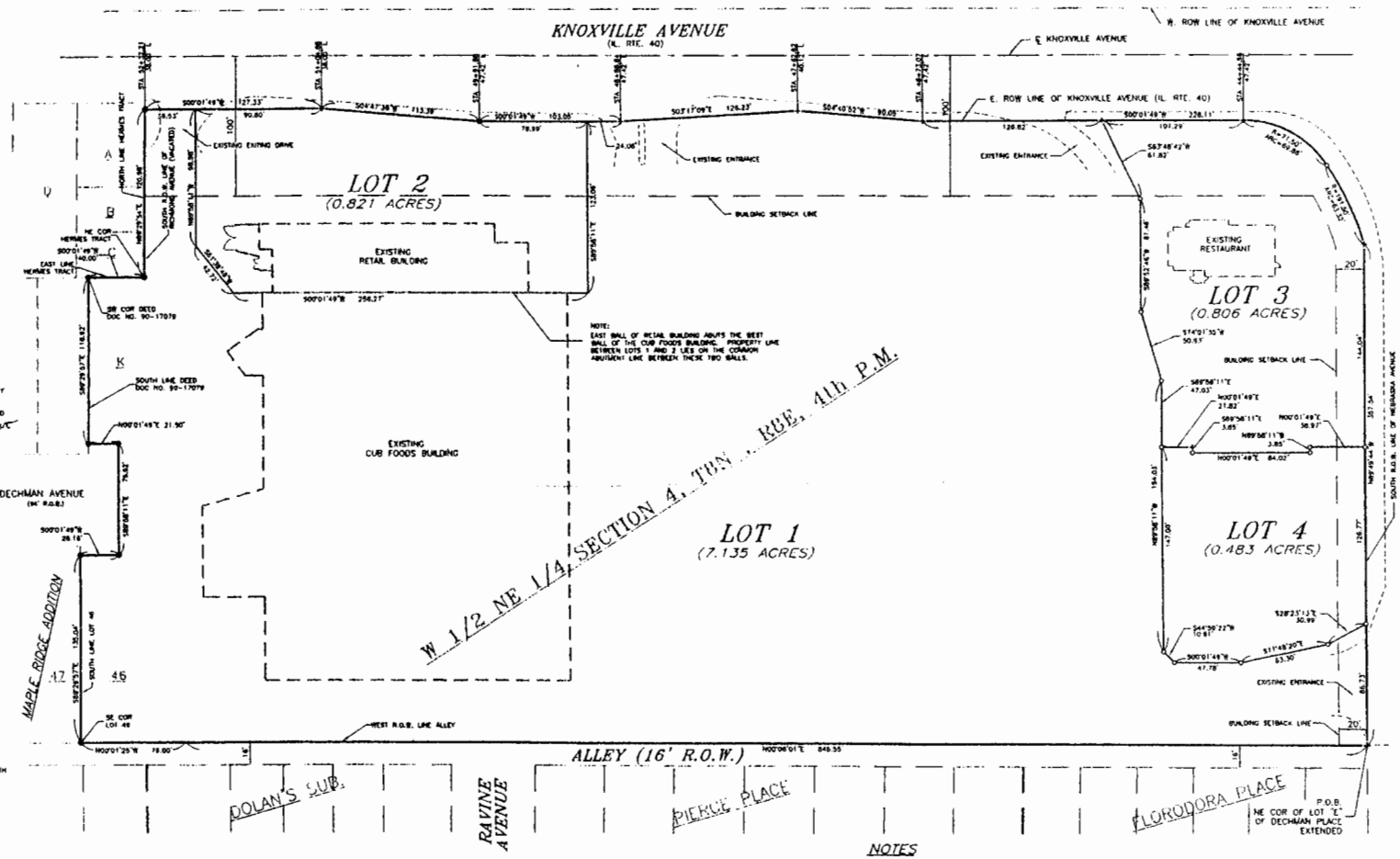
FINAL PLAT
FOR
MIDTOWN SUBDIVISION

BEING A RESUBDIVISION OF LOTS E, F, AND G IN DECHMAN PLACE EXTENDED; LOTS A, B, C, AND D IN DECHMAN PLACE; LOTS 2 THROUGH 7 IN PIERCE PLACE; LOTS 4 THROUGH 18 OF BLOCK 4 IN PIERCE PLACE; LOTS 20, 21 AND 22 OF BLOCK 3 IN PIERCE PLACE; LOTS 1 THROUGH 5 OF PFEIFFER PLACE; LOTS 1 THROUGH 6 OF REEVE'S SUBDIVISION; LOT 3 OF DOLAN'S SUBDIVISION OF 5 ACRES; LOT 46 OF MAPLE RIDGE ADDITION; LOTS 1 through 5 OF FARDON PLACE; LOTS 1 THROUGH 4 OF PARTISH SUBDIVISION; VACATIONS OF RIGHT-OF-WAY OF PART OF DECHMAN AVENUE, RICHMOND AVENUE, RAVINE AVENUE AND ALLEYS ADJACENT TO SAID PREMISES; ALL BEING A PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 4, T. 8 N., R. 8 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS.



LEGAL DESCRIPTION
(9.245 ACRES)

A PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 4, T. 8 N., R. 8 E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT "E" OF DECHMAN PLACE EXTENDED, BEING A SUBDIVISION OF PART OF THE W 1/2 OF THE NE 1/4 OF SAID SECTION 4 AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N89°29'44"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE, A DISTANCE OF 357.94 FEET; THENCE ON A RIGHT-OF-WAY LINE OF KNOXVILLE AVENUE, A DISTANCE OF 357.94 FEET; THENCE ON A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1910.50 FEET FOR AN ARC DISTANCE OF 83.32 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 71.00 FEET FOR AN ARC DISTANCE OF 99.86 FEET TO A POINT LYING 47.42 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 44+44.96; THENCE S00°01'49"W, A DISTANCE OF 226.11 FEET TO A POINT LYING 47.42 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 46+72.07; THENCE S04°40'52"W, A DISTANCE OF 90.06 FEET TO A POINT LYING 40.12 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 47+62.82; THENCE S03°17'09"E, A DISTANCE OF 126.23 FEET TO A POINT LYING 47.42 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 48+88.84; THENCE S00°01'49"W, A DISTANCE OF 103.05 FEET TO A POINT LYING 47.42 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 49+91.88; THENCE S04°47'38"E, A DISTANCE OF 113.39 FEET TO A POINT LYING 38.00 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 51+00.86; THENCE S00°01'49"W, A DISTANCE OF 127.33 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LEO D. HERMES AND JOHN HERMES, AS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 94-32905, RECORDED JULY 29, 1994, SAID POINT LYING 38.00 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE OF KNOXVILLE AVENUE AT STATION 52+32.21; THENCE N89°29'54"E ALONG THE NORTH LINE OF SAID HERMES TRACT, (SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF RICHMOND AVENUE VACATED), A DISTANCE OF 120.98 FEET TO THE NORTHEAST CORNER OF SAID HERMES TRACT; THENCE S00°01'49"W ALONG THE EAST LINE OF SAID HERMES TRACT, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 90-17079; THENCE S89°29'57"E ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN DEED DOCUMENT NO. 90-17079, A DISTANCE OF 118.82 FEET; THENCE N00°01'49"E, A DISTANCE OF 21.50 FEET; THENCE S89°58'11"E, A DISTANCE OF 78.82 FEET; THENCE S00°01'49"W, A DISTANCE OF 28.18 FEET TO A POINT ON THE SOUTH LINE OF LOT 46 OF MAPLE RIDGE ADDITION, BEING A SUBDIVISION OF PART OF THE NE 1/4 OF SAID SECTION 4; THENCE S89°29'57"E ALONG THE SOUTH LINE OF SAID LOT 46, A DISTANCE OF 135.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 46; THENCE N00°01'25"W ALONG THE WEST RIGHT-OF-WAY LINE OF AN EXISTING ALLEY, A DISTANCE OF 78.00 FEET; THENCE N00°06'01"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID EXISTING ALLEY, A DISTANCE OF 845.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9.245 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

STATE OF ILLINOIS }
COUNTY OF PEORIA }

MIDTOWN PLAZA L.L.C., AN ILLINOIS LIMITED LIABILITY CORPORATION, OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN HEREON AND TO BE KNOWN AS MIDTOWN SUBDIVISION IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AND ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS 6th DAY OF April, A.D. 2005.

DAVID S. JOSEPH, SOLE MEMBER

STATE OF ILLINOIS }
COUNTY OF PEORIA }

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT David S. Joseph PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 7th DAY OF April A.D. 2005.

"OFFICIAL SEAL"
DEBRA EMERY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-01-2006

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF PEORIA }

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 26 DAY OF April A.D. 2005.

COUNTY CLERK

DEPUTY CLERK

STATE OF ILLINOIS }
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THIS FINAL PLAT OF MIDTOWN SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 28th DAY OF April 2005.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

HIGHWAY CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1967 CHAPTER 109, PARAGRAPH 2, HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMIT FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT. DATED THIS 27th DAY OF April A.D. 2005.

DISTRICT ENGINEER - ILLINOIS DEPARTMENT OF TRANSPORTATION

05 12237

APR 26 2005

STATE OF ILLINOIS }
COUNTY OF PEORIA }

WE, ZUMBAHL & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS MIDTOWN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 4, T8N, R8E, OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" EQUALS 40 FEET.

IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED 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 THIS 30th DAY OF MARCH A.D. 2005.

ZUMBAHL & ASSOCIATES, INC.

BY: Gary R. Zumbahl

GARY R. ZUMBAHL
ILLINOIS PROFESSIONAL LAND SURVEYOR #2326
LICENSE EXPIRATION DATE: 11-30-06

GARY R. ZUMBAHL
2326
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

NOTES

1. SURVEY MONUMENTATION SET AT LOCATIONS SHOWN HEREON.
2. TOTAL AREA IN MIDTOWN SUBDIVISION = 9.245 ACRES
3. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN PEORIA SCHOOL DISTRICT NUMBER 150.
4. PROPERTY IS LOCATED WITHIN P.I.N. NO.'S 18-04-201-029, 18-04-201-030, 18-04-205-012
5. THIS PLAT DOES NOT SHOW EASEMENTS OF RECORD FOR THE SUBJECT PROPERTY.
6. EXISTING BUILDINGS HAVE BEEN SHOWN, BUT NO OTHER SITE IMPROVEMENTS HAVE BEEN SHOWN.
7. NO IMPROVEMENTS EXIST ON LOT 4.
8. NO ADDITIONAL ACCESS FROM KNOXVILLE AVENUE (IL. RTE. 40) SHALL BE ALLOWED OTHER THAN THOSE PRESENTLY EXISTING AND SHOWN HEREON.
9. NO ADDITIONAL ACCESS FROM NEBRASKA AVENUE SHALL BE ALLOWED, WITHOUT THE CONSENT OF THE CITY OF PEORIA, OTHER THAN THOSE PRESENTLY EXISTING AND SHOWN HEREON.
10. INGRESS AND EGRESS IS PROVIDED ACROSS ALL LOTS BY SEPARATE EASEMENT AGREEMENTS SET FORTH IN RECIPROCAL EASEMENT DECLARATION RECORDED ON 4/22/05 93-17414

LEGEND

P.O.B.	POINT OF BEGINNING
○	IRON SURVEY PIPE SET
●	IRON SURVEY PIPE FOUND
⊗	PK NAIL SET
+	CHISELED CROSS

40 0 40 80 120

Scale 1" = 40'