

ALTA/ACSM LAND TITLE SURVEY
JAYS FOOD
CHAMPAIGN, ILLINOIS
A PART OF THE W 1/2, SW 1/4, SEC. 35, T20N, R8E, 3rd PM

CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 000804087 CHA - DATED NOVEMBER 30, 2001 SCHEDULE "B" EXCEPTIONS:

⑩ EASEMENT IN FAVOR OF NORTHERN ILLINOIS WATER CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE TRANSPORTATION OF WATER AND GAS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 18, 1963 IN BOOK 737 AT PAGE 587 AS DOCUMENT NO. 701853, AFFECTING A STRIP OF LAND 60 FEET IN WIDTH ACROSS PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS.

(TRACT 1)

⑪ EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED OCTOBER 16, 1963 IN BOOK 740 AT PAGE 624 AS DOCUMENT NO. 703338, AFFECTING THE WEST 5 FEET OF THE LAND.

(TRACT 1)

⑫ EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY AND NORTHERN ILLINOIS WATER CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JULY 27, 1967 IN BOOK 853 AT PAGE 506 AS DOCUMENT NO. 764237, AFFECTING A STRIP OF LAND 10 FEET WIDE AND 170 FEET LONG OVER THE LAND.

(TRACT 1)

⑬ EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY AND NORTHERN ILLINOIS WATER CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JULY 27, 1967 IN BOOK 853 AT PAGE 509 AS DOCUMENT NO. 764238, AFFECTING THE EAST 5 FEET OF LOTS 2 AND 3 OF A. K. & L. SUBDIVISION AND OTHER LAND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS.

(TRACT 2)

⑭ EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF A. K. & L. SUBDIVISION, RECORDED MAY 14, 1968 IN BOOK "T" AT PAGE 33 AS DOCUMENT NO. 776583, OVER THE EAST 10 FEET OF LOT 2 OF SAID SUBDIVISION.

(TRACT 2)

⑮ EASEMENT IN FAVOR OF URBANA & CHAMPAIGN SANITARY DISTRICT OF CHAMPAIGN COUNTY, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JULY 25, 1968 IN BOOK 881 AT PAGE 174 AS DOCUMENT NO. 779952, AFFECTING THE EAST 5 FEET OF LOTS 2 AND 3 OF A. K. & L. SUBDIVISION AND OTHER LAND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS.

(TRACT 2)

⑯ EASEMENT IN FAVOR OF URBANA & CHAMPAIGN SANITARY DISTRICT OF CHAMPAIGN COUNTY, ILLINOIS, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JULY 25, 1968 IN BOOK 881 AT PAGE 178 AS DOCUMENT NO. 779953, AFFECTING THE WEST 10 FEET OF THE LAND.

(TRACT 1)

⑰ EASEMENT IN FAVOR OF URBANA & CHAMPAIGN SANITARY DISTRICT OF CHAMPAIGN COUNTY, ILLINOIS, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 27, 1972 IN BOOK 990 AT PAGE 201 AS DOCUMENT NO. 72 R 13935, AFFECTING THE SOUTH 10 FEET OF THE LAND.

(TRACT 1)

⑱(A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS TRACT 2, CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS, RECORDED AUGUST 31, 1976 IN BOOK 1091 AT PAGE 467 AS DOCUMENT NO. 76 R 16213 AND DECEMBER 20, 1976 IN BOOK 1102 AT PAGE 162 AS DOCUMENT NO. 76 R 24312.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

⑲ EASEMENT IN FAVOR OF THE OWNERS OF THE LAND TO THE NORTH AND EAST OF THE PREMISES IN QUESTION FOR RIGHT OF WAY PURPOSES RESERVED IN THE DEED RECORDED DECEMBER 20, 1976 IN BOOK 1102 AT PAGE 162 AS DOCUMENT NO. 76 R 24312, AFFECTING A STRIP OF LAND 10 FEET IN WIDTH LYING SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE LAND.

(TRACT 1)

⑳ EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AUGUST 3, 1990 IN BOOK 1700 AT PAGE 148 AS DOCUMENT NO. 90 R 15040, AFFECTING THE SOUTHERLY 10 FEET OF THE LAND, EXCEPT THE WESTERLY 245 FEET THEREOF.

(TRACT 1)

TRACT 1:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 54 OF REGENCY WEST I SUBDIVISION AS RECORDED IN BOOK 922, PAGE 357, DOCUMENT 70R 1883 ON MARCH 30, 1970; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST TO A POINT ON THE EAST LINE OF A. K. AND L. SUBDIVISION, 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 103.38 FEET, SAID CURVE HAVING A CHORD DISTANCE OF 97.79 FEET AND A CHORD BEARING OF SOUTH 54 DEGREES 31 MINUTES 38 SECONDS EAST; THENCE SOUTH 21 DEGREES 43 MINUTES 52 SECONDS EAST, 67.70 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; AN ARC DISTANCE OF 104.94 FEET, SAID CURVE HAVING A CHORD DISTANCE OF 99.10 FEET AND A CHORD BEARING OF SOUTH 55 DEGREES 08 MINUTES 08 SECONDS EAST; THENCE SOUTH 88 DEGREES 32 MINUTES 13 SECONDS EAST, 592.52 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, 299.50 FEET TO THE NORTH LINE OF REGENCY WEST I SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF REGENCY WEST I SUBDIVISION, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 647.15 FEET, AN ARC DISTANCE OF 271.33 FEET, SAID CURVE HAVING A CHORD DISTANCE OF 269.35 FEET AND A CHORD BEARING OF NORTH 78 DEGREES 09 MINUTES 12 SECONDS WEST; THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF REGENCY WEST I SUBDIVISION, 515.06 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACT I AS CREATED BY DEED RECORDED DECEMBER 20, 1976 AS DOCUMENT 76 R 24312 FOR RIGHT-OF-WAY PURPOSES OVER A STRIP OF LAND 10 FEET WIDE LYING IMMEDIATELY NORTH OF AND PARALLEL TO THE NORTH LINE OF THE PREMISES ABOVE DESCRIBED; AND
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACT I AS CREATED BY EASEMENT AGREEMENT RECORDED AUGUST 31, 1976 AS DOCUMENT 76 R 16213 AND CONVEYED BY DEED RECORDED DECEMBER 20, 1976 AS DOCUMENT 76 R 24312 FOR RIGHT-OF-WAY PURPOSES OVER THE WEST 20 FEET OF LOT 3 AND THE SOUTH 20 FEET OF EVEN WIDTH OF LOT 2 IN A. K. AND L. SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS.

NOTES:

1. THIS TRACT IS LOCATED IN ZONE C ON THE SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR CHAMPAIGN COUNTY, ILLINOIS BY FEMA ON COMMUNITY PANEL NUMBER 170026 0004 B, DATED JANUARY 16, 1981.
2. THE TRACT IS ZONED CHAMPAIGN COUNTY I-1 (LIGHT INDUSTRY) AND THE REQUIRED SETBACKS ARE AS FOLLOWS:

FRONT - 35' (MAJOR)
30' (COLLECTOR)
25' (MINOR)
REAR - 20'
SIDE - 10'

SURVEYOR'S CERTIFICATE

TO PROFIT PARTNER INVESTMENTS, L.L.C., JAYS FOODS, L.L.C., PATZIK, FRANK & SAMOTNY, LTD., & CHICAGO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11b, 13, 14, 15, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: APRIL 26, 2002

DAVID P. PHILLIPPE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2591
LICENSE EXPIRES 11/30/02

