


**PLANNING AND GROWTH MANAGEMENT**



TO:           Reviewing Agencies  
              Other Interested Parties

FROM:       James P Martin, Senior Urban Planner   
              Planning and Growth Management Department

DATE:       June 30, 2003

SUBJECT:    **PRELIMINARY AND FINAL PLAT OF CORNERSTONE BUSINESS  
              PARK – CPC MAJOR 03-Q**

Attached for your review are copies of the Preliminary and Final Plats of Cornerstone Business Park, an office park development located north of Willow Knolls Road and east of Allen Road. The developer is proposing 6 units on approximately 18.244 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, July 11, 2003.**

Should you need more information, feel free to contact me at 494-8614.

JPM/ps

Attachments

cc: Council Member Nichting



*Twin Towers Building  
456 Fulton Street, Suite 402  
Peoria, Illinois 61602  
309/494-8600  
FAX 309/494-8680*

# PRELIMINARY PLAT OF **CORNERSTONE BUSINESS PARK** A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PERDUE COUNTY, ILLINOIS

309-688-3434

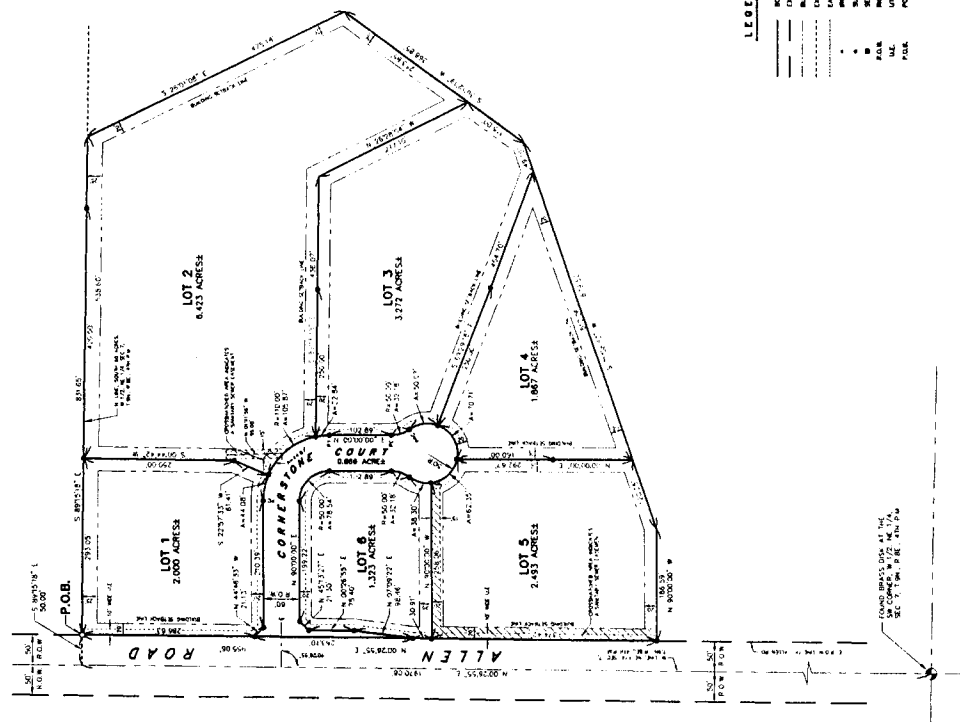
CONSOLIDATED LAND SURVEYING, INC.  
 LAND SURVEYING • LAND PLANNING  
 4424 N. SHENANDOAH ROAD • PERDUE, ILLINOIS 61814

PRELIMINARY PLAT  
 FOR  
**CORNERSTONE BUSINESS PARK**

NO.	DATE	REVISION DESCRIPTION
1	10-15-03	PRELIMINARY PLAT
2	11-15-03	REVISION 1
3	12-15-03	REVISION 2
4	01-15-04	REVISION 3
5	02-15-04	REVISION 4
6	03-15-04	REVISION 5
7	04-15-04	REVISION 6
8	05-15-04	REVISION 7
9	06-15-04	REVISION 8
10	07-15-04	REVISION 9
11	08-15-04	REVISION 10
12	09-15-04	REVISION 11
13	10-15-04	REVISION 12
14	11-15-04	REVISION 13
15	12-15-04	REVISION 14
16	01-15-05	REVISION 15
17	02-15-05	REVISION 16
18	03-15-05	REVISION 17
19	04-15-05	REVISION 18
20	05-15-05	REVISION 19
21	06-15-05	REVISION 20
22	07-15-05	REVISION 21
23	08-15-05	REVISION 22
24	09-15-05	REVISION 23
25	10-15-05	REVISION 24
26	11-15-05	REVISION 25
27	12-15-05	REVISION 26
28	01-15-06	REVISION 27
29	02-15-06	REVISION 28
30	03-15-06	REVISION 29
31	04-15-06	REVISION 30
32	05-15-06	REVISION 31
33	06-15-06	REVISION 32
34	07-15-06	REVISION 33
35	08-15-06	REVISION 34
36	09-15-06	REVISION 35
37	10-15-06	REVISION 36
38	11-15-06	REVISION 37
39	12-15-06	REVISION 38
40	01-15-07	REVISION 39
41	02-15-07	REVISION 40
42	03-15-07	REVISION 41
43	04-15-07	REVISION 42
44	05-15-07	REVISION 43
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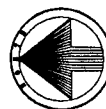
# CORNERSTONE BUSINESS PARK

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



#### DISCUSSION NOTES:

1. TOTAL AREA OF LAND SUBMITTED IS 19.244 ACRES. F  
2. AREA OF ROADWAY DEDICATION IS 0.866 ACRES. F  
3. THIS SUBDIVISION IS ZONED O-2  
4. LAND SUBMISSION IS A PART OF 14-07-201-006.  
P.N. 14-07-101-007 AND 14-07-231-001  
5. A 10% EASEMENT FOR ALL PUBLIC AND PRIVATE  
UTILITIES SHALL BE RESERVED ALONG THE FRONT OF  
EACH LOT AS SHOWN  
6. CONVEYANCE FOR "CONCRETE BUSINESS PARK" SHALL BE  
BY DEED. THE DEED SHALL BE RECORDED IN THE PUBLIC  
RECORDS OF THE COUNTY OF LOS ANGELES.

[illegible]

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

..... DAY OF ..... A.D. 2003  
 SITUATED AT PEORIA, ILLINOIS. THIS  
 FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE AFORESAID LAND  
 DESCRIBED ON THIS PLAT IS IN THE FOLLOWING SCHOOL DISTRICT, COUNTY DISTRICT, JUD.

WILSON/ALLEN, LLC

[illegible]

STATE OF ILLINOIS } ss  
COUNTY OF DECATUR }  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DELIVERED TO ME BY THE SAID PERSONS AND ACKNOWLEDGED BY THEM AS THE SAID PERSONS, AND THAT THEY HAVE SIGNED SEALED AND DELIVERED THE SAID INSTRUMENT AS MY FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH AND IN THIS OATH STATED, THAT THE SAID INSTRUMENT IS DULY MANIFESTED TO BE THE SAID INSTRUMENT UNDER MY SEAL AND SIGNED THIS 24<sup>TH</sup> DAY OF JULY 1904.

5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042

STATE OF ALABAMA } ss  
COUNTY OF CHEROKEE }  
HERBERT C. BERRY, }  
Plaintiff, }  
vs. }  
JAMES M. BARNETT, }  
Defendant. }  
JAMES M. BARNETT, }  
Plaintiff, }  
vs. }  
HERBERT C. BERRY, }  
Defendant. }

**Abstract**

STATE OF ALABAMA )  
COUNTY OF PEORIA ) ss  
I, \_\_\_\_\_, Clerk of the County of Peoria, Alabama, do hereby certify that by ordinance No. \_\_\_\_\_ of the Council of the City of Peoria, Peoria County, Alabama, adopted by the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the following resolution was adopted and the same shall be the law of the City of Peoria, Alabama, to-wit:

**THE UNIVERSITY OF CHICAGO**

STATE OF ILLINOIS )  
 ) ss  
 )  
COUNTY OF PEORIA )

----- A.D. 2003 -----

PLAT APPROVING OFFICER FOR THE CITY OF PEORIA, IN THE COUNTY OF PEORIA AND  
STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }

REQUIREMENTS OF '65 ILCS SECTION 205/2

COUNTY OF \_\_\_\_\_ MAYOR AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2003

\_\_\_\_\_ COUNTY CLERK

STATE OF NEW YORK  
COUNTY OF ALBANY

MC CONSOLIDATED LAND SURVEY CO., INC., HAS BEEN CERTIFIED THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "CONCRETE BUSINESS PARK," BEING A SUBDIVISION, A PART OF THE SOUTH 40.25 AC. OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 9 WEST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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

WE FURTHER CERTIFY THAT NO PART OF THE PARCEL INCLUDED IN THIS PLAT; AND SUBDIVISION IS LOCATED WITHIN THE SPECIAL TOWNSHIP HAZARDOUS AREA IDENTIFIED ON THE 1980 INSURANCE MAP, PARCEL NUMBER 17026.0015 AS DATED FEBRUARY 1, 1980.

WE FURTHER CERTIFY, IN COMPLIANCE WITH KANSAS HOUSE BILL NO. 532, THAT NO MORE THAN 100 FEET OF ANY SURFACE LEANS OR WATERCOURSE SERVING A BUILDING AREA OF 14,400 SQ. FT. OR MORE.

MAILED AT PEORIA, ILLINOIS, THIS 23rd DAY OF JUNE, A.D. 2003.

By: M. RALPH HODGES  
CONSOLIDATED LAND SURVEYING, INC.