

## PLANNING AND GROWTH MANAGEMENT DEPARTMENT

# Memo

To: Dave Johnston, Central Fire Station  
Chief Steven Settingsgaard, Police Department  
David Tuttle, Emergency Communication Center  
John Ramsey, Peoria County Clerk's Office  
Kevin Norville, Waste Management  
Jeanette Mitzelfelt, Election Commission  
Dwain Deppolder, ESDA  
Bonnie Gavin, Township Assessor  
Ken Andrejasich, Public Works  
Randy Swenson, Public Works Operation & Maintenance Center  
Dave Marshall, Manager, Traffic & Maintenance Operations  
Steve Austin, Construction Engineering  
Tim Leach, Greater Peoria Sanitary District  
Bill Real, AMS Office  
Gregory Fisch, Julie, Inc.  
Eric Miller, Program Manager, Tri-County Regional Planning Commission  
✓ Other Interested Parties

From: Leah Allison, AICP, Senior Urban Planner *LA*

Date: June 12, 2006

Re: **FINAL PLAT – RED CARPET SUBDIVISION – CPC MINOR 06-0**

Attached is a copy of the approved subject final plat.

Feel free to contact me at 494-8667 if you have any questions regarding this matter.

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LA/ps

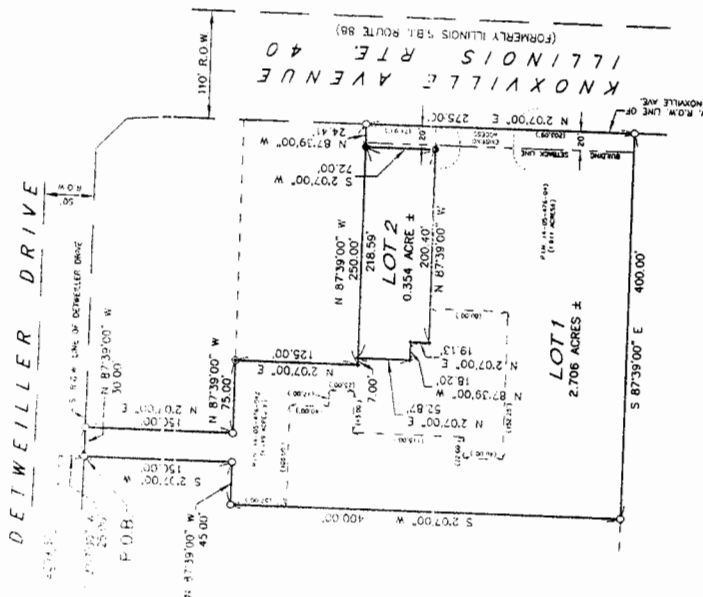
Attachment

cc: Josh Naven

Dan Challacombe

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FLORIDA COUNTY, FLORIDA

DETWEILLER DRIVE



A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 5, THENCE SOUTH 02°-09' 42" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 849.60 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 2,209.30 FEET; THENCE SOUTH 02°-07'-00" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DETWELLER DRIVE; AND THE PLACE OF BEGINNING OF THE PLACE TO BE DESCRIBED; THENCE SOUTH 02°-07'-00" WEST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 07°-39'-00" WEST, A DISTANCE OF 400.00 FEET TO THE WEST; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 704.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE NO. 88, THENCE NORTH RIGHT-OF-WAY LINE OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE NO. 88, A DISTANCE OF 275.00 FEET; THENCE NORTH 87°-39'-00" WEST, A DISTANCE OF 250.00 FEET; THENCE NORTH 02°-07'-00" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 07°-39'-00" WEST, A DISTANCE OF 75.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DETWELLER DRIVE; THENCE NORTH 87°-39'-00" WEST, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 3,010 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SUBMISSION NOTES:

|         |                            |
|---------|----------------------------|
| —       | BOUNDARY LINE OF PROPERTY  |
| —       | EXISTING RIGHT-OF-WAY LINE |
| - - -   | EXISTING PROPERTY LINE     |
| - - -   | BUILDING SETBACK LINE      |
| ●       | IRON ROO SET               |
| ○       | SURVEY PIPE OR ROD FOUND   |
| +       | MASONRY WALL FOUND OR SET  |
| +       | CROSS CUT IN CONCRETE      |
| R.O.W.  | RIGHT-OF-WAY               |
| P.O.B.  | POINT OF BEGINNING         |
| (719.1) | INFORMATION OF RECORD      |

1. TOTAL AREA OF THIS SUBDIVISION IS 3.060 ACRES ±.
2. THIS SUBDIVISION IS 14-05-476-043 AND P.L.N. 14-06-476-042.
3. UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES ARE OR SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
4. CONVEYANTS FOR THIS SUBDIVISION ARE OR SHALL BE FILED ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
5. THIS SUBDIVISION IS ZONED C-2 SPECIAL USE FOR A SHOPPING CENTER.

Reciprocal rights of access between Lots 1 and 2 of this subdivision are contained in the Real Estate Lease between Red Carpet Car Wash, Inc. and Peoria Car Wash, Inc. dated as of May 2, 2006. A Memorandum of Lease regarding this Lease was recorded with the Peoria County Recorder on May 30, 2006 as Document No. 06-16971

9. NO NEW ACCESS POINTS TO ILLINOIS ROUTE 40 WILL BE CREATED BY THIS PLAN.

EXPIRES: 11-30-06

04-25-06 6277-9-8-58-92

|   | 0 | 1 | 2 | 3 | 4 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 0 | 0 | 1 | 2 | 3 | 4 | 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 |

I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE HAVE CAUSED THE SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING MAP AND I/WE ACKNOWLEDGE THAT THE MAP IS KNOWN AS "RED CARPET SUBDIVISION", AND I/WE KNOWLEDGE AND BELIEVE IT TO BE CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

[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.

NOTED AT GEORGIA, ILLINOIS, THIS 28th DAY OF APRIL 1934.

OWNER / PRESENT

**NOTARY PUBLIC CERTIFICATE:**

STATE OF ILLINOIS } SS }  
COUNTY OF JEFFERSON }  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, BEARING DATE OF 24th DAY OF APRIL, 2006, WAS FORWARDED, SO HEREBY CERTIFIED, BY SAID NAME(S) IS/ARE SUBSCRIBED TO BY SAID NAME(S) AND SAID NAME(S) IS/ARE AWARE OF THE CONTENTS AND EFFECTS OF THE FOREGOING INSTRUMENT, APPARED 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 BEHALF, THAT HE/SHE IS/ARE FULLY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GREEN LINED BY HANDS-SEAL THIS 23RD DAY OF APRIL A.D. 2002

JOHN M. GILLESPIE  
 Notary Public, State of Illinois  
 My Commission Expires 06/01/07

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }

5<sup>th</sup> DAY OF JUNE  
GIVEN UNDER MY HAND AND SEAL THIS  
AD 2005.

**SURVEYOR CERTIFICATE:**

STATE OF ILLINOIS } \$5  
COUNTY OF PEORIA }

WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF SAID SUBMISSION 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.

OPENED AT GEORGIA 11 MONS THIS 25th DAY OF APRIL A.D. 2006

CONSOLIDATED LAND SURVEYING, INC.

BY: John J. Hodges  
J. RALPH HODGES  
ILLINOIS LAND SURVEYOR NO. 2812  
4424 NORTH SHERIDAN ROAD  
PEORIA, IL 61614  
309-680-3434