



STATE OF ILLINOIS }
 COUNTY OF CHAMPAIGN } s.s.

SURVEYOR'S CERTIFICATE

I David P. Phillips, being Illinois Professional Land Surveyor Number 2591, do hereby certify that at the request of The Atkins Group, I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being part of the Southeast Quarter of Section 22, Township 17 North, Range 6 East of the Third Principal Meridian, Champaign County, Illinois, described as follows, with bearings on a local datum:

Commencing at the Southeast corner of said Southeast Quarter of Section 22, proceed North 89° 10' 33" West along the South line of said Southeast Quarter, 1324.89 feet to the Southwest corner of the West One-Half of said Southeast Quarter; thence North 0° 20' 34" West along the West line of said West one-half of the Southeast Quarter, 27.40 feet to the North right-of-way line of the Original S.B.L. Route 25 (U.S. Route 45), said point being the True Point of Beginning; thence continue North 0° 20' 34" West along said West line, 1900.98 feet to a Westerly extension of the South line, as monumented and occupied of Village Acres Fifth Subdivision, as recorded in Plat Book Z, Page 9 in the Champaign County Recorder's Office; thence South 89° 06' 28" East along said Westerly extension of the South line and along said South line of Village Acres Fifth Subdivision, 284.13 feet to a corner on said South line; thence North 59° 09' 17" East along a Southerly line, as monumented and occupied of said Village Acres Fifth Subdivision, 100.25 feet to the Southeast corner of said Village Acres Fifth Subdivision, said corner being on a Southerly line, as monumented and occupied, of Village Acres Subdivision, as recorded in Plat Book Q, Page 15 in said Champaign County Recorder's Office; thence around the arc of a circular curve to the left along said Southerly line of Village Acres Subdivision, said curve having a radius of 465.43 feet, a chord length of 484.18 feet, a chord bearing of South 67° 38' 46" East for an arc length of 485.53 feet to a corner on said Southerly line; thence North 89° 24' 35" East along the South line of said Village Acres Subdivision, 242.65 feet to the Southeast corner of said Village Acres Subdivision, said corner being on the West line, as monumented and occupied, of Fletcher's 2nd Addition, as recorded in Plat Book A, Page 343 in said Champaign County Recorder's Office; thence South 0° 21' 11" East along said West line of Fletcher's 2nd Addition, 528.91 feet to the Southwest corner of said Fletcher's 2nd Addition; thence South 89° 13' 05" East along the South line, as monumented and occupied, of said Fletcher's 2nd Addition and along the South line, as monumented and occupied, of Fletcher's Addition, as recorded in Plat Book A, Page 242 in said Champaign County Recorder's Office, 213.68 feet to a point being 94.00 feet West of the East line of said Southeast Quarter; thence South 0° 21' 11" East along a line being parallel with and 94.00 feet West of said East line of the Southeast Quarter, 531.87 feet to a point being 535.67 feet (535 feet 8 inches) South of the North line of the Southeast Quarter of said Southeast Quarter; thence South 89° 13' 05" East along a line being parallel with and 535.67 feet South of said North line of the Southeast Quarter of the Southeast Quarter, 51.24 feet to the Westerly right-of-way line of Relocated S.B.L. Route 25 (U.S. Route 45); thence around the arc of a circular curve to the right along said Westerly right-of-way line, said curve having a radius of 1849.88 feet, a chord length of 467.58 feet, a chord bearing of South 26° 59' 21" West for an arc length of 468.63 feet to the Northeastly corner of a 1.003 acre tract of land as surveyed by Stephen A. Kurth, Illinois Professional Land Surveyor Number 1945 and shown on a plot of survey dated March 5, 1972; thence North 52° 24' 24" West along the Northerly line of said 1.003 acre tract, 208.00 feet to the Northwestly corner of said 1.003 acre tract; thence South 37° 30' 36" West along the Westerly line of said 1.003 acre tract, 208.00 feet to the Southwestly corner of said 1.003 acre tract; thence South 52° 24' 24" East along the Southerly line of said 1.003 acre tract, 208.00 feet to a concrete right-of-way marker at the Southeastly corner of said 1.003 acre tract, said concrete right-of-way marker being at 60 feet left of center line station 1165 + 81.16 on said Relocated S.B.L. Route 25, said concrete right-of-way marker also being the intersection point of said Westerly right-of-way line of Relocated S.B.L. Route 25 and the Northerly right-of-way line of said Original S.B.L. Route 25; thence around the arc of a circular curve to the right along said Northerly right-of-way line of Original S.B.L. Route 25, said curve having a radius of 969.78 feet, a chord length of 873.03 feet, a chord bearing of South 73° 33' 52" West for an arc length of 581.71 feet to a corner on said Northerly right-of-way line; thence North 89° 15' 04" West along said North right-of-way line of Original S.B.L. Route 25, for a distance of 388.49 feet to the True Point of Beginning, encompassing 48.547 acres, more or less.

I further certify that this Plat is true and correct; that I set or found the corner monuments as shown on the Plat; that this tract of land is located in Zone "C" on the Special Flood Hazard Area identified for the County of Champaign, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170894-0275 B, dated March 1, 1984; that I have not made a search of the records for easements or other encumbrances for the tract of land; that all easements shown are from Schedule B of Chicago Title Insurance Company, Commitment No. 000810199, dated April 9, 2003; that field work was completed for this project on October 15, 2003; and this professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Signed and sealed this 17th day of October, 2003.



David P. Phillips
 Illinois Professional Land Surveyor No. 2591
 License Expires 11/30/04



- LEGEND**
- BOUNDARY OF TRACT SURVEYED
 - - - - - LAND LINE
 - ~~~~~ OCCUPATION LINE
 - X - X - X - X - FENCE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - OVERHEAD ELECTRIC LINE
 - - - - - UNDERGROUND TELEPHONE LINE
 - IRON SURVEY ROD OR PIPE FOUND
 - IRON SURVEY PIPE IN CONCRETE FOUND
 - RIGHT OF WAY MARKER FOUND
 - x CHISELED "X" IN PAVEMENT FOUND
 - ⊕ FENCE POST
 - SET 1/2" x 30" IRON ROD WITH PLASTIC CAP "100 3232"
 - PK NAIL FOUND
 - N 90°00'00" E 100.00' BOUNDARY DIMENSIONS AS MEASURED
 - N 90°00'00" E 100.00' DIMENSIONS AS MEASURED
 - (N 90°00'00" E) (100.00') DIMENSIONS OF RECORD

① EXCEPTION ITEM AS NUMBERED AND DESCRIBED IN SCHEDULE B OF TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 1253 000810199, POLICY DATE APRIL 9, 2003