CPC MAJOR 03-4

8-128

FINAL PLAT OF
CORNERSTONE BUSINESS PARK

A SUBDIVISION OF A PART OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF Florida }
COUNTY OF Collier } SS

I, THE UNDERSIGNED, CERTIFY THAT I HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND TO BE KNOWN AS "CORNERSTONE BUSINESS PARK", AND I ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I HEREBY DEDICATE THE RIGHT-OF-WAY AS SHOWN TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS ARE NOW AND SHALL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (TO BE FILED OR RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE), TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND GAS PIPES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVEGROUND OVERHEAD ELECTRIC AND TELEPHONE POLE AND WIRE LINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR SWAY ACROSS ALL LOTS SERVICE WIRES, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN WITH SAID UTILITY FACILITIES.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH USE OF SAID EASEMENTS.

I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE ADJOINING LAND DESCRIBED ON THIS PLAT IS IN THE FOLLOWING SCHOOL DISTRICT: DUNLAP DISTRICT 323

DATED AT PEORIA, ILLINOIS, THIS 9th DAY OF January A.D. 2004

WILLOW/ALLEN, L.L.C.

BY: [signature] Its Vice President

NOTARY PUBLIC CERTIFICATE

STATE OF Florida }
COUNTY OF Collier } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT [illegible] PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF January A.D. 2004

[signature]
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ACCOMPANYING PLAT OF "CORNERSTONE BUSINESS PARK".

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF January A.D. 2004

[signature]
COUNTY CLERK

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT OF "CORNERSTONE BUSINESS PARK" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 12th DAY OF January A.D. 2003.

for [signature]
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

WE, CONSOLIDATED LAND SURVEYING, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "CORNERSTONE BUSINESS PARK", BEING A SUBDIVISION OF A PART OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00°-26'-35" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,070.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89°-15'-16" EAST ALONG THE NORTH LINE OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°-15'-16" EAST ALONG THE NORTH LINE OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 631.88 FEET; THENCE SOUTH 39°-01'-09" EAST, A DISTANCE OF 475.18 FEET; THENCE SOUTH 28°-12'-19" WEST, A DISTANCE OF 368.85 FEET; THENCE SOUTH 71°-09'-52" WEST, A DISTANCE OF 679.58 FEET; THENCE NORTH 00°-07'-08" WEST, A DISTANCE OF 168.86 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE NORTH 00°-26'-35" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, A DISTANCE OF 998.06 FEET TO THE POINT OF BEGINNING, CONTAINING 16.244 ACRES, MORE OR LESS, SITUATED IN PEORIA COUNTY AND STATE OF ILLINOIS.

WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1 INCH EQUALS 100 FEET.

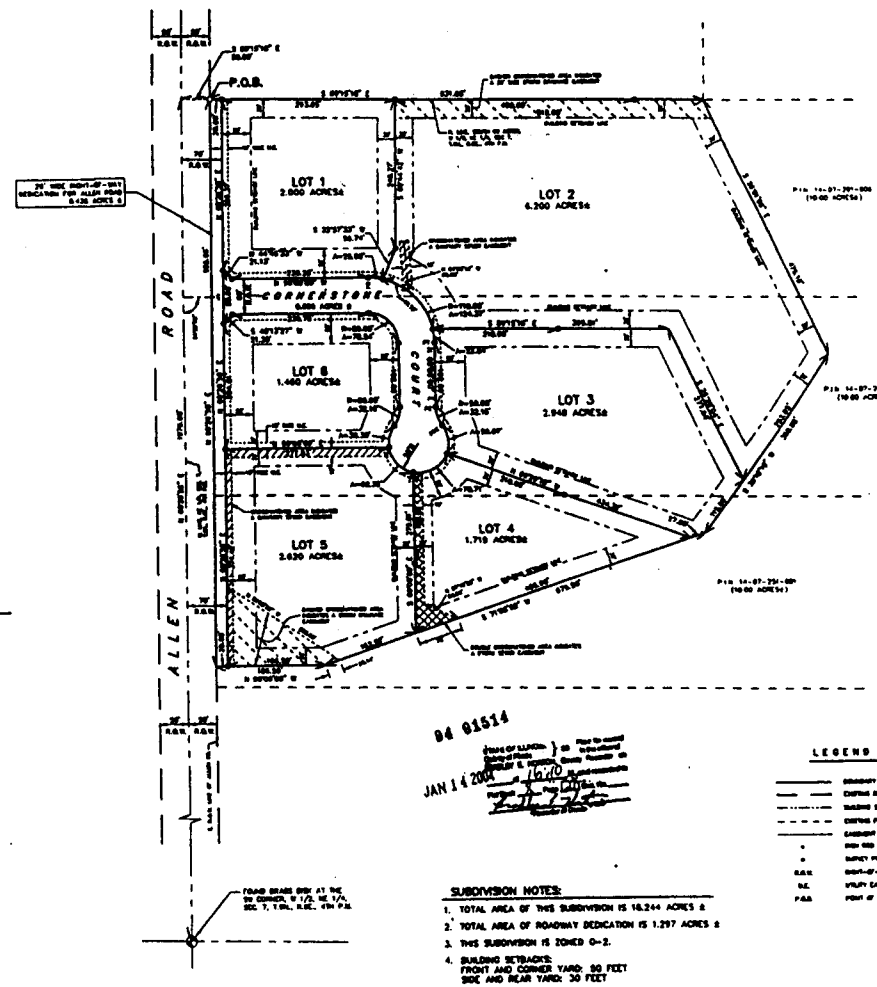
WE FURTHER CERTIFY THAT NO PART OF THE PARCEL INCLUDED IN THIS SURVEY AND SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR PEORIA COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE MAP, PANEL NUMBER 170536 0015 B DATED FEBRUARY 1, 1980.

WE FURTHER CERTIFY, IN COMPLIANCE WITH ILLINOIS HOUSE BILL NO. 530, THAT NO PART OF THE PROPERTY OWNED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED AT PEORIA, ILLINOIS, THIS 30th DAY OF SEPTEMBER, A.D. 2003.

CONSOLIDATED LAND SURVEYING, INC.

BY: [signature]
H. RALPH HODGES
ILLINOIS LAND SURVEYOR NO. 3012



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LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- IRON ROD SET
- IRON ROD FOUND
- SURVEY MARK OR NAIL FOUND
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

SUBDIVISION NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 16.244 ACRES ±
2. TOTAL AREA OF ROADWAY DEDICATION IS 1.297 ACRES ±
3. THIS SUBDIVISION IS ZONED O-2.
4. BUILDING SETBACKS:
   FRONT AND CORNER YARD: 50 FEET
   SIDE AND REAR YARD: 30 FEET
5. PARKING SETBACKS:
   FRONT AND CORNER YARD: 25 FEET
   SIDE AND REAR YARD: 15 FEET
6. THIS SUBDIVISION IS A PART OF P.I.N. 14-07-201-006, P.I.N. 14-07-201-007 AND 14-07-251-001
7. A 10' WIDE EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES SHALL BE RESERVED ALONG THE FRONT OF EACH LOT AS SHOWN. A 5' WIDE EASEMENT SHALL BE RESERVED ALONG ALL SIDE PROPERTY LINES.
8. COVENANTS FOR CORNERSTONE BUSINESS PARK SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
9. NONE OF THE PROPERTIES IN THIS SUBDIVISION ARE ELIGIBLE TO PARTICIPATE IN THE CITY OF PEORIA PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM.

0 100 200
SCALE FEET