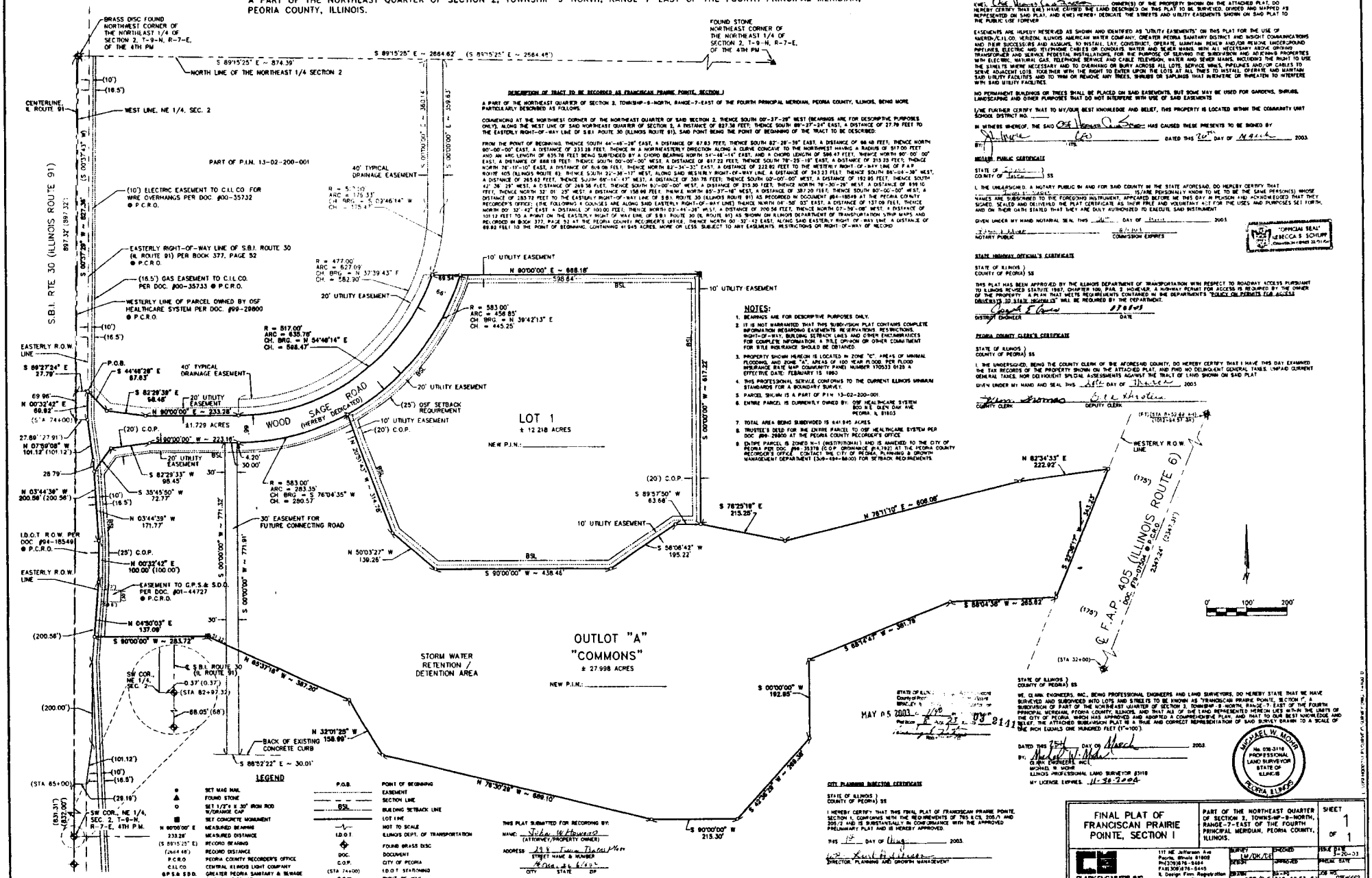
FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION 1

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



DESCRIPTION OF TRACT TO BE RECORDED AS FRANCISCAN PRAIRIE POINTE, SECTION 1

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°-37'-29" WEST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 827.38 FEET; THENCE SOUTH 89°-27'-24" EAST, A DISTANCE OF 27.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 30 (ILLINOIS ROUTE 61), SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE SOUTH 44°-46'-28" EAST, A DISTANCE OF 67.83 FEET; THENCE SOUTH 82°-29'-39" EAST, A DISTANCE OF 68.46 FEET; THENCE NORTH 80°-00'-00" EAST, A DISTANCE OF 233.26 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 517.00 FEET AND AN ARC LENGTH OF 535.78 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 54°-48'-14" EAST, AND A CHORD LENGTH OF 511.47 FEET; THENCE NORTH 90°-00'-00" EAST, A DISTANCE OF 868.18 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 617.22 FEET; THENCE SOUTH 78°-25'-18" EAST, A DISTANCE OF 213.25 FEET; THENCE NORTH 78°-11'-10" EAST, A DISTANCE OF 606.08 FEET; THENCE NORTH 82°-34'-33" EAST, A DISTANCE OF 222.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF F.A.P. ROUTE 405 (ILLINOIS ROUTE 6); THENCE SOUTH 25°-37'-17" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.24 FEET; THENCE SOUTH 88°-44'-38" WEST, A DISTANCE OF 285.82 FEET; THENCE SOUTH 88°-44'-47" WEST, A DISTANCE OF 381.78 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 192.85 FEET; THENCE SOUTH 42°-36'-28" WEST, A DISTANCE OF 288.38 FEET; THENCE SOUTH 90°-00'-00" WEST, A DISTANCE OF 215.30 FEET; THENCE NORTH 78°-30'-28" WEST, A DISTANCE OF 669.10 FEET; THENCE SOUTH 00°-00'-00" WEST, A DISTANCE OF 215.30 FEET; THENCE NORTH 78°-30'-28" WEST, A DISTANCE OF 859.10 FEET; THENCE NORTH 32°-01'-25" WEST, A DISTANCE OF 387.20 FEET; THENCE SOUTH 80°-00'-00" WEST, A DISTANCE OF 283.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 30 (ILLINOIS ROUTE 91) AS RECORDED IN DOCUMENT #94-18549 AT THE PEORIA COUNTY RECORDER'S OFFICE; (THE FOLLOWING 4 COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE) THENCE NORTH 04°-30'-03" EAST, A DISTANCE OF 137.09 FEET; THENCE NORTH 00°-32'-42" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 07°-59'-08" WEST, A DISTANCE OF 101.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 30 (IL ROUTE 91) AS SHOWN ON ILLINOIS DEPARTMENT OF TRANSPORTATION STRIP MAPS, AND RECORDED IN BOOK 377, PAGE 52 AT THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-32'-42 EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 88.82 FEET TO THE POINT OF BEGINNING, CONTAINING 41.845 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAY OF RECORD.

NOTES:

1. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY.
2. IT IS NOT WARRANTED THAT THIS SUBDIVISION PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, 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.
3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING, AND ZONE "A" AREAS OF 100 YEAR FLOOD, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170533 0120 A EFFECTIVE DATE: FEBRUARY 15 1983.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. PARCEL SHOWN IS A PART OF P.I.N. 13-02-200-001.
6. ENTIRE PARCEL IS CURRENTLY OWNED BY: OSF HEALTHCARE SYSTEM 800 N.E. GLEN OAK AVE. PEORIA, IL 61603
7. TOTAL AREA BEING SUBDIVIDED IS 41.845 ACRES.
8. TRUSTEE'S DEED FOR THE ENTIRE PARCEL TO OSF HEALTHCARE SYSTEM PER DOC. #99-29800 AT THE PEORIA COUNTY RECORDER'S OFFICE.
9. ENTIRE PARCEL IS ZONED N-1 (INSTITUTIONAL) AND IS ANNEXED TO THE CITY OF PEORIA PER DOC. #94-35378 (C.O.P. ORDINANCE #A7621) AT THE PEORIA COUNTY RECORDER'S OFFICE. CONTACT THE CITY OF PEORIA, PLANNING & GROWTH MANAGEMENT DEPARTMENT (309-494-8600) FOR SETBACK REQUIREMENTS.

LEGEND

●	SET MAG NAIL	P.O.B.	POINT OF BEGINNING
▲	FOUND STONE		EASEMENT
○	SET 1/2"ø X 30" IRON ROD W/ORANGE CAP		SECTION LINE
■	SET CONCRETE MONUMENT	BSL	BUILDING SETBACK LINE
N 00°00'00" E	MEASURED BEARING		LOT LINE
233.26'	MEASURED DISTANCE	N.T.S.	NOT TO SCALE
(S 89°15'25" E)	RECORD BEARING	I.D.O.T.	ILLINOIS DEPT. OF TRANSPORTATION
(2664.48')	RECORD DISTANCE	◆	FOUND BRASS DISC
P.C.R.O.	PEORIA COUNTY RECORDER'S OFFICE	DOC.	DOCUMENT
C.I.L.CO.	CENTRAL ILLINOIS LIGHT COMPANY	C.O.P.	CITY OF PEORIA
G.P.S.& S.D.D.	GREATER PEORIA SANITARY & SEWAGE DISPOSAL DISTRICT	(STA 74+00)	I.D.O.T. STATIONING
		R.O.W.	RIGHT-OF-WAY

THIS PLAT SUBMITTED FOR RECORDING BY:
NAME: John W. Howard (ATTORNEY/PROPERTY OWNER)
ADDRESS: 29 S. Main Street Mall
STREET NAME & NUMBER
Mount Zion IL 62549
CITY STATE ZIP

OWNER'S CERTIFICATE

STATE OF Illinois)
COUNTY OF Peoria) SS

I/WE, Osf Healthcare System, OWNER(S) OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT I/WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON SAID PLAT, AND I/WE HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS ARE HEREBY RESERVED AS SHOWN AND IDENTIFIED AS "UTILITY EASEMENTS" ON THIS PLAT FOR THE USE OF AMEREN/C.I.L.CO., VERIZON, ILLINOIS AMERICAN WATER COMPANY, GREATER PEORIA SANITARY DISTRICT AND INSIGHT COMMUNICATIONS AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WATER AND SEWER MAINS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH ELECTRIC, NATURAL GAS, TELEPHONE SERVICE AND CABLE TELEVISION, WATER AND SEWER MAINS, 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 TO INTERFERE WITH SAID UTILITY FACILITIES.

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

I/WE FURTHER CERTIFY THAT TO MY/OUR BEST KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY UNIT SCHOOL DISTRICT NO. ____

IN WITNESS WHEREOF, THE SAID Osf Healthcare System HAS CAUSED THESE PRESENTS TO BE SIGNED BY

BY: _____ (L.S.)
ITS.

DATED THIS 20th DAY OF March 2003.

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 _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE 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 4th DAY OF March 2003.

Tina L. Shupp
NOTARY PUBLIC

8/1/03
COMMISSION EXPIRES

OFFICIAL SEAL
TINA L. SHUPP
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES AUG 01 2003

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 1987, CHAPTER 121, 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.

Joseph E. Corso
DISTRICT ENGINEER

7/30/03
DATE

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 14th DAY OF March 2003.

Tom Kinnaman
COUNTY CLERK

Liz Thrasher
DEPUTY CLERK

CITY PLANNING DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION 1, CONFORMS WITH THE REQUIREMENTS OF 765 ILCS, 205/1 AND 205/2 AND IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS HEREBY APPROVED.

THIS 1st DAY OF May 2003.

Lee Leuthardt
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

MAY 05 2003

STATE OF ILLINOIS)
County of Peoria) SS
BRADLEY S. [illegible]

[illegible] 2003-08411

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, CLARK ENGINEERS, INC., BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS "FRANCISCAN PRAIRIE POINTE, SECTION 1", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN THE LIMITS OF THE CITY OF PEORIA, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN; AND THAT TO OUR BEST KNOWLEDGE AND BELIEF, 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').

DATED THIS 7th DAY OF March 2003.

BY: Michael W. Mohr
CLARK ENGINEERS, INC.
MICHAEL W. MOHR
ILLINOIS PROFESSIONAL LAND SURVEYOR #3118
MY LICENSE EXPIRES: 11-30-2004

MICHAEL W. MOHR
No. 035-3118
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

FINAL PLAT OF FRANCISCAN PRAIRIE POINTE, SECTION 1	PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP-9-NORTH, RANGE-7-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.	SHEET 1 OF 1

CLARK ENGINEERS, INC. — 111 NE Jefferson Ave, Peoria, Illinois 61602, PH(309)676-9684, FAX(309)676-0445, IL Design Firm Registration No. 184-000711

SURVEY	ENGINEER	DATE	5-26-03
DESIGN	APPROVED	PLOT SCALE	1"=100'
DRAWN	CSB/DJK	JOB NO.	OSF-#0003
CHECK	CSB/DJK	300-69.52-69	