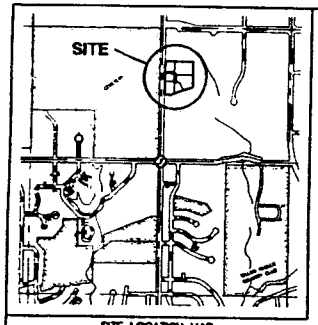
PRELIMINARY PLAT OF

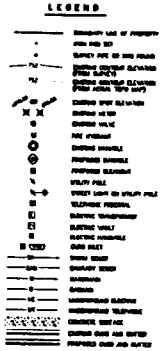
CORNERSTONE BUSINESS PARK

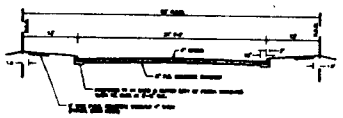
A SUBDIVISION OF A PART OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS



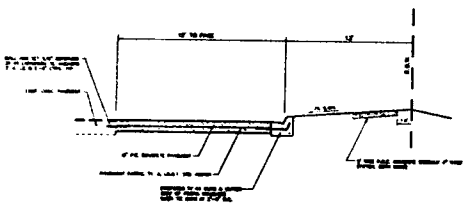
SITE LOCATION MAP
NO SCALE

LEGEND

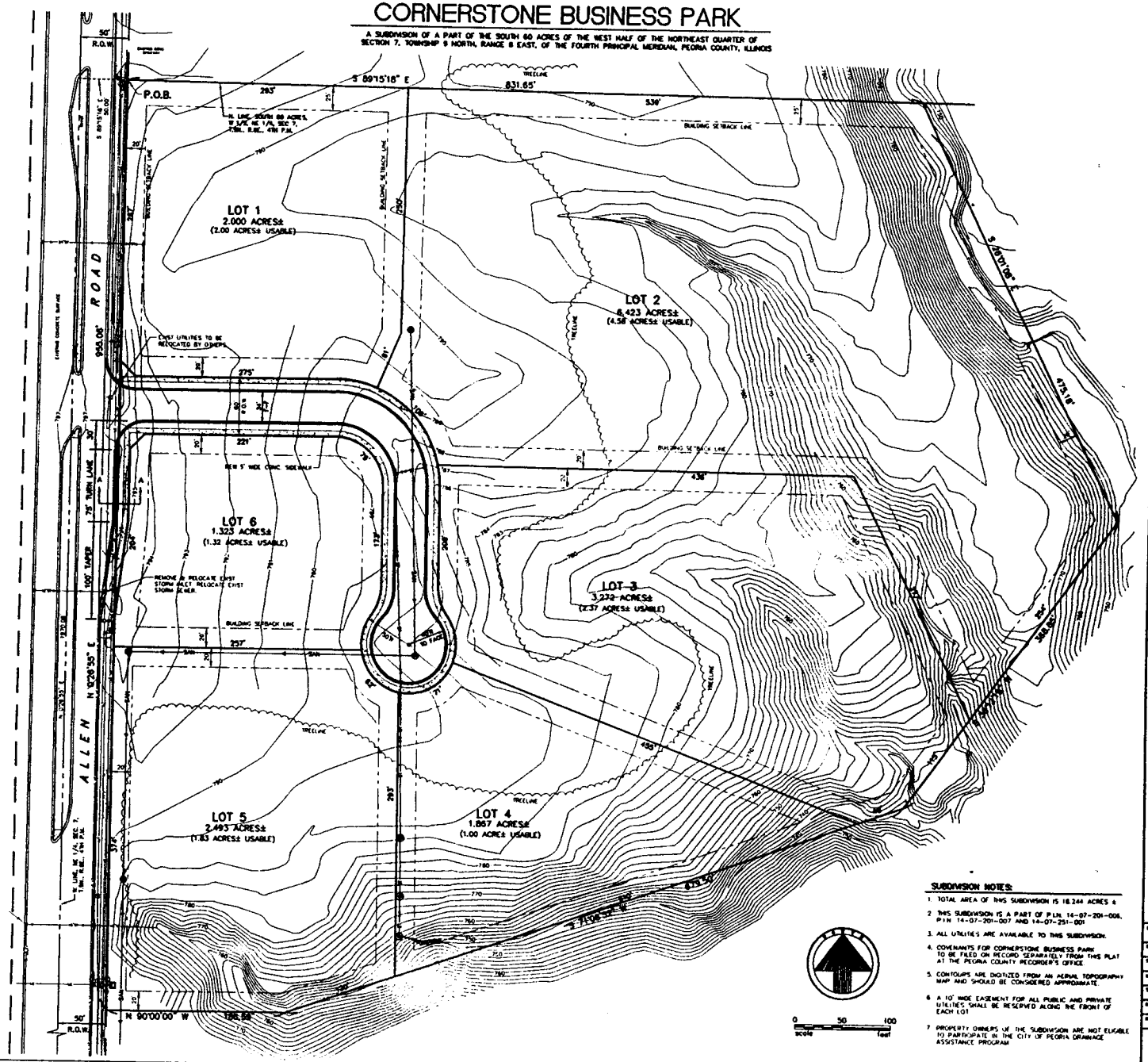




TYPICAL ROAD CROSS SECTION
NOT TO SCALE



SECTION A-A
PROPOSED DECELERATION LANE CROSS SECTION
NOT TO SCALE



STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "CORNERSTONE BUSINESS PARK" WAS APPROVED THIS _____ DAY OF _____ 2003. THE FINAL PLAT SHALL BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OF THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

STATE OF ILLINOIS
COUNTY OF PEORIA

WE, CONSOLIDATED LAND SURVEYING, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND PREPARED A PRELIMINARY PLAT OF CORNERSTONE BUSINESS PARK, BEING A SUBDIVISION OF A PART OF THE NE 1/4 OF SECTION 7, T.9N., R.8E. OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS

AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY US AND DRAWN TO A SCALE OF 1 INCH = 50 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF APRIL A.D. 2003.

CONSOLIDATED LAND SURVEYING, INC.

R. RALPH HODGES ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2812

R. RALPH HODGES ILLINOIS LAND SURVEYOR 2812 PEORIA, ILLINOIS

SUBDIVISION NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 18.244 ACRES ±
2. THIS SUBDIVISION IS A PART OF P.I.N. 14-07-201-006, P.I.N. 14-07-201-007 AND 14-07-251-001
3. ALL UTILITIES ARE AVAILABLE TO THIS SUBDIVISION.
4. COVENANTS FOR CORNERSTONE BUSINESS PARK TO BE FILED OF RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE
5. CONTOURS ARE DIGITIZED FROM AN AERIAL TOPOGRAPHY MAP AND SHOULD BE CONSIDERED APPROXIMATE
6. A 10' WIDE EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES SHALL BE RESERVED ALONG THE FRONT OF EACH LOT
7. PROPERTY OWNERS OF THE SUBDIVISION ARE NOT ELIGABLE TO PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM

0 50 100
scale feet

NO	DATE	BY	REVISION DESCRIPTION
1	7-11-03	BRH	REVISED PER CITY OF PEORIA COMMENTS
2	8-21-03	BRH	REVISED PER CITY OF PEORIA COMMENTS

CONSOLIDATED LAND SURVEYING, INC.
LAND SURVEYING • LAND PLANNING
4424 N. SHERIDAN ROAD • PEORIA, ILLINOIS 61614
309-688-3414

PRELIMINARY PLAT
FOR
CORNERSTONE BUSINESS PARK

SUBDIVISION PT. SE 1/4 SEC. 7 T9N R8E	
3125-0-8-7A-03	
DATE	8-23-03
SCALE	1" = 50'
DRAWN BY	JJS
SURVEY BY	BRH
DESIGN BY	LRB
DESIGNED BY	LRB
SHEET NUMBER	1 of 1

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I, THE UNDERSIGNED, CERTIFY THAT I HAVE CAUSED THE SURVEY AND SUBDIVISION THEREIN TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT AND TO BE KNOWN AS "CORNERSTONE BUSINESS PARK", 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 OF 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 SEPTIC TANKS, 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 TREES, UNDERBRUSH, 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 DUNLAP DISTRICT 323

DATED AT PEORIA, ILLINOIS, THIS _____ DAY OF _____ A.D. 2003

WILLOW/ALLEN, L.L.C.

BY: _____
PARTNER

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 _____ 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 SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2003

_____
NOTARY PUBLIC

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 "CORNERSTONE BUSINESS PARK"

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2003

_____
COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT BY ORDINANCE NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, IN REGULAR MEETING HELD ON THE _____ DAY OF _____ A.D. 2003, THE ABOVE PLAT OF "CORNERSTONE BUSINESS PARK" WAS APPROVED AND THE DEDICATION OF THE STREETS SHOWN THEREON WERE ACCEPTED

_____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THE ABOVE PLAT OF "CORNERSTONE BUSINESS PARK" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT PASSED BY THE CITY COUNCIL BY RESOLUTION NO. _____ ON THE _____ DAY OF _____ A.D. 2003

_____ _____
CHAIRMAN PLANNING DIRECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

I, PLAT APPROVING OFFICER FOR THE CITY OF PEORIA, IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE REQUIREMENTS OF 765 ILCS SECTION 205/2

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2003

_____
CITY OF PEORIA PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

WE, CONSOLIDATED LAND SURVEYING, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS, TO BE KNOWN AS "CORNERSTONE BUSINESS PARK", BEING A SUBDIVISION OF A PART OF THE SOUTH 80 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00°-26'-55" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,970.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 80 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89°-15'-18" EAST ALONG THE NORTH LINE OF THE SOUTH 80 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°-15'-18" EAST ALONG THE NORTH LINE OF THE SOUTH 80 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 831.65 FEET; THENCE SOUTH 26°-01'-08" EAST, A DISTANCE OF 475.18 FEET; THENCE SOUTH 36°-12'-19" WEST, A DISTANCE OF 958.85 FEET; THENCE SOUTH 71°-08'-57" WEST, A DISTANCE OF 679.50 FEET; THENCE NORTH 90°-00'-00" WEST, A DISTANCE OF 186.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD; THENCE NORTH 00°-26'-55" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, A DISTANCE OF 959.06 FEET TO THE POINT OF BEGINNING, CONTAINING 18.244 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 100 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

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

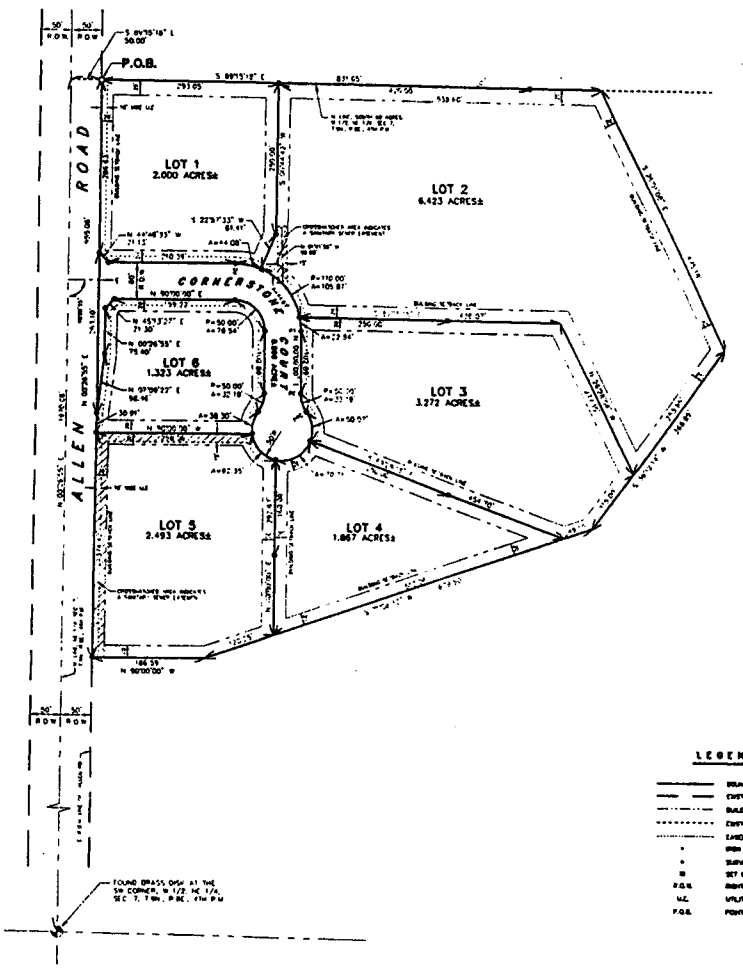
CONSOLIDATED LAND SURVEYING, INC.

BY: _____
M. RALPH HODGES
ILLINOIS LAND SURVEYOR NO. 2317

FINAL PLAT OF

CORNERSTONE BUSINESS PARK

A SUBDIVISION OF A PART OF THE SOUTH 80 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



LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- IRON ROD SET
- SURVEY PIPE OR ROD FOUND
- SET CONCRETE MONUMENT
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

SUBDIVISION NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 18.244 ACRES ±
2. AREA OF ROADWAY DEDICATION IS 0.000 ACRES ±
3. THIS SUBDIVISION IS ZONED O-2
4. THIS SUBDIVISION IS A PART OF P.I.N. 14-07-201-006, P.I.N. 14-07-201-007 AND 14-07-251-001
5. A 10' WIDE EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES SHALL BE RESERVED ALONG THE FRONT OF EACH LOT AS SHOWN
6. COVENANTS FOR "CORNERSTONE BUSINESS PARK" SHALL BE FILED IN WRITING, SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.

0 100 200
Scale Feet