# Legend of Symbols & Abbreviations

Power Pole	—□— Stockade Fence	N.	North
/ -¤;- Light Pole	—x— Chain Link Fence	S.	South
Transformer	<u> </u>	E.	East
Utility Pedestal	S Auto Sprinkler	W.	West
<b>⋈</b> Gas Valve	△ Flared End Section	• ,	Degrees
₩ Water Valve	<ul> <li>Found Iron Rod</li> </ul>	,	Feet or Minutes
<b>●</b> B-Box	o Found Iron Pipe	**	Inches or Seconds
Manhole	Monitoring Well	Sq.	Square
Catch Basin	Parking Stop	Ft.	Feet
💢 Fire Hydrant	■ Bollard	Vol.	Volume
Δ Electric Meter	Soil Boring Location	Pg.	Page
▲ Gas Meter	Concrete	Calc.	Calculated
<b>⊗</b> Ground Light	Buried Utilities	Rec.	Record.
AC Air Condition	— т —Telephone	Meas.	Measured
Traffic Signal	<b>— G —</b> Gas	ROW	Right of Way
Sign	— E —Electric	CL	Centerline
∼ Flag Pole	OHW Overhead Wires	P.U.E Pu	ıblic Utility Easement
-ST-Storm Sewer	<b>-SAN-</b> Sanitary Sewer	(S)	Survey Bearing

Miscellaneous Notes

ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS

ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF

AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR

RIVERSIDE DRIVE TO BE NORTH 65 DEGREES 13 MINUTES 52

OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

DRIVE WHICH IS GOVERNED BY THE CITY OF PEORIA.

IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS

AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM RIVERSIDE

SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING

WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

IN REGARDS TO TABLE "A" ITEM 21, PROFESSIONAL LIABILITY

THE BEARINGS AND DISTANCES IN THE EXCEPTION PARCELS

FOR THE RECORDED PLAT OF SUBDIVISION WHICH ARE THE

DESCRIPTION DESCRIBES A MATHEMATICALLY CLOSED FIGURE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) A13 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1706490005B, WHICH BEARS AN EFFECTIVE DATE OF 12/4/1979 AND IS TOTALLY IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 8/6/2015 TO THE

NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED

CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A

NOTE: PER FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF

MAP AMENDMENT (LOMA) CASE #02-05-0068A, DATED NOVEMBER 26,

THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD

SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION

VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2001 THE PROPERTY HAS BEEN DESIGNATED TO ZONE B.

BASIS FOR THE BEARINGS ON THIS PLAT. THE RECORD

THERE ARE NO GAPS OR OVERLAPS.

FLOOD NOTE:

ARE REFERENCED BY BEARINGS SET BY THE DEPARTMENT OF

TRANSPORTATION ANDF DO NOT MATCH THE RECORD BEARINGS

INSURANCE IN THE AMOUNT OF \$1,000,000 IS IN EFFECT.

OTHERWISE NOTED

200 RIVERSIDE DRIVE.

ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN

THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

**Zoning Information** 

The Surveyor was provided with the following zoning information by the

Setbacks - Front - 50' minimum Per Variance approved 01/19/98: 10'

minimum. Side - 10' minimum 15' minimum adjacent to R-1, R-2, R-3 &

R-4 districts. Rear - 20' minimum 25' minimum adjacent to R-1, R-2, R-3

Required Parking - Retail sales not specifically designated: 1 space per

EXISTING PARKING SPACE TABLE

TYPE OF SPACE

REGULAR

HANDICAP

TOTAL

TOTAL EXISTING

154

158

insurer pursuant to Table A item 6b. Bock & Clark Zoning Report

#7201500666 dated August 7, 2015 was reviewed.

Existing Zoning - (B-3) Business Service District.

Floor Area Ratio (FAR) - No Requirement Noted.

200 sq. ft. of retail floor area. 118 Spaces Required.

Maximum Building Height - No maximum.

Minimum Lot Area - No Requirement Noted

Minimum Lot Width - No Requirement Noted.

Minimum Lot Depth - No Requirement Noted.

Maximum Lot Coverage - 60%.

& R-4 districts.

The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

### **Utility Notes**

# Significant Observations

A BUILDING IS OVER THE UTILITY EASEMENTS.

B BUILDING IS OVER THE 50 FOOT SETBACK LINE.

# Items Corresponding to Schedule B

(10) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Central Illinois Light Co Purpose: Right of Way Easement Recording Date: January 2, 1996 Recording No: 9600006

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Central Illinois Light Company Purpose: Utility easement Recording Date: April 14, 1999 Recording No: 9909034. Item does apply and is platted.

Item does apply and is platted.

(2) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Central Illinois Light Company

Purpose: Gas Easement Recording Date: April 14, 1999 Recording No: 9909032. Item does apply and is platted.

(3) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Central Illinois Light Company Purpose: Gas Easement

Recording Date: April 22, 2002 Recording No: 200200011863 Item does apply and is platted

(14) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Central Illinois Light Company d/b/a AmerenCILCO Purpose: Right of Way Overhang

Recording Date: January 7, 2005 Recording No: 200500000430. Item does apply and is platted.

(15) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: AT&T Communications of Illinois Purpose: communication system

Recording Date: August 30, 1985 Recording No: Book 2781, page 8. Item does not affect and is not platted

(6) Reciprocal Easement Agreement for ingress and egress dated February 3, 1998 and recorded February 4, 1998 as document no. 9802378.

(7) Reciprocal Parking Easement dated March 16, 2004 and recorded June 21, 2004 as document no. 200400016548 and made between B.T.E.P Limited Partnership and 17 Queen, L.L.C. Item does apply and is platted

23) Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. Recording Date: August 22, 1996

Recording No: 9617013. First Amendment recorded November 27, 1996 as document 9623971. Second Amendment recorded August 26, 1997 as document no. 9717021. Item does apply, is blanket in nature and not platted.

24) Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. Recording Date: November 27, 1996

Recording No: 9623970. Item does apply, is blanket in nature and not platted.

Tract Survey Plat for part of Lots 9 and 10 in Rivside Subdivision, recorded March 26, 1998 in Book Item does apply and is platted.

(26) A building set-back line, as disclosed by said map/plat. em does apply and is platted

AREA: 112.336.25 SF± OR 2.58 ACRES±

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# **Record Description**

### Parcel 1:

A part of Lots 9 and 10 in Riverside Subdivision, a subdivision of part of the Fractional East Half of Section 29, including part of Lots 2, 3, 4, 6 and 7, and all of Lot 5 in Assessor's Plat for taxation in part of the East Half of Section 29, and part of Lots 1 and 2 of Assessor's Plat of part of the West Half of the East Half of Section 29, all in Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows: Commencing at the Northwesterly Corner of said Lot 10; thence North 65 degrees 13 minutes 52 seconds East along the Southeasterly right-of-way line of Riverside Drive, a distance of 36.83 feet to the point of beginning of the tract to be described; thence continuing North 65 degrees 13 minutes 52 seconds East along the Southeasterly right-of-way line of Riverside Drive a distance of 170.13 feet; thence in an Easterly direction along the Southeasterly right of way line of Riverside Drive, on a curve to the left having a radius of 436 feet fro an arc distance of 117.41 feet to the Northeast corner of said Lot 10; thence continuing in an Easterly direction along the Southeasterly right of way line of Riverside Drive on a curve to the left having a radius of 436 feet for an arc distance of 94.39 feet; thence South 50 degrees 19 minutes 52 seconds East, a distance of 227.11 feet to a point on the Southeasterly line of said Lot 9; thence in a Westerly direction along the Southeasterly line of said Lots 9 and 10 on a curve to the right having a radius of 949.65 feet for an arc distance of 336.21 feet; thence South 58 degrees 57 minutes 00 seconds West along the Southeasterly line of said Lot 10 a distance of 123.55 feet; thence North 27 degrees 21 minutes 07 seconds West a distance of 168.98 feet; thence North 36 degrees 42 minutes 21 seconds West a distance of 87.20 feet to the point of beginning 2.247 acres, situated in the County of Tazewell, in the State of Illinois.

### Subject to a permanent easement:

A part of Lots 9 and 10 in Riverside Subdivision, a subdivision in the Southwest Quarter of Section 29, Township 26 North, Range 4 West of the Third Principal Meridian, according to the plat thereof recorded in Book "NN", at page 124, Tazewell County, Illinois, described as follows:

Commencing at the most Easterly Corner of said Lot 8; thence 105.988 meters (347.73 feet) along the Southeasterly line of said Lot 9 on a curve to the right, having a radius of 289.454 meters (949.65); a central angle of 20 degrees 58 minutes 47 seconds and the long chord of said curve bears South 30 degrees 13 minutes 58 seconds West, a chord distance of 105.397 meters (345.79 feet) to the Northeasterly Line of premises conveyed to BTEP from Riverside Associates by Warranty Deed recorded March 26, 1998 as Document number 9807094; thence North 50 degrees 20 minutes 12 seconds West along said Northeasterly line, 12.712 meters (41.71 feet) to the point of beginning, said point being 6.745 meters (22.13) normally distant Northerly from the proposed Baseline of Ramp H-3; thence 18.036 meters (59.17 feet) on a curve to the Left, having a radius of 186.756 meters (612.72 Feet), a central angle of 5 degrees 32 minutes 00 seconds and the long chord of said curve bears South 52 degrees 46 minutes 25 seconds West, a chord distance of 18.029 meters (59.15 feet) to a point being 6.745 meters (22.13 feet) normally distant from said Baseline; thence 45.956 meters (150.77 feet) on a curve to the Left, having a radius of 306.763 meters (1006.44 feet), a central angle of 8 degrees 35 minutes 00 seconds and the long chord of said curve bears South 45 degrees 42 minutes 55 seconds West, a chord distance of 45.913 meters (150.63 feet) to a point being 6.745 meters (22.13 feet) normally distant from said Baseline; thence South 41 degrees 26 minutes 02 seconds West, 21.229 meters (69.65 feet) to a point being 6.750 meters (22.15 feet) normally distant Northerly from said Baseline; thence South 53 degrees 36 minutes 13 seconds West, 14.402 meters (47.25 feet) to a point being 9.789 meters (32.12 feet) normally distant Northerly from said Baseline; thence North 41 degrees 25 minutes 23 seconds East, 35.307 meters (115.84 feet) to a point being 9.788 meters (32.11 feet) normally distant Northerly from said Baseline; thence 46.412 meters (152.27 feet) on a curve to the Right, having a radius of 309.806 meters (1016.42 feet), a central angle of 8 degrees 35 minutes 00 seconds and the long chord of said curve bears North 45 degrees 42 minutes 55 seconds East, a chord distance of 46.368 meters (152.13 feet) to a point being 9.787 meters (32.11 feet) normally distant northerly from said Baseline; thence 17.465 meters (57.30 feet) on a curve to the Right, having a radius of 189.799 meters (622.70 feet), a central angle of 5 degrees 16 minutes 20 seconds and the long chord of said curve bears North 52 degrees 38 minutes 35 seconds East, a chord distance of 17.459 meters (57.28 feet) to the Northeasterly line of said premises so conveyed, said point being 9.787 meters (32.11 feet) normally distant from said Baseline; thence South 50 degrees 20 minutes 12 seconds East along said Northeasterly line, 3.161 meters (10.37 feet) to the Point of Beginning, containing 280 square meters, more or less of 0.0280 hectares, more or less (containing 3,014 square feet, more or less, or 0.069 acres,

### Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 (and other property) as created by a Reciprocal Easement Agreement dated February 3, 1998, and recorded February 4, 1998, as document no. 9802378 for the purposes of ingress and egress to and from all adjoining public roads for the passage of vehicles and pedestrians over, the following described land: and across Lots 8, 9 and 10 in Riverside Subdivision, situated in the County of Tazewell, in the State of Illinois.

A non-exclusive easement for the benefit of Parcel 1 (and other property) as created by a Reciprocal Parking Easement dated March 16, 2004 and recorded June 21, 2004, as Document No. 200400016548, for the purpose of vehicular and pedestrian ingress and egress over, across and upon the following described land developed for parking: Part of Lot 11 in Riverside Subdivision, a subdivision of part of the fractional east Half of section 29, including part of Lots 2,3,4,6 and 7 and all of Lot 5 in Assessor's Plat for taxation in part of the East Half of Section 29, and part of Lots 1 and 2 of Assessor's Plat of part of the West Half of the East Half of Section 29, all in Fondulac Township, Township 26 north, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows: Commencing at the Most Westerly corner of said Lot 11 as the point of beginning of the tract to be described; thence South 62 degrees 06 minutes 07 seconds East along the Northerly right-of-way line of F.A. Route 9, a distance of 245.08 feet; thence South 89 degrees 58 minutes 42 seconds East along the Northerly right-of-way line of F.A. Route No. 9, a distance of 32.60 feet; thence north 27 degrees 06 minutes 36 seconds West, a distance of 199.81 feet to the Southeasterly right-of-way line of Riverside Drive; thence South 68 degrees 13 minutes 22 seconds West along the Southeasterly right-of-way line of Riverside Drive, a distance of 170.29 feet to the Point of Beginning, containing 0.432 acres (18,808 Square feet), more or less, pursuant to the Tract Survey Plat thereof recorded June 21, 2004, as document no. 04-16546 in the Office of Recorder of Tazewell County; situated in the City of East Peoria, in the County of Tazewell, in the State of Illinois.

### EXCEPTING THEREFROM:

A part of Lot 9 and 10 in Riverside Subdivision, a subdivision in the Southwest Quarter of Section 29, Township 26 North, Range 4 West of the Third Principal Meridian, according to the Plat thereof recorded in Book NN at Page 124, Tazewell County, Illinois, described as follows:

Commencing at the most Southerly Corner of Said Lot 10; thence North 58 degrees 57 minutes 08 seconds East along the Southeasterly Line of said Lot 10, 6.470 meters (21.23 feet) to the Point of Beginning, said point being 12.021 meters (39.44 feet) normally distant Northerly from the proposed baseline of Ramp H-3; thence North 46 degrees, 09 minutes, 37 seconds East, 23.304 meters (76.46 feet) to a point being 12.001 meters (39.37 feet) normally distant Northerly from said Baseline; thence North 53 degrees, 36 minutes, 13 seconds East, 25.063 meters (82.23 feet) to a point being 6.750 meters (22.15 feet) normally distant Northerly from said Baseline; thence North 41 degrees 26 minutes 02 seconds East, 21.229 meters (69.65 feet) to a point being 6.745 meters (22.13 feet) normally distant Northerly from said Baseline; thence 45.956 meters (150.77 feet) on a curve to the Right, having a radius of 306.763 meters (1006.44 feet), a central angle of 8 degrees 35 minutes 00 seconds and the long chord of said curve bears North 45 degrees 42 minutes 55 seconds East, a chord distance of 45.913 meters (150.63 feet) to the point being 6.745 meters (22.13 feet) normally distant Northerly from said Baseline; thence 18.036 meters (59.17 feet) on a curve to the right, having a radius of 186.756 meters (612.72 feet), a central angle of 5 degrees 32 minutes 00 seconds and the long chord of said curve bears North 52 degrees 46 minutes 25 seconds East, a chord distance of 18.029 meters (59.15 feet) to the Northeasterly Line of premises conveyed to BTEP from Riverside Associates by Warranty Deed recorded March 26, 1998 as Document Number 9807094, said point being 6.745 meters (22.13 feet) normally distant from said Baseline; thence South 50 degrees, 20 minutes, 12 seconds East along said Northeasterly Line 12.712 meters (41.71 feet) to the Southeasterly Line of said Lot 9, said point being 5.448 meters (17.87 feet) normally distant Southerly from said Baseline; thence 102.477 meters (336.21 feet) along said Southeasterly Line on a curve concave to the Northwest, having a radius of 289.454 meters (949.65 feet), a central angle of 20 degrees 17 minutes 05 seconds and the long chord of said curve bears South 50 degrees 51 minutes 54 seconds West, a chord distance of 101.943 meters (334.46 feet) to a point being 3,779 meters (12.40 feet) normally distant Northerly from said Baseline; thence South 58 degrees 57 minutes 08 seconds West, 33.812 meters (110.93 feet) to the point of beginning containing 1,442 square meters, more or less, or 0.1442 hectare, more or less (containing 15,521 square feet, more or less, or 0.356

### ALSO the following described tract:

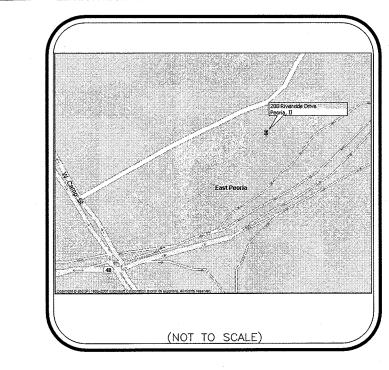
A part of Lots 10 and 11 in RIVERSIDE SUBDIVISION, a subdivision of part of fractional East 1/2 of Section 29, including part of Lots 2, 3, 4, 6, and 7 and all of Lot 5 in Assessor's Plat for Taxation in part of the East 1/2 of Section 29, and part of Lots 1 and 2 of Assessor's Plat of part of the West 1/2 of the East 1/2 of Section 29, all in T26N, R4W, of the 3rd PM, Tazewell County, Illinois, being more particularly described as follows:

Commencing at the most Westerly corner of said Lot 11; thence South 62 degrees 06 minutes 07 seconds East along the Northerly R.O.W. line of F.A. Route No. 9, a distance of 245.08 feet; thence South 89 degrees 58 minutes 42 seconds East along the Northerly R.O.W. line of said F.A. Route No. 9, a distance of 32.60 feet to the Point of Beginning of the Tract to be Described; thence continuing South 89 degrees 58 minutes 42 seconds East along the Northerly R.O.W. Line of said F.A. Route No. 9, a distance of 142.61 feet to the Southeast corner of said Lot 11; thence North 58 degrees 57 minutes 00 seconds East along the Northerly R.O.W. line of said F.A. Route No. 9, a distance of 8.61 feet; thence North 27 degrees 21 minutes 07 seconds West, a distance of 168.98 feet; thence North 36 degrees 42 minutes 21 seconds West, a distance of 87.20 feet to the Southeasterly R.O.W. line of Riverside Drive; thence South 65 degrees 13 minutes 52 seconds West along the Southeasterly R.O.W. line of said Riverside Drive, a distance of 36.83 feet; thence South 68 degrees 13 minutes 22 seconds West along the Southeasterly R.O.W. line of said Riverside Drive, a distance of 83.82 feet; thence South 27 degrees, 06 minutes, 36 seconds East, a distance of 199.81 feet to the point of beginning, containing 0.694 acres (30,231 square feet), situate, lying and being in the County of Tazewell and State of Illinois.

A non-exclusive easement for the benefit of Parcel 1 (and other property) as created by Easements With Covenants and Restrictions Affecting Land ("ECR") dated July 15, 1996, and recorded August 22, 1996, as Document No. 9617013, for ingress and egress, parking of motor vehicles, and loading and unloading of commercial and other vehicles over, through and around all roadways, walkways and other facilities installed for the comfort and convenience of agents, customers, invitees, tenants and employees of all businesses and occupants of the buildings constructed on the following described parcels: Lots 16 and 17 in Riverside Subdivision, a subdivision of part of the fractional East Half of Section 29, including part of Lots 2, 3, 4, 6 and 7, and all of Lot 5 in Assessor's Plat for taxation in part of the East Half of Section 29, and part of Lots 1 and 2 of Assessor's Plat of part of the West Half of the East Half of Section 29, all in Fondulac Township, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 2014100035, BEARING AN EFFECTIVE DATE OF JULY 28, 2015.

## Vicinity Map



# ALTA/ACSM Land Title Survey

# **OfficeMax - East Peoria Project** 200 Riverside Drive, East Peoria, IL

Based on Chicago Title Insurance Company Commitment No. 2014100035

# Surveyor's Certification

bearing an effective date of July 28, 2015.

To: Norman Bobrow & Co., Inc.; Bobpeoria IL, LLC; First Merchants Bank, National Association; Eiseman Levine Lehrhaupt & Kakoyiannis, P.C.; Chicago Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16 and 21 of Table A thereof. The field work was completed on August 3, 2015.



In the State of Illinois, Expires 11-30-2016

Date of First Issue August 7, 2015

Date of Last Revision August 12, 2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JLH Land Surveying Inc. 7222 Courtwright Drive Plainfield, IL 60586 Phone: 815-729-4000 www.jlhsurvey.com

Survey Performed By:

Network Project No. 201502264, 001

Page 1 of 2

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