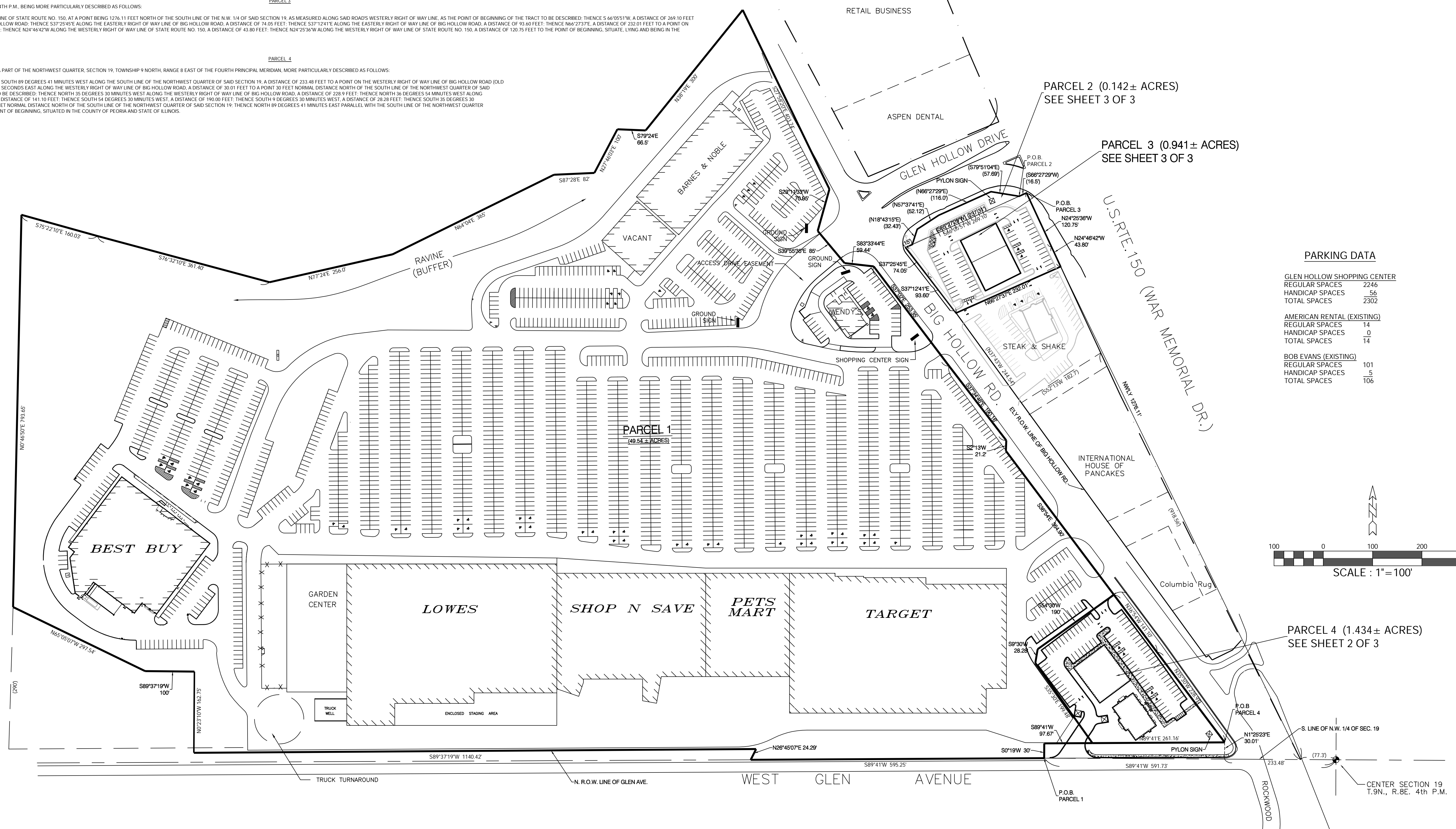
A PART OF THE NW 1/4 OF SECTION 19, T. 9 N., R. 8 E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, AT A POINT BEING 1276.11 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 19, AS MEASURED ALONG SAID ROAD'S WESTERLY RIGHT OF WAY LINE, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE S 66°05'51" W, A DISTANCE OF 269.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD; THENCE S37°25'45" E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 74.05 FEET; THENCE S37°12'41" E ALONG THE EASTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 93.60 FEET; THENCE N66°27'29" E, A DISTANCE OF 232.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150; THENCE N24°46'42" W ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 43.80 FEET; THENCE N24°26'36" W ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 150, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, AND STATE OF ILLINOIS.

PARCEL 4

A PART OF LOTS 1, 2 AND 3 IN FARROW SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER, SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 89 DEGREES 41 MINUTES WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 233.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD (OLD KNOXVILLE ROAD); THENCE NORTH 1 DEGREE 25 MINUTES 23 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 30.01 FEET TO A POINT 30 FEET NORMAL DISTANCE NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 26 DEGREES 20 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 228.9 FEET; THENCE NORTH 36 DEGREES 54 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF BIG HOLLOW ROAD, A DISTANCE OF 141.10 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES WEST, A DISTANCE OF 190.0 FEET; THENCE SOUTH 9 DEGREES 30 MINUTES WEST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 55 DEGREES 30 MINUTES EAST, A DISTANCE OF 199.48 FEET TO A POINT 30 FEET NORMAL DISTANCE NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 41 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 261.16 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



PARKING DATA

GLEN HOLLOW SHOPPING CENTER	
REGULAR SPACES	2246
HANDICAP SPACES	56
TOTAL SPACES	2302
AMERICAN RENTAL (EXISTING)	
REGULAR SPACES	14
HANDICAP SPACES	0
TOTAL SPACES	14
BOB EVANS (EXISTING)	
REGULAR SPACES	101
HANDICAP SPACES	5
TOTAL SPACES	106

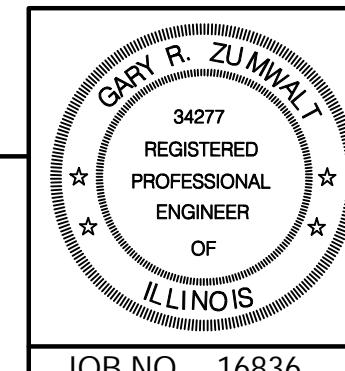
PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	4-21-2016 ADDED SIDEWALK PER CITY OF PEORIA COMMENTS. TWA
DATE: MARCH 29, 2016	
DWG: 19884-O-001 OVERALL SITE PLAN	
SURVEY BY: XXX	

ZUMWALT & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

GLEN HOLLOW SHOPPING CENTER
 PEORIA, IL

OVERALL SITE PLAN

SHT. NO.
1 OF 3
 JOB NO. 16836



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