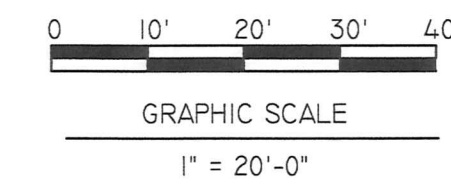


# ALTA/NSPS LAND TITLE SURVEY

OF PART OF LOT 4 OF FIRST INTERSTATE COMMERCIAL SUBDIVISION,  
SECTION 35, T.2S., R.2E. OF THE 3RD P.M., JEFFERSON COUNTY, ILLINOIS

## LEGEND

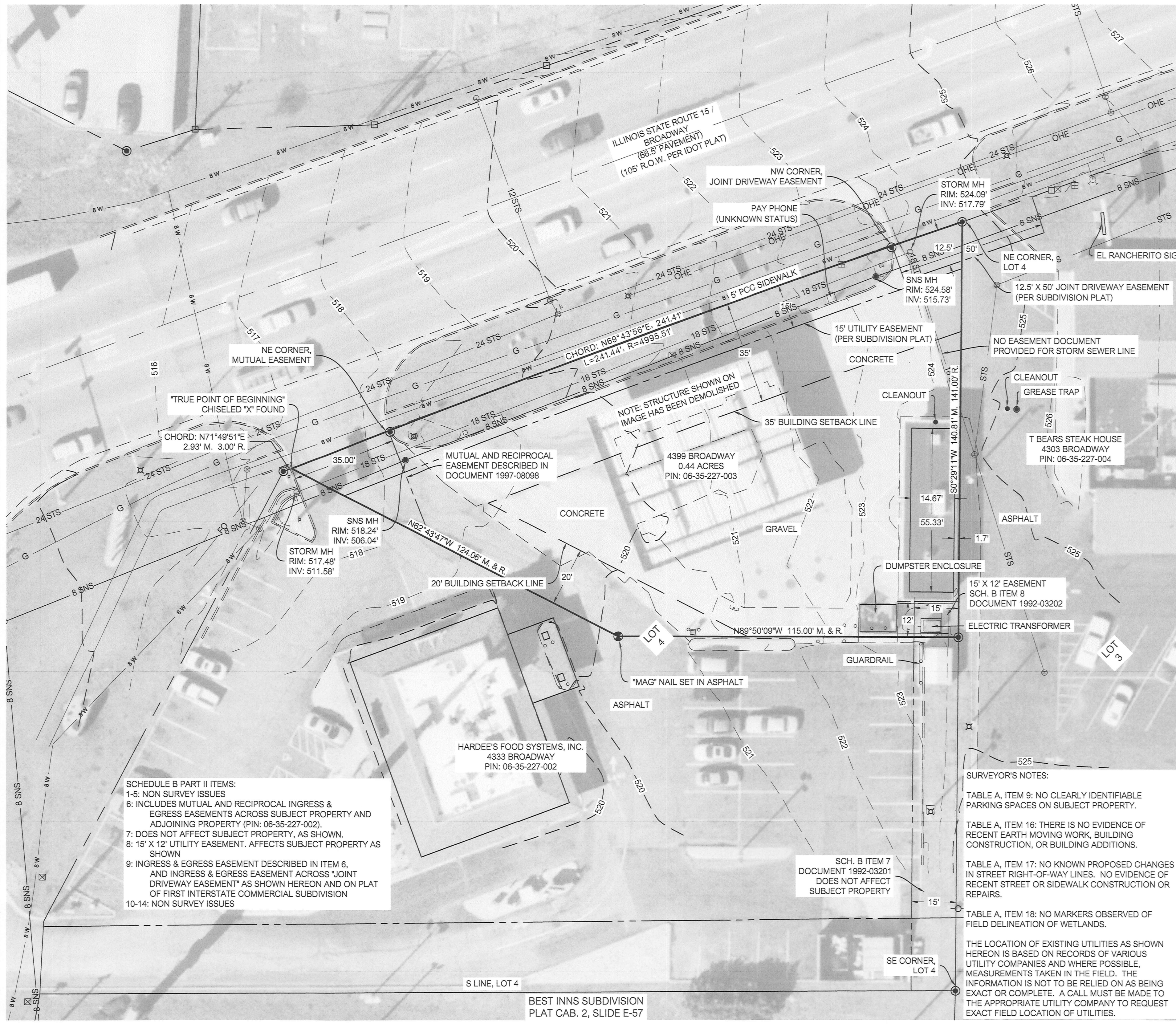
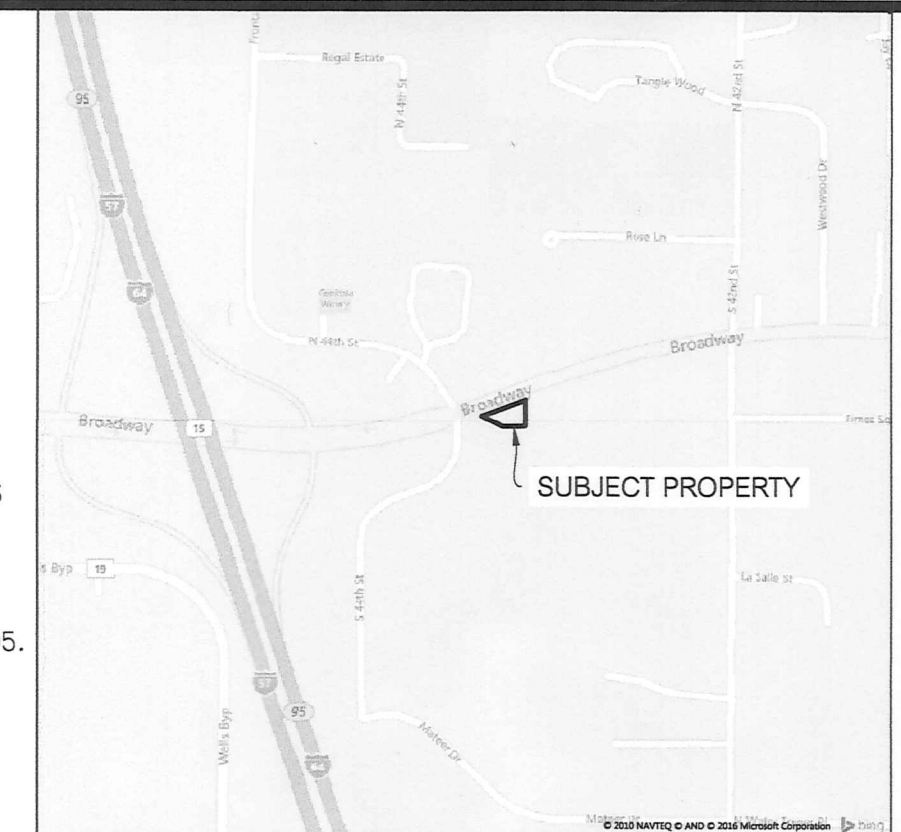
---	BOUNDARY LINE
---	CENTER LINE
---	RIGHT-OF-WAY
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	STORM SEWER LINE
---	OVERHEAD ELECTRIC
●	IRON PIN FOUND
⊗	MAG NAIL SET
⊠	CONCRETE MONUMENT
M	MEASURED
R	RECORDED
○	UTILITY POLE
⊗	TELEPHONE PEDESTAL
⊙	SNS MANHOLE
⊙	STS INLET / MANHOLE
⊙	LIGHT POLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	PIPE BOLLARD
⊙	SIGN



BEARINGS BASED ON ILLINOIS STATE PLANE  
COORDINATE SYSTEM, EAST ZONE NAD 83  
ELEVATIONS REFERENCED TO NAVD 88 AS  
MEASURED WITH TRIMBLE VRS NOW RTK GNSS  
CONTOUR INTERVAL = 1'

NOTE: AERIAL PHOTOGRAMMETRY TAKEN IN 2005.

FIELD WORK COMPLETED 4/20/2016



## LEGAL DESCRIPTION

PART OF LOT 4 OF FIRST INTERSTATE COMMERCIAL SUBDIVISION BEING A PART OF SAM CASEY SUBDIVISION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL AS RECORDED MAY 26, 1975 IN CABINET 2, DRAWER M, INSTRUMENT NO. 2224 AND IN PLAT CABINET 1, SLIDE A-34, IN THE RECORDER'S OFFICE OF JEFFERSON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE SOUTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, 1094.10 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 08 SECONDS WEST, 1871.65 FEET TO A CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY LINE OF FRONTAGE ROAD THENCE NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, 441.33 FEET UPON THE SOUTH LINE OF A DECLARATION EXECUTED BY LENA BERTICK, JOSEPH LUMMEL AND HELEN LUMMEL RECORDED AS DECLARATION JJ-7705 UNDER THE DATE OF APRIL 24, 1972 IN CABINET 1, DRAWER H, INSTRUMENT NO. 3470 IN JEFFERSON COUNTY, ILLINOIS RECORDER'S OFFICE TO A CONCRETE MONUMENT REFERENCED AS NO. 2 OF SAID DECLARATION; THENCE NORTH 02 DEGREES 08 MINUTES 50 SECONDS EAST, 280.95 FEET TO A CONCRETE MONUMENT REFERENCED AS NO. 3 OF SAID DECLARATION AND BEING A POINT IN THE SAID EASTERLY RIGHT-OF-WAY LINE OF FRONTAGE ROAD THENCE UPON SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 299.11 FEET, AN ARC LENGTH OF 107.40 FEET AND SUBTEND BY A CHORD BEARING NORTH 10 DEGREES 34 MINUTES 20 SECONDS EAST, 106.82 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 (I.U.S. ROUTE 460) AS SET BY THE DIVISION OF HIGHWAYS; THENCE NORTH 27 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE WEST SIDE OF WEST LOT AND ALONG SAID RIGHT-OF-WAY LINE 172.64 FEET TO A CONCRETE RIGHT-OF-WAY MARKER IN THE SOUTH RIGHT-OF-WAY LINE OF UNITED STATES ROUTE 460, NOW SBI STATE ROUTE 15, THENCE UPON SAID SOUTHERLY RIGHT-OF-WAY BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 4995.51 FEET, AN ARC LENGTH OF 300 FEET AND SUBTEND BY A CHORD BEARING NORTH 68 DEGREES 21 MINUTES 04 SECONDS EAST, 3.00 FEET TO THE "TRUE POINT OF BEGINNING" FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUING UPON SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID 4995.51 FEET RADIUS CURVE, AN ARC LENGTH OF 241.48 FEET BEING SUBTEND BY A CHORD BEARING NORTH 69 DEGREES 47 MINUTES 23 SECONDS EAST, 241.66 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 54 SECONDS WEST, 141.00 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST, 115.00 FEET; THENCE NORTH 62 DEGREES 51 MINUTES 24 SECONDS WEST, 124.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES ALSO KNOWN AS THE FOLLOWING MEASURED DESCRIPTION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, JEFFERSON COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 07 MINUTES 08 SECONDS WEST A DISTANCE OF 1871 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 25 SECONDS EAST A DISTANCE OF 1094.10 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FRONTAGE ROAD THENCE NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 441.33 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 50 SECONDS WEST A DISTANCE OF 280.95 FEET; THENCE CURVING TO THE LEFT ALONG FRONTAGE ROAD WITH A RADIUS OF 299.11 FEET, A CHORD DISTANCE OF 106.82 FEET AND A CHORD BEARING OF NORTH 10 DEGREES 34 MINUTES 20 SECONDS EAST; THENCE NORTH 27 DEGREES 55 MINUTES 50 SECONDS EAST A DISTANCE OF 172.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 460; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 4995.51 FEET, AN ARC LENGTH OF 300 FEET AND SUBTEND BY A CHORD BEARING NORTH 68 DEGREES 21 MINUTES 04 SECONDS EAST A DISTANCE OF 3.00 FEET TO A POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON SAID 4995.51 FEET RADIUS CURVE, AN ARC LENGTH OF 241.48 FEET BEING SUBTEND BY A CHORD BEARING NORTH 69 DEGREES 43 MINUTES 01 SECONDS EAST A DISTANCE OF 241.45 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 54 SECONDS WEST A DISTANCE OF 140.99 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 114.92 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 32 SECONDS WEST A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED BEING A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, CERTIFIES TO (1) \_\_\_\_\_ (LENDER)  
(1) STEWART TITLE GUARANTY COMPANY, AND QUATRO DEVELOPMENT, LLC AS FOLLOWS:

1. THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND THE 20TH DAY OF APRIL, 2016 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. (EXCEPT AS SHOWN ON THE SURVEY) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. (EXCEPT AS SHOWN ON THE SURVEY) THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 16000031000 DATED APRIL 7, 2016, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTION OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE REPORT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. THE SUBJECT PROPERTY IS ZONED B-2, SECONDARY BUSINESS, PER THE CURRENT ZONING ORDINANCE OF THE CITY OF MT. VERNON. THE SUBJECT PROPERTY MEETS THE CURRENT ZONING ORDINANCE REQUIREMENTS.
10. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS SHOWN BY THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 17081C0179C. EFFECTIVE DATE SEPTEMBER 17, 2010.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

By: Kevin Phillips  
NAME: KEVIN PHILLIPS, PLS NO. 35-003204  
DATE: 4/29/2016



LICENSE EXPIRES 11/30/2016

- SCHEDULE B PART II ITEMS:
- 1-5: NON SURVEY ISSUES
  - 6: INCLUDES MUTUAL AND RECIPROCAL INGRESS & EGRESS EASEMENTS ACROSS SUBJECT PROPERTY AND ADJOINING PROPERTY (PIN: 06-35-227-002).
  - 7: DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN.
  - 8: 15' X 12' UTILITY EASEMENT. AFFECTS SUBJECT PROPERTY AS SHOWN
  - 9: INGRESS & EGRESS EASEMENT DESCRIBED IN ITEM 6, AND INGRESS & EGRESS EASEMENT ACROSS "JOINT DRIVEWAY EASEMENT" AS SHOWN HEREON AND ON PLAT OF FIRST INTERSTATE COMMERCIAL SUBDIVISION
  - 10-14: NON SURVEY ISSUES

- SURVEYOR'S NOTES:
- TABLE A, ITEM 9: NO CLEARLY IDENTIFIABLE PARKING SPACES ON SUBJECT PROPERTY.
  - TABLE A, ITEM 16: THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  - TABLE A, ITEM 17: NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - TABLE A, ITEM 18: NO MARKERS OBSERVED OF FIELD DELINEATION OF WETLANDS.

THE LOCATION OF EXISTING UTILITIES AS SHOWN HEREON IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. A CALL MUST BE MADE TO THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

Round Table Design INC.  
Architecture · Engineering · Land Surveying  
1020 Main Street  
Mt. Vernon, IL (618) 244-7819  
www.round-table-design.com

A SURVEY FOR QUATRO DEVELOPMENT, LLC JEFFERSON COUNTY, ILLINOIS	ALTA/NSPS LAND TITLE SURVEY	
	FILE NAME: 1160560.DWG	ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER: 194-001614
DWN BY: MRD	APP. BY: KLP	
PLOT SCALE: 1:1	DATE: 4/29/2016	
JOB NAME:		
DRAWING TITLE:		

SHEET:  
**LS-1**