

- ### LEGEND
- ⊙ "MAG" NAIL SURVEY MONUMENT WITH BRASS TAG STAMPED "ILS 2207" SET
  - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
  - × EXISTING CHISELED "X" SURVEY MONUMENT FOUND IN CONCRETE
  - ⊙ PK NAIL SURVEY MONUMENT FOUND
  - BRASS TABLET SURVEY MONUMENT FOUND
  - EXISTING UTILITY EASEMENT LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING CENTERLINE
  - TITLE LINE
  - EXISTING BUILDING LINE
  - ⊙ EXISTING GAS METER
  - ⊙ EXISTING DECIDUOUS TREE
  - ⊙ EXISTING EVERGREEN TREE
  - ⊙ EXISTING PRIVATE MAILBOX
  - ⊙ EXISTING "SOFT" SPOT ELEVATION
  - ⊙ EXISTING "HARD" SPOT ELEVATION
  - ⊙ EXISTING "HARD" SPOT ELEVATION AT TOP OF CURB
  - ⊙ EXISTING "HARD" SPOT ELEVATION AT FLOWLINE OF GUTTER
  - ⊙ EXISTING "HARD" SPOT ELEVATION AT MANHOLE RIM
  - ⊙ EXISTING "HARD" SPOT ELEVATION ON FIRST FLOOR
  - ⊙ EXISTING "HARD" SPOT ELEVATION AT TOP OF RETAINING WALL
  - TS#2 TRAVERSE STATION/DESIGNATION
  - ⊙ BERN'S, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
  - 750 EXISTING CONTOUR LINE
  - ⊙ EXISTING WATER VALVE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EASEMENT/RESTRICTION DESIGNATION
  - ⊙ KEYED ENCROACHMENT DESIGNATION
  - ⊙ EXISTING SIGN
  - ⊙ EXISTING ELECTRIC TRANSFORMER
  - ⊙ EXISTING TELEPHONE PEDESTAL
  - ⊙ EXISTING TELEPHONE MANHOLE
  - ⊙ EXISTING CABLE TELEVISION PEDESTAL
  - ⊙ EXISTING ELECTRIC LIGHTING MANHOLE (HAND HOLE)
  - ⊙ EXISTING ELECTRIC TRAFFIC SIGNAL LIGHT
  - ⊙ EXISTING STORM SEWER MANHOLE (OPEN LID)
  - ⊙ EXISTING STORM SEWER MANHOLE (CLOSED LID)
  - EXISTING STORM SEWER CURB INLET
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - ⊙ EXISTING SANITARY SEWER CLEANOUT
  - ⊙ EXISTING EXTENDED ARM POLE LIGHT
  - ⊙ EXISTING BOLLARD
  - ⊙ EXISTING FLOOR DRAIN
  - UT— EXISTING UNDERGROUND TELEPHONE LINE (APPROXIMATE LOCATION)
  - 6"W— EXISTING WATER LINE/SIZE (APPROXIMATE LOCATION)
  - 2"G— EXISTING GAS LINE/SIZE (APPROXIMATE LOCATION)
  - 10"ST— EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
  - 8"SAN— EXISTING SANITARY SEWER LINE/SIZE (APPROXIMATE LOCATION)
  - ⊙ EXISTING ELECTRIC METER
  - ⊙ EXISTING IRRIGATION VALVE
  - ⊙ UNDERGROUND UTILITY LOCATE MARK (APPROXIMATE LOCATION)
  - ( ) RECORD MEASUREMENT AND/OR DATA
  - ? DESTINATION OR DATA UNKNOWN
  - PIN PERMANENT INDEX NUMBER
  - UE— EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
  - ⊙ EXISTING TRAFFIC SIGNAL MANHOLE (HAND HOLE)

**ENCROACHMENT NOTES**  
 A AN EXISTING CONCRETE SIDEWALK APPARENTLY ENCLOSES UPON THE EAST LINE OF LOT 303 BY AS MUCH AS 0.16 FEET.

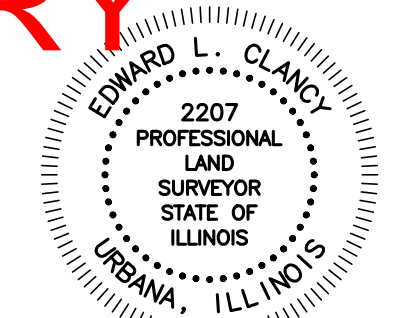
**CERTIFICATION**  
 TO FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 8, 9, 11A, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED DECEMBER 21, 2021 THRU JANUARY 6, 2022.

SIGNED AND SEALED JANUARY 6, 2022

**PRELIMINARY**

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
 BERN'S, CLANCY AND ASSOCIATES, P.C.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
 LICENSE EXPIRATION: NOVEMBER 30, 2022  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
 LICENSE EXPIRATION: APRIL 30, 2023



**ALTA / NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY FOR LOT 303 OF NORTHPOINTE SUBDIVISION 3B IN SECTION 2, TOWNSHIP 19 NORTH, AND PART OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS**

**BERN'S, CLANCY AND ASSOCIATES ENGINEERS • SURVEYORS • PLANNERS**  
 405 EAST MAIN STREET - POST OFFICE BOX 755  
 URBANA, ILLINOIS 61803-0755  
 PHONE: (217) 384-1144 - FAX: (217) 384-3355  
 DRAWN BY: [Signature]

**J. U. L. I. E.**  
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123  
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**SURVEYOR'S REPORT**

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF **PETER PAVEK (QUATTRO)** I PREPARED AN ALTA/NSPS LAND TITLE SURVEY OF A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 8, 9, 11A, 13, 14, 16, 17, AND 18 IN TABLE "A" CONTAINED THEREIN AND THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE AS DEFINED IN SAID MINIMUM STANDARD DETAIL REQUIREMENTS. THE PROPERTY SURVEYED IS MORE PARTICULARLY DESCRIBED AS SET FORTH IN THE DESCRIPTION PROVIDED TO ME AS SET FORTH IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER NCS-1103326-CHI2 WITH AN EFFECTIVE DATE OF DECEMBER 8, 2021.

SCHEDULE A (LEGAL DESCRIPTION)

LOT 303 OF NORTH POINTE SUBDIVISION NO. 3B, AS PER PLAT RECORDED IN PLAT BOOK "CC" AT PAGE 174, AS DOCUMENT 96R12144, SITUATED IN THE CITY OF CHAMPAIGN, IN THE COUNTY OF CHAMPAIGN, IN THE STATE OF ILLINOIS.

SCHEDULE B PART II (EXCEPTIONS)

- THE LAND APPEARS TO LIE WITHIN THE BOUNDARIES OF THE URBANA-CHAMPAIGN SANITARY DISTRICT, WHICH ASSESSES A SANITARY SEWER FEE, AND IS SUBJECT TO ALL LAWFUL ORDERS ISSUED AND ASSESSMENTS LEVIED IN CONNECTION THEREWITH.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN SEDOWICZ PROPERTIES, L.P., A GEORGIA LIMITED PARTNERSHIP, LESSOR, AND T.S.S.O., INC., A GEORGIA CORPORATION, LESSEE, DATED FEBRUARY 5, 1998 AS DISCLOSED BY A SHORT FORM MEMORANDUM OF LEASE RECORDED FEBRUARY 6, 1998 AS DOCUMENT 98R03181, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN BLUE APPLE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, AND HEARTLAND APPLE, INC., AN ILLINOIS CORPORATION, LESSEE, DATED MARCH 4, 2002 AS DISCLOSED BY A MEMORANDUM OF MASTER LEASE RECORDED MARCH 14, 2002 AS DOCUMENT 2002R09277, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
- DISPOSITION AGREEMENT MADE BY AND AMONG RED APPLE REMAINDER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BLUE APPLE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 31, 2007 AS DOCUMENT 2007R20539, AND THE TERMS AND PROVISIONS THEREOF.
- RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT MADE BY AND BETWEEN MEIJER REALTY COMPANY, A MICHIGAN CORPORATION AND CLINTON C. ATKINS, RECORDED AUGUST 19, 1994 AS DOCUMENT 94R22279, AND THE TERMS AND PROVISIONS THEREOF. MEMORANDUM OF CONSENT AND AGREEMENT RECORDED MARCH 27, 1996 AS DOCUMENT 96R06805.
- CITY OF CHAMPAIGN PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHAMPAIGN, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 19, 1994 AS DOCUMENT 94R22273, AND THE TERMS AND PROVISIONS THEREOF.
- CITY OF CHAMPAIGN PERMANENT EASEMENT IN FAVOR OF THE CITY OF CHAMPAIGN, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 19, 1994 AS DOCUMENT 94R22275, AND THE TERMS AND PROVISIONS THEREOF.
- PERMANENT EASEMENT--SANITARY SEWER IN FAVOR OF THE CITY OF CHAMPAIGN, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1993 AS DOCUMENT 93R10403, AND THE TERMS AND PROVISIONS THEREOF.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENT, ACCESS NOTES AND OTHER MATTERS SHOWN ON THE PLAT FOR NORTH POINTE SUBDIVISION NO. 3B AND THE OWNER'S CERTIFICATE AND RESTRICTIVE COVENANTS ATTACHED THERETO, RECORDED MAY 20, 1996 AS DOCUMENT 96R12144. FOR PARTICULARS, SEE DOCUMENT.

SCHEDULE B PART II SURVEYOR'S COMMENTS

- NOT PLOTTABLE. BLANKET COVERAGE OVER SITE.
- NOT A MATTER OF SURVEY
- NOT A MATTER OF SURVEY
- NOT A MATTER OF SURVEY
- NOT PLOTTABLE. DOCUMENT MENTIONS TOWN CENTRE BOULEVARD.
- SEE PLAT. FOR ROADWAY AND PUBLIC UTILITIES.
- OFF-SITE
- SEE PLAT. THIS DOCUMENT CAN ALSO BE SEEN ON PLAT OF NORTHPOINTE SUBDIVISION NUMBER 3B.
- SEE PLAT

**J. U. L. I. E.**  
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123

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SURVEYOR'S REPORT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 8, 9, 11A, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED DECEMBER 21, 2021 THRU JANUARY 6, 2022.

I FURTHER STATE THAT I FOUND AND/OR SET THE SURVEY MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY AND THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE SUBJECT PROPERTY IS COMMONLY KNOWN AS 2121 NORTH PROSPECT AVENUE, CHAMPAIGN ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED NET TRACT CONTAINS 56,900 SQUARE FEET (1.31 ACRES), MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 17019C0294D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013 THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

I FURTHER STATE THAT THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

I FURTHER STATE THAT THERE IS NO REPORTED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT NO INDEPENDENT INVESTIGATION CONCERNING ZONING OR LAND USE, OR INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS WAS MADE AS A PART OF THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE CLIENT

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THE ACCOMPANYING PLAT OF SURVEY IS A SCALED REPRESENTATION OF THE PHYSICAL SITUATION WHICH I FOUND IN THE FIELD AND SHOWS THE LOCATION OF VARIOUS ABOVE-GROUND FACILITIES WHICH I FOUND IN THE FIELD AT THE TIME OF MY FIELD SURVEY OF THESE PREMISES FROM DECEMBER 21, 2021 TO JANUARY 6, 2022.

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I FURTHER STATE THAT THERE ARE NO PROPOSED CHANGES BY THE CITY OF CHAMPAIGN PER THE CHAMPAIGN ENGINEERING DEPARTMENT.

WE OBSERVED AN UNDERGROUND TELEPHONE SERVICE LINE THAT MAY EXTEND THROUGH LOT 302 TO THE BUILDING AT LOT 303 BUT NO OTHER OFF-SITE PLOTTABLE UTILITIES.

SIGNED AND SEALED JANUARY 6, 2022

**PRELIMINARY**

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
LICENSE EXPIRATION: NOVEMBER 30, 2022  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
LICENSE EXPIRATION: APRIL 30, 2023



**BENCHMARK DATA ( N.A.V.D. 1988 )**

BCA BENCHMARK #4805 FOUND CITY OF CHAMPAIGN HORIZONTAL AND VERTICAL CONTROL MONUMENT NO. 24 BRASS TABLET IN CONCRETE 40 FEET± WEST OF THE CENTERLINE OF PROSPECT AVENUE; AND 108 FEET± SOUTH OF THE CENTERLINE OF TOWN CENTRE BOULEVARD, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

BCA BENCHMARK #4806 SET CHISELED SQUARE ON TOP OF SOUTHEAST SIDE OF CONCRETE LIGHT BASE 100 FEET± SOUTH OF THE CENTERLINE OF TOWN CENTRE BOULEVARD; AND 310 FEET± WEST OF THE CENTERLINE OF PROSPECT AVENUE, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

BCA BENCHMARK #4807 SET CHISELED SQUARE ON TOP OF NORTHEAST SIDE OF CONCRETE LIGHT BASE 339 FEET± SOUTH OF THE CENTERLINE OF TOWN CENTRE BOULEVARD; AND 310 FEET± WEST OF THE CENTERLINE OF PROSPECT AVENUE, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

**HORIZONTAL CONTROL DATA N.A.D. 83 ( 2011 )**

TRAVERSE STATION 1  
N: 1,265,578.45 FT.  
E: 1,005,229.51 FT.  
SET "MAG" HUB IN PARKING ISLAND 14 FEET SOUTH OF AN EXISTING LIGHT POLE; 298 FEET± SOUTH OF THE CENTERLINE OF TOWN CENTRE BOULEVARD; AND 107 FEET± WEST OF THE CENTERLINE OF PROSPECT AVENUE, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

TRAVERSE STATION 2  
N: 1,265,711.28 FT.  
E: 1,005,116.68 FT.  
SET "MAG" NAIL IN CONCRETE 10.6 FEET WEST OF AN EXISTING WALK-IN COOLER ENCLOSURE; 20 FEET± NORTH OF AN EXISTING GREASE TRAP; 164 FEET± SOUTH OF THE CENTERLINE OF TOWN CENTRE BOULEVARD; AND 218 FEET± WEST OF THE CENTERLINE OF PROSPECT AVENUE, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

**PARKING SUMMARY**

NUMBER OF REGULAR PARKING SPACES: 102  
NUMBER OF ACCESSIBLE PARKING SPACES: 5  
TOTAL NUMBER OF PARKING SPACES: 107

**ALTA / NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY FOR LOT 303 OF NORTHPOINTE SUBDIVISION 3B IN SECTION 2, TOWNSHIP 19 NORTH, AND PART OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS**



**BERNS, CLANCY AND ASSOCIATES**  
ENGINEERS • SURVEYORS • PLANNERS  
405 EAST MAIN STREET - POST OFFICE BOX 755  
URBANA, ILLINOIS 61803-0755  
PHONE: (217) 384-1144 - FAX: (217) 384-3355  
DRAWN BY:

JOB: 8154  
FILE: 8154 ALTA.DWG  
DATE: 010622  
SHEET 2 OF 3



**MANHOLE / INLET DATA**

SANITARY MANHOLE 01  
RIM ELEVATION: 749.88 FT.  
INV. 10 INCH CLAY N: 738.18 FT.  
INV. 10 INCH CLAY S: 738.20 FT.  
INV. 10 INCH CLAY W: 738.26 FT.

TELEPHONE MANHOLE 02  
RIM ELEVATION: 750.53 FT.  
TOP (6) 4 INCH CONDUITS N: 743.33 FT.  
TOP (2) 4 INCH CONDUITS E: 746.83 FT.  
TOP (6) 4 INCH CONDUITS S: 743.33 FT.  
TOP (2) 4 INCH CONDUITS W: 746.83 FT.  
CEILING ELEVATION: 747.93 FT.  
FLOOR ELEVATION: 740.93 FT.

STORM INLET 03  
RIM ELEVATION: 750.47 FT.  
INV. 12 INCH CONC. W: 747.59 FT.  
PIPE JOINT FAILURE

STORM INLET 04  
RIM ELEVATION: 749.47 FT.  
INV. 12 INCH CONC. E: 744.77 FT.  
INV. 12 INCH CONC. S: 744.77 FT.  
INV. 12 INCH CONC. W: 744.67 FT.

STORM INLET 05  
RIM ELEVATION: 749.54 FT.  
INV. 12 INCH CONC. N: 745.42 FT.

STORM MANHOLE 06  
RIM ELEVATION: 750.24 FT.  
INV. 36 INCH CONC. N: 743.99 FT.  
INV. 12 INCH CONC. E: 744.57 FT.  
INV. 36 INCH CONC. S: 744.03 FT.

SANITARY MANHOLE 07  
RIM ELEVATION: 751.34 FT.  
INV. 10 INCH CLAY N: 738.72 FT.  
INV. 10 INCH CLAY W: 738.74 FT.

STORM INLET 08  
RIM ELEVATION: 750.05 FT.  
INV. 12 INCH CONC. NW: 745.47 FT.  
INV. 12 INCH CONC. E: 745.55 FT.

STORM MANHOLE 09  
RIM ELEVATION: 751.63 FT.  
INV. 36 INCH CONC. N: 744.07 FT.  
INV. 12 INCH CONC. E: 745.42 FT.  
INV. 36 INCH CONC. S: 744.14 FT.

STORM INLET 10  
RIM ELEVATION: 749.71 FT.  
INV. 12 INCH CONC. NE: 746.15 FT.

STORM INLET 11  
RIM ELEVATION: 750.86 FT.  
INV. 12 INCH CONC. E: 745.81 FT.  
INV. 12 INCH CONC. S: 746.04 FT.  
INV. 15 INCH CONC. W: 745.78 FT.

SANITARY MANHOLE 12  
RIM ELEVATION: 751.73 FT.  
INV. 10 INCH CLAY E: 738.69 FT.  
INV. 10 INCH CLAY W: 738.80 FT.

STORM MANHOLE 13  
RIM ELEVATION: 750.96 FT.  
INV. 24 INCH CONC. NW: 745.21 FT.  
INV. 15 INCH CONC. E: 745.41 FT.  
INV. 18 INCH CONC. S: 745.29 FT.  
INV. 21 INCH CONC. W: 745.81 FT.

MANHOLE 14  
RIM ELEVATION: 751.48 FT.  
NOT INSPECTED

MANHOLE 15  
RIM ELEVATION: 750.51 FT.  
NOT INSPECTED

MANHOLE 16  
RIM ELEVATION: 750.22 FT.  
NOT INSPECTED

SANITARY MANHOLE 17  
RIM ELEVATION: 753.94 FT.  
INV. ? INCH CLAY N: 739.92 FT.  
INFILL  
INV. ? INCH CLAY E: 739.02 FT.  
INV. 10 INCH CLAY S: 739.09 FT.  
INV. 10 INCH CLAY W: 739.14 FT.

STORM INLET 18  
RIM ELEVATION: 752.59 FT.  
INV. 10 INCH HDPE N: 749.26 FT.

STORM MANHOLE 19  
RIM ELEVATION: 753.48 FT.  
INV. 15 INCH CONC. NW: 747.98 FT.  
INV. 12 INCH PVC E: 748.14 FT.  
INV. 8 INCH PVC SE: 748.18 FT.

STORM MANHOLE 20  
RIM ELEVATION: 752.84 FT.  
INV. 10 INCH PVC E: 749.43 FT.  
INV. 8 INCH PVC SE: 749.56 FT.  
INV. 12 INCH PVC W: 749.36 FT.

STORM MANHOLE 21  
RIM ELEVATION: 752.15 FT.  
INV. 10 INCH PVC S: 750.00 FT.  
INV. 10 INCH PVC W: 749.89 FT.

STORM INLET 22  
RIM ELEVATION: 752.35 FT.  
INV. 18 INCH CONC. N: 745.95 FT.  
INV. 15 INCH CONC. SE: 746.01 FT.

SANITARY MANHOLE 23  
RIM ELEVATION: 753.79 FT.  
TOP OF WATER ELEVATION: 750.99 FT.  
GREASE TRAP FULL OF GREASE

STORM MANHOLE 24  
RIM ELEVATION: 753.47 FT.  
INV. 12 INCH CONC. N: 748.05 FT.  
INV. 6 INCH HDPE SE: 748.17 FT.  
INV. 8 INCH HDPE S: 748.07 FT.

SANITARY MANHOLE 25  
RIM ELEVATION: 754.44 FT.  
INV. 10 INCH CLAY N: 740.13 FT.  
INV. 4 INCH PVC SE: 741.53 FT.  
INV. 10 INCH CLAY S: 740.19 FT.

**KNOWN PRIOR RECENT SURVEYS**

CHAMPAIGN TOWN CENTER SECOND SUBDIVISION BY THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2006, SIGNED MAY 3, 1994 AND RECORDED AS DOCUMENT NUMBER 94R13604.

REPLAT OF A PART OF LOT 6 OF CHAMPAIGN TOWN CENTER SECOND SUBDIVISION, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2207, SIGNED NOVEMBER 1, 1995.

NORTHPOINTE SUBDIVISION NO. 3B BY THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2014, SIGNED MAY 13, 1996 AND RECORDED AS DOCUMENT NUMBER 96R12144.

NORTHPOINTE SUBDIVISION NO. 3C BY THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2014, SIGNED OCTOBER 18, 1999 AND RECORDED AS DOCUMENT NUMBER 99R32050.

**GENERAL NOTES**

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE MUNICIPAL ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

THE LOCATION AND/OR EXISTENCE OF ALL UTILITY SERVICE LINES TO SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN.

NAMES OF ANY APPARENT ADJOINING LAND OWNERS SHOWN WERE OBTAINED FROM THE COUNTY ASSESSOR'S RECORDS, VERMILION COUNTY, ILLINOIS.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).

DETAILS NOT DRAWN TO SCALE.

SEE MONUMENT RECORDS ON FILE WITH THE COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

**ZONING REQUIREMENTS**

PER THE CITY OF CHAMPAIGN, THE PROPERTY SURVEYED IS REPORTEDLY ZONED "CG" (GENERAL COMMERCIAL) WITH THE FOLLOWING SETBACK REQUIREMENTS: FRONT YARD SETBACK 5 FEET, SIDE YARD SETBACK 5 FEET AND REAR YARD SETBACK 5 FEET.

ALTA / NSPS LAND TITLE SURVEY AND  
TOPOGRAPHIC SURVEY FOR LOT 303  
OF NORTHPOINTE SUBDIVISION 3B  
IN SECTION 2, TOWNSHIP 19 NORTH,  
AND PART OF SECTION 35,  
TOWNSHIP 20 NORTH, RANGE 8 EAST  
OF THE THIRD PRINCIPAL  
MERIDIAN, CITY OF CHAMPAIGN,  
CHAMPAIGN COUNTY, ILLINOIS

SIGNED AND SEALED JANUARY 6, 2022

**PRELIMINARY**

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
LICENSE EXPIRATION: NOVEMBER 30, 2022  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
LICENSE EXPIRATION: APRIL 30, 2023



**BERNS, CLANCY AND ASSOCIATES**  
ENGINEERS • SURVEYORS • PLANNERS  
405 EAST MAIN STREET - POST OFFICE BOX 755  
URBANA, ILLINOIS 61803-0755  
PHONE: (217) 384-1144 - FAX: (217) 384-3355  
DRAWN BY:

JOB: 8154 DATE: 010622  
FILE: 8154 ALTA.DWG SHEET 3 OF 3

**J. U. L. I. E.**  
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123  
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