FINAL PLAT OF
PEARL PLAZA

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

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 "PEARL PLAZA", AND I ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

UTILITY EASEMENTS ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (TO BE FILED ON 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 BURY 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: PEORIA DISTRICT 150

DATED AT PEORIA, ILLINOIS, THIS 6th DAY OF January A.D. 20 03

BY: _____

STATE OF ILLINOIS } SS
COUNTY OF Peoria }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT John D Pearl 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/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS/HER OATH STATED THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF January A.D. 2003

Deby A. Alden
NOTARY PUBLIC

OFFICIAL SEAL
Deby A. Alden
Notary Public, State of Illinois
My Commission Expires 7/17/2005

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

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 "PEARL PLAZA".

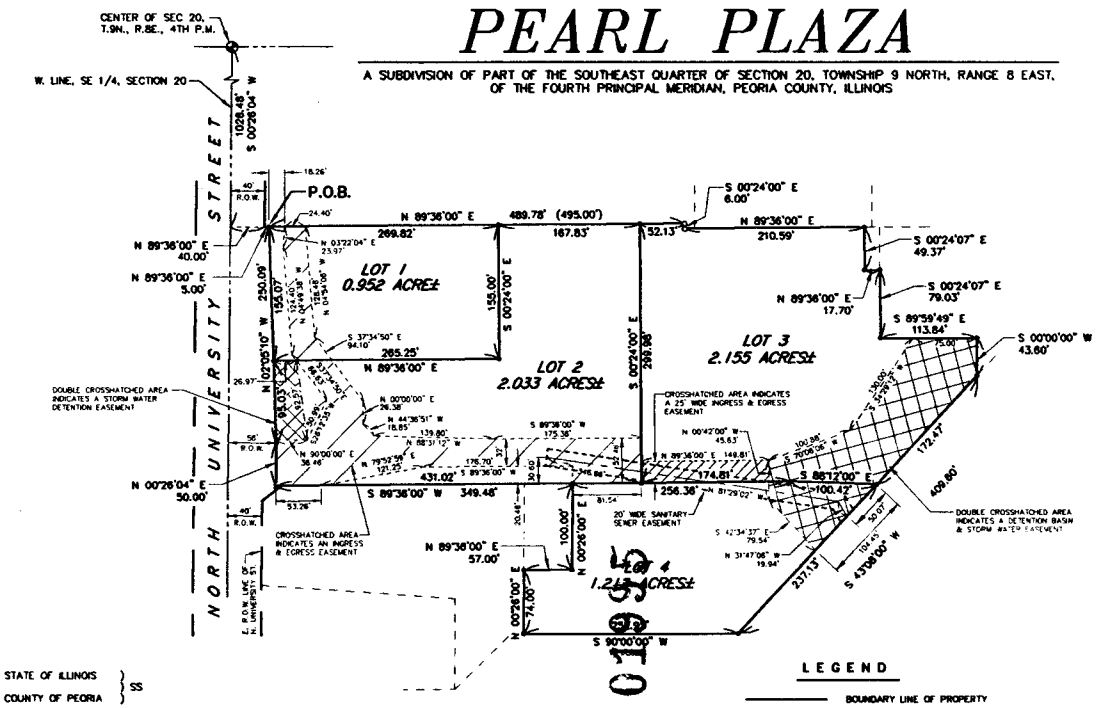
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF January A.D. 20 03

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "PEARL PLAZA" SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 14 DAY OF January A.D. 20 03

for DIRECTOR, PLANNING & GROWTH MANAGEMENT



STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

WE, CONSOLIDATED LAND SURVEYING, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "PEARL PLAZA", BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 20; THENCE SOUTH 00°-26'-04" WEST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,028.48 FEET; THENCE NORTH 89°-36'-00" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET; THENCE CONTINUING NORTH 89°-36'-00" EAST ALONG THE PRESENT EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET, A DISTANCE OF 5.00 FEET TO A POINT 45 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 89°-36'-00" EAST, A DISTANCE OF 489.78 FEET; THENCE SOUTH 00°-24'-00" EAST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°-36'-00" EAST, A DISTANCE OF 210.59 FEET; THENCE SOUTH 00°-24'-07" EAST, A DISTANCE OF 49.37 FEET; THENCE NORTH 89°-36'-00" EAST, A DISTANCE OF 17.70 FEET; THENCE SOUTH 00°-24'-07" EAST, A DISTANCE OF 79.03 FEET; THENCE SOUTH 89°-59'-49" EAST, A DISTANCE OF 113.84 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 43.60 FEET; THENCE SOUTH 43°-08'-00" WEST, A DISTANCE OF 409.60 FEET; THENCE SOUTH 90°-00'-00" WEST, A DISTANCE OF 252.93 FEET; THENCE NORTH 00°-26'-00" EAST, A DISTANCE OF 74.00 FEET; THENCE NORTH 89°-36'-00" EAST, A DISTANCE OF 57.00 FEET; THENCE NORTH 00°-26'-00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°-36'-00" WEST, A DISTANCE OF 349.48 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET; THENCE NORTH 00°-26'-04" EAST ALONG THE PRESENT EAST RIGHT-OF-WAY LINE OF NORTH UNIVERSITY STREET, A DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING, CONTAINING 6.352 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. 532, 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 6th DAY OF JANUARY, A.D. 2003.

CONSOLIDATED LAND SURVEYING INC.
BY: _____
H. RALPH HODGES
ILLINOIS LAND SURVEYOR NO. 2812

STATE OF ILLINOIS, } SS
County of Peoria }

Filed for record in the office of BRADLEY E. HORTON, County Recorder on 1/15/2003 at 9:12 A.M. and recorded in Plat Book 8 Page 51 Doc. No. 0019503

Recorder of Deeds

LEGEND

———	BOUNDARY LINE OF PROPERTY
——— ———	EXISTING RIGHT-OF-WAY LINE
——— · ———	BUILDING SETBACK LINE
— — — —	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE
•	IRON ROD SET
o	SURVEY PIPE OR ROD FOUND
x	CROSS CUT IN CONCRETE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

SUBDIVISION NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 6.352 ACRES ±
2. THIS SUBDIVISION IS ZONED C-2.
3. THIS SUBDIVISION IS P.I.N. 14-20-401-026
4. UTILITY EASEMENTS FOR ALL PUBLIC AND PRIVATE UTILITIES SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
5. COVENANTS FOR PEARL PLAZA SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
6. BUILDING SETBACKS:
   FRONT YARD: 20 FEET
   SIDE YARD: 5% OF THE AVERAGE WIDTH OR DEPTH OF LOT NOT TO EXCEED 20 FEET
   REAR YARD: 5% OF THE AVERAGE WIDTH OR DEPTH OF LOT NOT TO EXCEED 20 FEET
7. IRON RODS SET AT ALL LOT CORNERS AND AT ALL LOCATIONS SHOWN ON THIS PLAT.

0 100 200
scale feet

PRL-PLAZA-Fld 01-06-03 4880-9-8-208-02