

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. FIELD WORK COMPLETED: OCTOBER 24, 2019.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE. VERTICAL DATUM IS RELATIVE TO THE NAVD OF 1988, GEOID MODEL 12.
5. ZONING DATA: PROPERTY IS ZONED B2, GENERAL BUSINESS. FRONT SETBACK = 20'; REAR SETBACK = 20'; SIDE SETBACKS = SHALL MATCH THE SIDE YARD REQUIREMENTS OF THE ADJUTING RESIDENTIAL DISTRICT (APPENDIX B).
6. FLOOD NOTE: FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SUBJECT PROPERTY. A FLOOD MAP IS NOT AVAILABLE AT THE TIME OF THIS SURVEY.
7. UNDERGROUND UTILITIES AS SHOWN HEREON ON WERE LOCATED FROM ILLINOIS DIG #X2890866. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES ARE SHOWN CORRECTLY AND A NEW ILLINOIS DIG # SHOULD BE REQUESTED PRIOR TO ANY DIGGING OR CONSTRUCTION.
8. ACCESS IS GRANTED TO THIS PROPERTY VIA THE EXISTING OPERATION, RESTRICTION AND RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 98-1544 IN THE MCDONOUGH COUNTY, ILLINOIS, RECORDER'S OFFICE.
9. DURING THE COURSE OF THIS SURVEY, THE SURVEYOR DID NOT FIND ANY GAPS, GORES OR OVERLAPS.
10. REGARDING "TABLE A, ITEM 15", THE SURVEYOR MADE THIS SURVEY ON THE GROUND AND DID NOT USE ANY OF THE TECHNIQUES LISTED IN SAID ITEM 15.
11. REGARDING "TABLE A, ITEM 16", THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR CONSTRUCTION.
12. REGARDING "TABLE A, ITEM 17", THERE HAS BEEN NO PROPOSED CHANGES IN RIGHT OF WAY LINES.
13. REGARDING "TABLE A, ITEM 18", NO WETLAND DELINEATION MARKERS WERE OBSERVED.

COMMITMENT FOR TITLE INSURANCE:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-987644-PHX1
COMMITMENT DATE: NOVEMBER 12, 2019

SCHEDULE B PART II (EXCEPTIONS)

(ITEM 1) (COMMON EXCEPTION TO TITLE; NOT OF A PLOTTABLE NATURE).

(ITEM 2) (RIGHT OF WAY GRANT TO C.I.P.S. DATED AUGUST 23, 1985 RECORDED: SEPTEMBER 27, 1976 MISC. RECORD 30, PAGE 177). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEM 3) (RIGHT OF WAY GRANT TO C.I.P.S. DATED: AUGUST 8, 1986 RECORDED: AUGUST 29, 1986 AS DOCUMENT NO. 86-4354). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEM 4) (RIGHT OF WAY GRANT TO C.I.P.S. DATED: AUGUST 8, 1986 RECORDED: AUGUST 29, 1986 AS DOCUMENT NO. 86-4355). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEM 5) (RIGHT OF WAY GRANT TO C.I.P.S. RECORDED: SEPTEMBER 8, 1986 AS DOCUMENT NO. 86-4500). (INCORRECT DOCUMENT NUMBER PROVIDED TO THE SURVEYOR)

(ITEM 6) (RIGHT OF WAY GRANT TO C.I.P.S. DATED AUGUST 1, 1986 RECORDED: SEPTEMBER 8, 1986 AS DOCUMENT NO. 86-4504). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEM 7) (RIGHT OF WAY GRANT TO C.I.P.S. DATED AUGUST 12, 1986 RECORDED: SEPTEMBER 8, 1986 AS DOCUMENT NO. 86-4505). (AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON).

(ITEM 8) (RIGHT OF WAY GRANT TO C.I.P.S. DATED OCTOBER 17, 1991 RECORDED: JANUARY 28, 1992 AS DOCUMENT NO. 92-401 AND 92-402). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEM 9) (RIGHT OF WAY GRANT TO C.I.P.S. DATED MAY 26, 1992 RECORDED JUNE 3, 1992 AS DOCUMENT NO. 92-2789). (AFFECTS SUBJECT PROPERTY).

(ITEM 10) (RIGHT OF WAY TO THE CITY OF MACOMB AS PER THE ANNEXATION ORDINANCE NO. 24-65 AND PER THE AGREEMENT WITH THE CITY OF MACOMB AS DISCLOSED BY PRIOR TITLE EVIDENCE). (AFFECTS SUBJECT PROPERTY, NOT OF PLOTTABLE NATURE).

(ITEM 11) (AGREEMENT WITH THE CITY OF MACOMB DATED OCTOBER 5, 1992 RECORDED: OCTOBER 30, 1992 AS MICROFILM NO. 92-5371). (AFFECTS SUBJECT PROPERTY, NOT OF PLOTTABLE NATURE).

(ITEM 12) (AGREEMENT WITH THE CITY OF MACOMB AND PENN DANIELS RECORDED AS DOCUMENT NO. 01-2867 AND 92-5159 AND AS DOCUMENT NO. 92-5371). (AFFECTS SUBJECT PROPERTY, NOT OF PLOTTABLE NATURE).

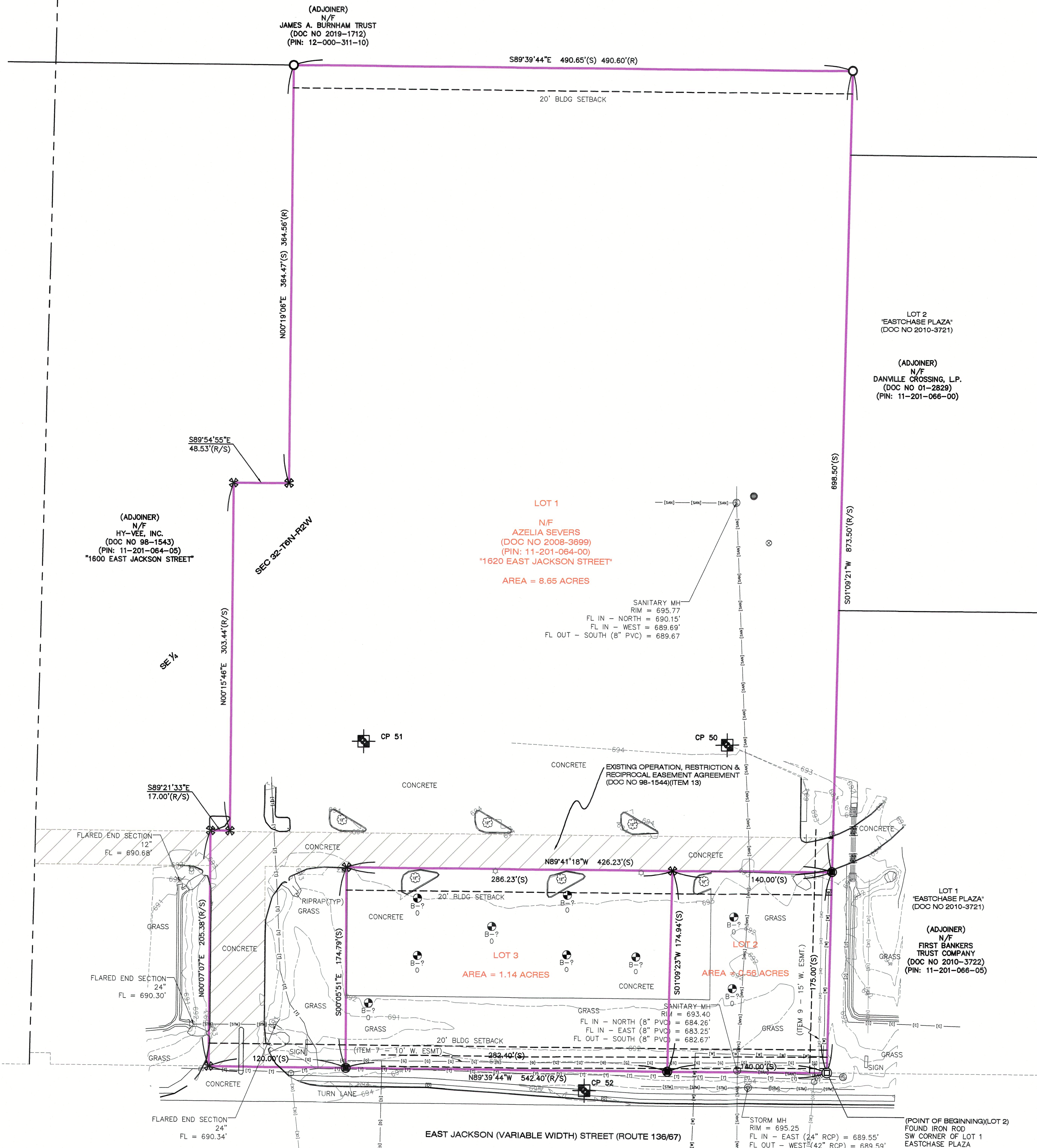
(ITEM 13) (OPERATION, RESTRICTION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 98-1544). (AFFECTS SUBJECT PROPERTY, PARTIALLY SHOWN HEREON).

(ITEM 14) (RIGHT OF WAY EASEMENT DATED JUNE 9, 2008 AND RECORDED JANUARY 29, 2009 AS DOCUMENT NUMBER 2009-309 MADE BY AZELIA M. SEVERS TO STERLING DEVELOPMENT LLC. TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN). (DOES NOT AFFECT SUBJECT PROPERTY).

(ITEMS 15-17) (COMMON EXCEPTION TO TITLE; NOT OF A PLOTTABLE NATURE).

LEGEND	
N/F NOW OR FORMERLY	
FOUND IRON ROD	
FOUND IRON PIPE	
FOUND CUT CROSS	
SET (1/2"x24") IRON ROD W/ CAP STAMPED JONES INC PDF 5094"	
SOIL BORING	
CURB INLET	
FLARED END SECTION	
GUY WIRE	
LIGHT STANDARD	
GRADED MANHOLE	
SANITARY MANHOLE	
STORM MANHOLE	
SIGN	
TREE	
UTILITY POLE	
WATER METER	
WATER VALVE	
CONTROL POINT	

AN ALTA / NSPS LAND TITLE SURVEY OF LOTS 2 AND 3, OF QUATTRO MACOMB SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



SITE

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LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

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