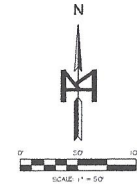


ALTANSPS LAND TITLE SURVEY

LOT 2 IN LAUTERBACH COMMERCIAL PARK A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH-EAST QUARTER, AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

GENERAL NOTES:

PROPERTY BEING SURVEYED IS P.L.N. 17-26-012.
 TOTAL AREA SURVEYED = 5.032 ACRES±
 BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT.
 THE PROPERTY IS CURRENTLY ZONED C-3 HIGHWAY-ORIENTED COMMERCIAL.



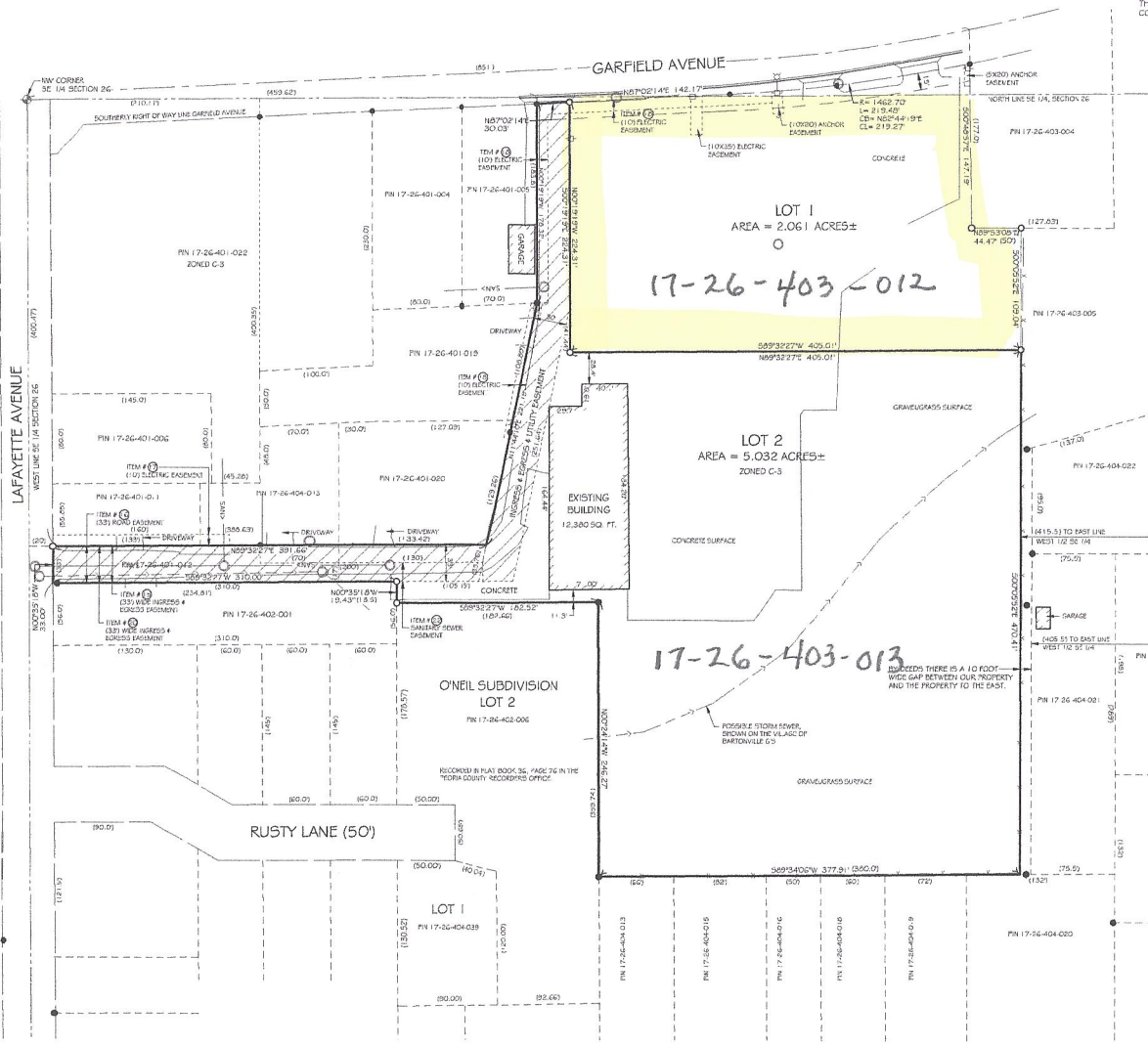
LEGEND

	DEED LINE
	RIGHT OF WAY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	INCREAS & EGRESS & UTILITY EASEMENT
	FENCE LINE
	SAND
	SANITARY SEWER
	STORM SEWER
	MEASURED BEARING & DISTANCE
	RECORD BEARING & DISTANCE
	FOUND IRON ROD / PIPE / RE-SPACE
	SET IRON ROD
	UTILITY POLE
	GLY WIRE
	SEWER MANHOLE

TABLE "A" NOTES:

- ITEM # 3: THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON "FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 170593 01 75 B WHICH BEARS A REVISED DATE OF JUNE 1, 1983, (1705934 0205C, NOVEMBER 2, 1983).
- ITEM # 4: TOTAL AREA SURVEYED IS 5.302 ACRES±.
- ITEM # 5: THERE ARE NO VISIBLE PARKING SPACES.
- ITEM # 11: LOCATION OF UTILITIES EXISTING ON THE PROPERTY SURVEYED AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.5.
- ITEM # 16: AT THE TIME OF THIS SURVEY THERE WERE NO SIGNS OF EARTH WORK, OR BUILDING CONSTRUCTION.
- ITEM # 17: THERE ARE NO OFFSITE EASEMENTS DISCLOSED IN ANY DOCUMENTS PROVIDED TO THE SURVEYOR.

INFORMATION TAKEN FROM SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 5245-1-001462, DATED OCTOBER 15, 2018.
 LOT 2 IN LAUTERBACH COMMERCIAL PARK A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



ALTANSPS CERTIFICATION

TO: TOVAR SNOW PROFESSIONALS, INC., 62641 PROPERTIES, LLC AND 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 THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY PUBLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a)-(c), 8, 9 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL, 2019.

DATE OF PLAT 20th DAY OF APRIL 2019
 MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

JEFFREY S. FRANKLIN
 ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3230
 MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. PROSPECT RD., SUITE 08, PEORIA, IL 61614
 PHONE: (309)630-8500, WEB SITE: WWW.MOHRANDKERR.COM
 EMAIL: JFRANKLIN@MOHRANDKERR.COM



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 08
 Peoria, Illinois 61614
 www.mohrandkerr.com
 Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005091

DATE	NATURE OF REVISION	CHECKER

CLIENT: TOVAR SNOW PROFESSIONALS
 SURVEYED BY: MDP
 DRAWN BY: JEF
 CHECKED BY: MKM
 SCALE: 1" = 50'
 DATE: 04-18-19

ALTANSPS LAND TITLE SURVEY
 LOT 2 IN LAUTERBACH COMMERCIAL PARK A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.
 PROJECT NO. 18-162
 SHEET 1 OF 1
 DRAWING NO. 1