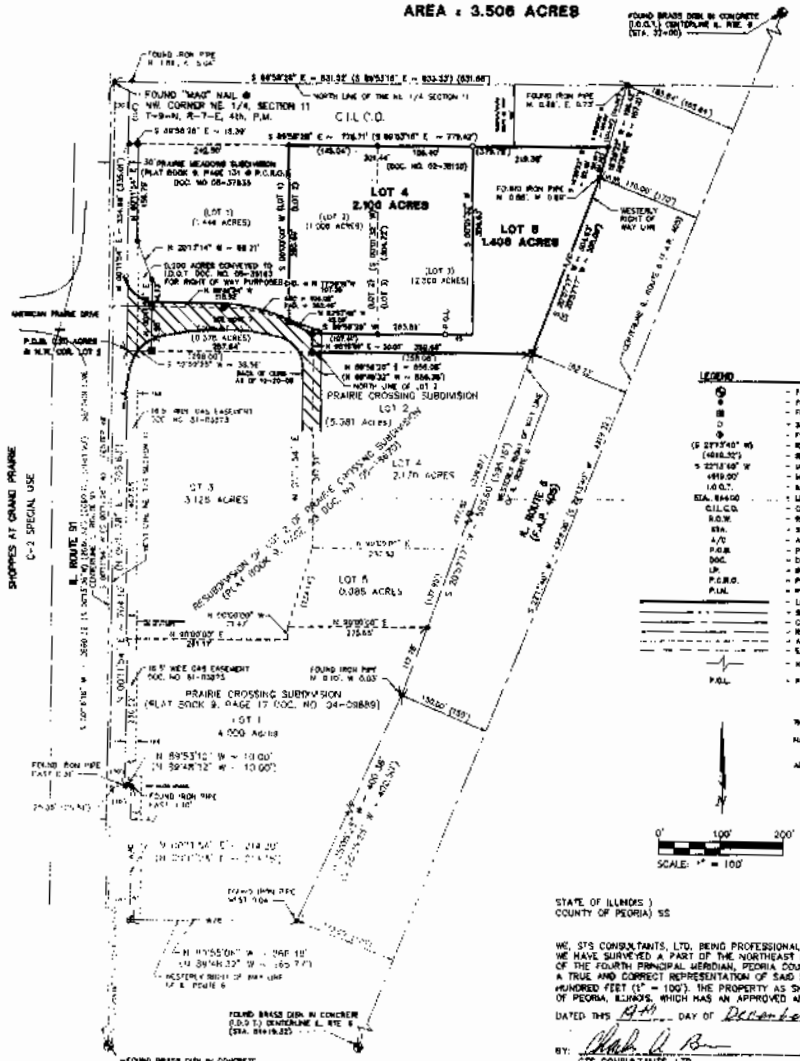
FINAL PLAT OF "PRAIRIE MEADOWS SUBDIVISION, SECTION II"

A RESUBDIVISION OF LOTS 2 AND 3 OF PRAIRIE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 131 AT THE PEORIA COUNTY RECORDERS OFFICE AS DOCUMENT NUMBER 05-37633, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

PART OF P.I.N. 13-11-200-009

AREA = 3.506 ACRES



2005 P.I.N.'s
Lot 2 = 13-11-202-002
Lot 3 = 13-11-202-003

RECORD DESCRIPTION

A TRACT OF LAND BEING A RESUBDIVISION OF LOTS 2 AND 3 OF PRAIRIE MEADOWS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AND BEING RECORDED IN PLAT BOOK 9, PAGE 131 AT THE PEORIA COUNTY RECORDERS OFFICE AS DOCUMENT NUMBER 05-37633.

LEGEND

⊕	- FOUND BRASS DISK
●	- FOUND IRON ROD/PIPE/REBAR/PK SPIKE
■	- FOUND CONCRETE MONUMENT
○	- SET 1/2" x 30" IRON ROD
⊗	- FOUND MAG NAIL
(S 87°37'40" W (4816.92')	- RECORD BEARING
	- RECORD DISTANCE
S 32°16'48" W 4816.90'	- MEASURED BEARING
	- MEASURED DISTANCE
I.D.O.T.	- ILLINOIS DEPARTMENT OF TRANSPORTATION
STA. 89+00	- I.D.O.T. CENTERLINE STATIONING
C.I.L.C.O.	- CENTRAL ILLINOIS LIGHT COMPANY
R.O.W.	- RIGHT-OF-WAY
STA.	- STATION
A/C	- ACCESS CONTROL LINE
P.O.B.	- POINT OF BEGINNING
DOC.	- DOCUMENT
I.P.	- IRON PIPE
P.C.R.O.	- PEORIA COUNTY RECORDER'S OFFICE
P.I.N.	- PARCEL IDENTIFICATION NUMBER
	- LOT LINES
	- SECTION LINE
	- CENTERLINE OF ROAD
	- RIGHT OF WAY LINE
	- ADJACENT PROPERTY LINE
	- EASEMENT LINE
N.T.S.	- NOT TO SCALE
P.O.L.	- POINT ON LINE

THIS PLAT SUBMITTED FOR RECORDING BY: Cullinan Properties, Ltd., Cullinan Commercial, L.L.C. (ATTORNEY/PROPERTY OWNER)
NAME:
ADDRESS: 124 SW Adams St #320
STREET NAME & NUMBER
Peoria, IL 61602
CITY STATE ZIP

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, STS CONSULTANTS, LTD, BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS ONE HUNDRED FEET (1" = 100'). THE PROPERTY AS SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA, ILLINOIS, WHICH HAS AN APPROVED AND ADOPTED COMPREHENSIVE PLAN.

DATED THIS 8th DAY OF December 2005.

BY:
STS CONSULTANTS, LTD.
CHARLES A. BRUN
ILLINOIS PROFESSIONAL LAND SURVEYOR #2620
MY LICENSE EXPIRES: 11-30-06

STATE OF ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1) BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2) SURVEY FIELD WORK COMPLETED 12-08-05
3) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4) PARCEL SHOWN IS CURRENTLY ZONED C-2 (LARGE SCALE COMMERCIAL DISTRICT) SPECIAL USE FOR A SHOPPING CENTER) BY THE CITY OF PEORIA PLANNING AND ZONING DEPARTMENT PER CITY OF PEORIA ORDINANCE #23631, DATED MAY 16, 1995.
5) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170533 0125 A EFFECTIVE DATE: FEB. 15, 1980. ZONE C DENOTES AREAS OF MINIMAL FLOODING.
6) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
7) CROSSHATCHED AREA AS SHOWN HEREON INDICATES A "LOOP DRIVE" FOR THE PURPOSE OF INGRESS AND EGRESS BEING MORE PARTICULARLY DEFINED IN A RECIPROCAL EASEMENT AND OPERATING AGREEMENT AND DECLARATION OF RESTRICTIONS RECORDED AS DOCUMENT NO. 04-10028 ON MARCH 19, 2004 AT THE PEORIA COUNTY RECORDERS OFFICE.
8) NO NEW ROADWAY DEDICATION IS SHOWN ON THIS PLAT.
9) NO NEW UTILITY EASEMENTS ARE SHOWN AS A PART OF THIS PLAT. EASEMENTS TO BE DETERMINED AT A LATER DATE AND FILED AS SEPERATE DOCUMENTS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS Cullinan Commercial, L.L.C.

WE, ~~HERSHEY PROPERTIES, INC.~~, OWNER OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON SAID PLAT AND TO BE KNOWN AS "PRAIRIE MEADOWS SUBDIVISION, SECTION II.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NO. 323.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND

DATED THIS 8th DAY OF December 2005.

BY:

ATTEST:

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Michael L. Cullinan ARE PERSONALLY KNOWN TO ME TO BE SAME PERSON'S WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE PLAT CERTIFICATE AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON THEIR OATH STATED THAT THEY ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS 20th DAY OF December 2005

Janet L. Fristoe
NOTARY PUBLIC

9/6/08
COMMISSION EXPIRES

OFFICIAL SEAL JANET L. FRISTOE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/6/2008

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTE 1957, CHAPTER 109, PAR. 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 PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

12/23/05
DATE

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF "PRAIRIE MEADOWS SUBDIVISION, SECTION II" IS APPROVED, PER SECTION 3-103.H. OF THE CITY OF PEORIA SUBDIVISION ORDINANCE. THIS SUBDIVISION IS INCLUDED IN THE SPECIAL USE FOR A SHOPPING CENTER.
SIGNED AND DATED THIS 12th DAY OF December 2005.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, BEING THE COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF December 2005.

COUNTY CLERK

DEPUTY CLERK

DEC 29 2005

05-39252
STATE OF ILLINOIS } SS
County of Peoria
I hereby certify the foregoing instrument was filed for record in the office of SHIRLEY E. MORTON, County Recorder, on the 29th day of Dec. A.D. 2005 at 10:22 A.M. and recorded in Plat Book 10 Page 7
Fee $ 10.00
Shirley E. Morton
Recorder of Deeds

FOR:

FINAL PLAT OF

A RESUBDIVISION OF LOTS 2 AND 3 OF PRAIRIE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 131 AS DOCUMENT NO. 05-37633 PEORIA COUNTY, ILLINOIS

SHEET

STS PROJ. 8-720