# ALTA/ACSM LAND TITLE SURVEY

A PART OF THE NORTHEAST QUARTER OF SECTION 13
IN TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN
IN THE CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS.
UNIT NO. 1 = 0.715 Ac.± = 31,176 S.F.±
UNIT NO. 3 = 0.641 Ac.± = 27,972 S.F.±

## LEGAL DESCRIPTION

PARCEL I
UNIT NO. 1 AND UNIT NO. 3 OF PARKWAY POINTE CONDOMINIUM PURSUANT TO DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 12, 1993, IN THE RECORDERS OFFICE OF SANGAMON COUNTY, ILLINOIS AS DOCUMENT NUMBER 93-50835, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS INCLUDING SITE IMPROVEMENTS THEREON AS SPECIFIED IN SAID DECLARATION OF CONDOMINIUM.

EXCEPT THE COAL AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL AND MINERALS.

PARCEL II
EASEMENT FOR INGRESS AND EGRESS CREATED BY THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED MAY 30, 1990 AS DOCUMENT 90J013705, AS AFFECTED BY THAT CERTAIN AGREEMENT FOR MODIFICATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AUGUST 20, 1990 AS DOCUMENT 90J021470.

## SCHEDULE B EXCEPTIONS

PART 1 - TITLE EXCEPTION NO. 2
EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. AS SHOWN ON THE ALTA SURVEY.

PART 1 - TITLE EXCEPTION NO. 3.
ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. AS SHOWN ON THE ALTA SURVEY.

EASEMENT FOR THE BENEFIT OF UNIT NO.1 AND UNIT NO.2, FOR INGRESS AND EGRESS AS CREATED BY THE FOLLOWING:

PART 2 - TITLE EXCEPTION NO.3

DOCUMENT 90J013705, (EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND - "ECR"), RECORDED MAY 30, 1990, AND DOCUMENT 90J21470 (AGREEMENT FOR MODIFICATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND - ECR"), RECORDED AUGUST 20, 1990, MADE BY AND BETWEEN WAL-MART STORES, INC., A DELEWARE CORPORATION AND FREEDOM PARKWAY PARTNERSHIP, A GENERAL PARTNERSHIP.

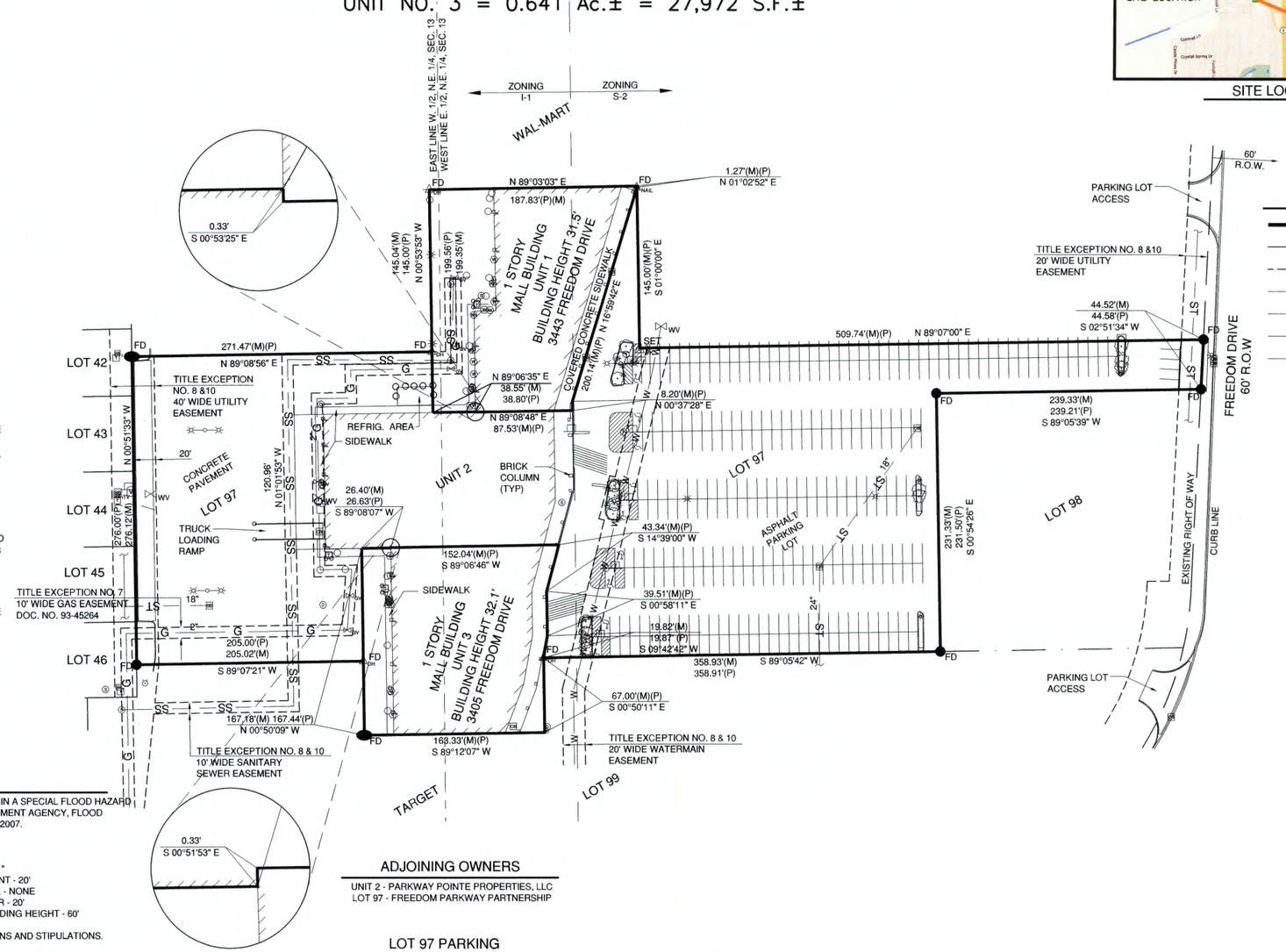
PART 2 - TITLE EXCEPTION NO.4
DOCUMENT 90J026001 (AGREEMENT), RECORDED OCTOBER 3, 1990, MADE BY AND BETWEEN VETERANS PARKWAY LIMITED PARTNERSHIP AND FREEDOM PARTNERSHIP AND KERASOTES THEATERS, INC.

PART 2 - TITLE EXCEPTION NO. 7
EASEMENT RECORDED MAY 14, 1991 AS DOCUMENT NO. 91013042 MADE BY FREEDOM PARKWAY PARTNERSHIP TO CILCO WAS SUPERSEDED BY GAS EASEMENT DATED OCTOBER 8, 1993 AND RECORDED OCTOBER 15, 1993, AS DOCUMENT NO. 93-45264 MADE BY FIRST OF AMERICA TRUST COMPANY AS TRUSTEE FOR LAND TRUST NO. 35-6457 TO CENTRAL ILLINOIS LIGHT COMPANY, BEING A 10 FEET IN WIDTH AS LOCATED ON PLAT ATTACHED TO SAID DOCUMENT, AS SHOWN ON SURVEY

PART 2 -TITLE EXCEPTION NO. 8
EASEMENTS AS SHOWN ON THE PLAT OF PARKWAY POINTE PLAT THIRD PLAT RECORDED SEPTEMBER 10, 1991 AS DOCUMENT NO. 91025759. AS SHOWN ON THE ALTA SURVEY.

PART 2 -TITLE EXCEPTION NO. 10
(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 12, 1993, AS DOCUMENT NO. 93-50835, AS AMENDED FROM TIME TO TIME AND
(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
ALL EASEMENTS OF THIS DOCUMENT ARE SHOWN ON THE ALTA SURVEY.

TITLE EXCEPTION NO'S. (PART 1) 1, 4, 5, 6, (PART 2) 1, 2, 4, 5, 6, 9, 12, 13, 14, 15 AND 16 DO NOT FALL WITHIN THE GUIDELINES OF AN ALTA SURVEY, THUS NOTHING IS SHOWN OR STATED OF THE SAME ON THE ALTA SURVEY.




## GENERAL NOTES

1. NO PART OF THE LAND INCLUDED WITHIN THIS ALTA IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE X) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 17167C0239F REVISED DATE OF AUGUST 2, 2007.
2. EXISTING ZONING - "S-2" AND "I-1"

   BUILDING SETBACKS -

   | "S-2" | "I-1" |
   |---|---|
   | FRONT - 15' | FRONT - 20' |
   | SIDE - NONE | SIDE - NONE |
   | REAR - 10' | REAR - 20' |
   | BUILDING HEIGHT - 50' | BUILDING HEIGHT - 60' |

   REFER TO SPRINGFIELD ZONING CODE FOR ADDITIONAL RESTRICTIONS AND STIPULATIONS.
3. THIS ALTA LAND TITLE SURVEY IS BASED ON TITLE COMMITMENT FIRST AMERICA TITLE INSURANCE COMPANY ORDER NO. 3020-992201, DATED DECEMBER 2, 2019, WITH A REVISION DATE OF JANUARY 8, 2020.
4. TAX I.D. NO. 21-13.0-228-033 (UNIT NO.1); 21-13.0-228-035 (UNIT NO.3)
5. NO OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF FIELD SURVEYS WERE CONDUCTED.
6. NO OBSERVED EVIDENCE AND NO INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AT THE TIME FIELD SURVEYS WERE CONDUCTED.
7. SURVEY CONTROL DATUMS:
   HORIZONTAL - ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83)
8. ACCESS TO UNIT NO. 1 AND UNIT NO. 3 ARE FROM LINDBERGH BOULEVARD (NORTH), FREEDOM DRIVE (EAST) AND CONSTITUTION DRIVE (SOUTH).
9. NO VISIBLE ENCROACHMENTS WERE NOTED AT THE TIME OF THE ALTA SURVEY WAS COMPLETED.
10. NO OBSERVED EVIDENCE OF ANY FIELD DELINEATION OF WETLANDS MARKERS, AT THE TIME FIELD SURVEYS WERE CONDUCTED.

## ADJOINING OWNERS

UNIT 2 - PARKWAY POINTE PROPERTIES, LLC
LOT 97 - FREEDOM PARKWAY PARTNERSHIP

## LOT 97 PARKING

| | |
|---|---|
| 10 - HANDICAP | 7 - HANDICAP |
| 334 - REGULAR | 215 - REGULAR |
| 344 - TOTAL | 222 - TOTAL |
| (EXISTING) | (REQUIRED) |

## UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM OBSERVED EVIDENCE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

TO IL-SPRINGFIELD PARKWAY, LLC; FIRST AMERICA TITLE INSURANCE COMPANY, TRUIST BANK NC BANKING CORPORATION, ISAOA, ITS SUCCESSORS AND ASSIGNS :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1,2,3,4,6a, 6b,7a,7b(1),7c,8,9,11,13,14,16,17,18,19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER, 2019.

DATE OF PLAT OR MAP: DECEMBER 30, 2019.

DAVID S. EARLES - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3104

JANUARY 31, 2020
DATE

DAVID S. EARLES 3104 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SPRINGFIELD, ILLINOIS

EXPIRES 11/30/2020

SITE LOCATION MAP
N.T.S.

## LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | PERMANENT EASEMENT |
| ST | STORM LINE |
| SS | SANITARY SEWER |
| W | WATER LINE |
| G | GAS LINE |
| | IRON PIN |
| | RAILROAD SPIKE |
| PK | PK NAIL |
| DH | DRILL HOLE |
| NAIL | NAIL |
| D | STORM MANHOLE |
| S | SANITARY MANHOLE |
| CO | SANITARY CLEANOUT |
| | WATER SPRINKLER |
| CB | CATCH BASIN |
| DS | DOWNSPOUT |
| | LIGHT (1 HEAD) |
| | LIGHT (2 HEAD) |
| | FIRE HYDRANT |
| WV | WATER VALVE |
| W | WATER METER |
| | SIGN |
| SB E | SPLICE BOX ELECTRIC |
| E | ELECTRIC METER |
| SB TV | SPLICE BOX CABLE TV |
| SB T | TELEPHONE PEDESTAL |
| T | TRANSFORMER |
| G | GAS METER |
| GV | GAS VALVE |
| | GUARD POST |
| | FLAG POLE |
| V | VAULT |
| | TREE |
| (M) | MEASURED DISTANCE |
| (P) | PLATTED DISTANCE |
| FD | FOUND MONUMENT |
| SET | SET MONUMENT |
| | BUILDING WALL |

CMT

CONSULTANTS
CRAWFORD MURPHY & TILLY, INC.
2750 WEST WASHINGTON STREET
SPRINGFIELD, ILLINOIS 62702
217-787-8050
www.cmtengr.com

NORTH
0 60 120
SCALE IN FEET

ALTA/ACSM LAND TITLE SURVEY

OWNER

PP SPRINGFIELD, LLC
AND
RIVERCREST REALTY ASSOCIATES, LLC

| MARK | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT NO: | 19000146.00 |
| CAD DWG FILE: | 19000146.00_ALTA SURVEY.DWG |
| DESIGNED BY: | DSE |
| DRAWN BY: | DSE |
| CHECKED BY: | DSE |
| APPROVED BY: | DSE |

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SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY



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Date: Friday, January 31, 2020 8:57:08 AM