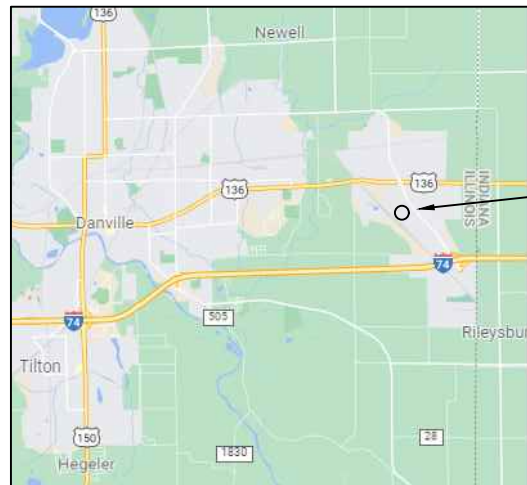


# ALTA/NSPS LAND TITLE SURVEY

## A PART OF LOT 10, "74" EASTGATE ADDITION TO THE CITY OF DANVILLE, ILLINOIS



188 EASTGATE CT.  
SURVEYED  
SITE

DAWSON PROPERTY HOLDINGS, LLC.  
PARCEL NO. 23-12-451-038

TO BIG HAT DEVELOPMENT CO., LLC.,  
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/NSPS LAND TITLE SURVEYS, JOINTLY  
ESTABLISHED AND ADOPTED BY ALTA AND NSPS,  
AND INCLUDES ITEMS 1-4, 6(b), 7(a), 7(b)(1), 8, 11, 13,  
16, & 20 OF TABLE "A" THEREOF.

### LEGEND

- MAG NAIL SET
- IRON PIN SET
- IRON PIN FOUND
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM INLET
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER

DEED DOC. NO. 2019-05461  
STRAPACK, INC.  
PARCEL NO. 23-12-451-037



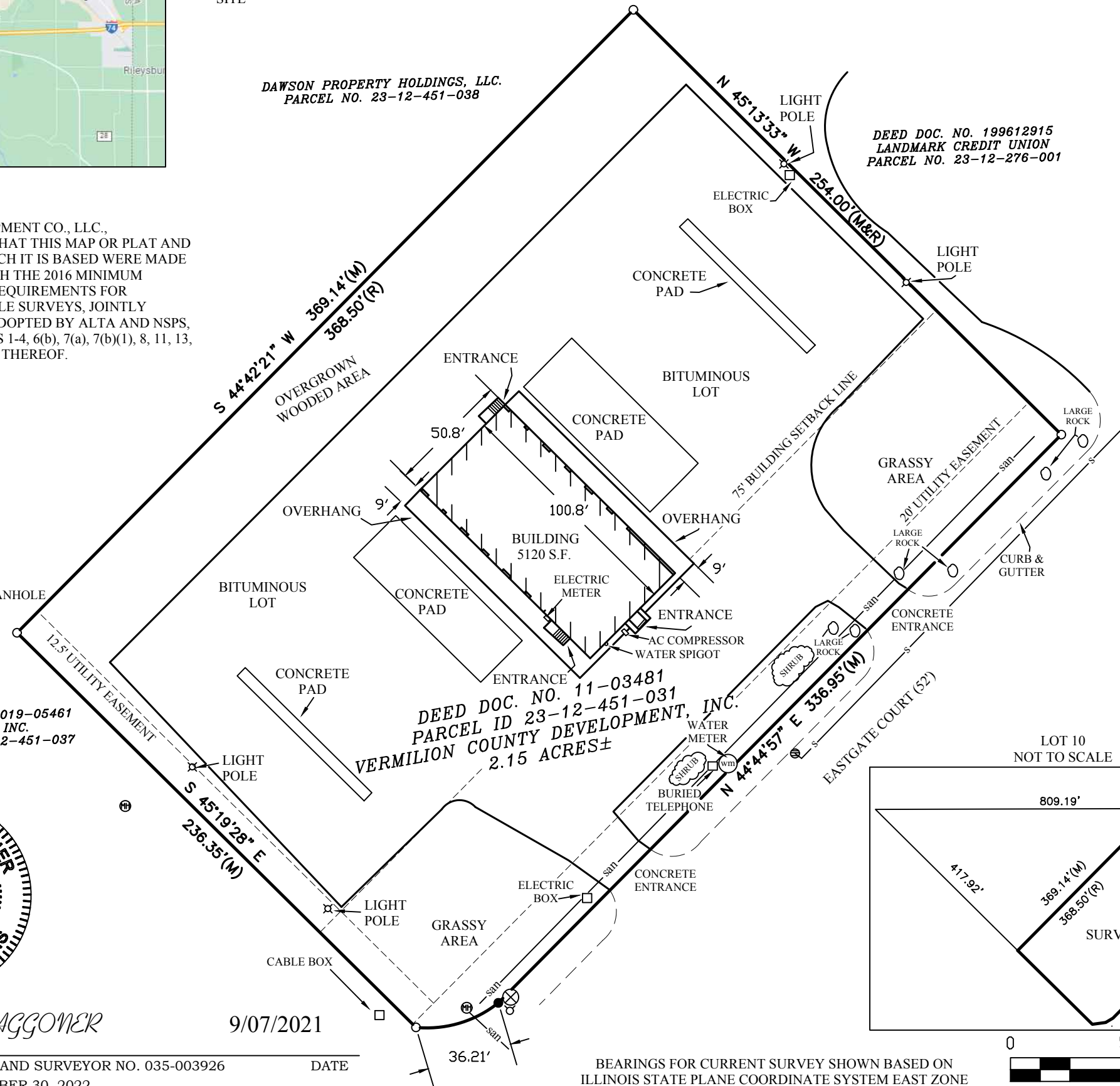
JASON D. WAGGONER

9/07/2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003926  
LICENSE EXPIRES NOVEMBER 30, 2022

DATE

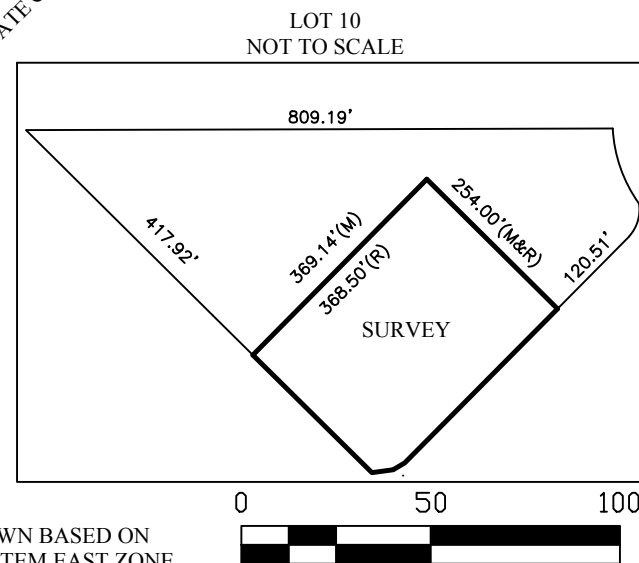
BEARINGS FOR CURRENT SURVEY SHOWN BASED ON  
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE



SITE ADDRESS: 188 EASTGATE COURT  
DANVILLE, ILLINOIS 61834  
DEED DESCRIPTION: DEED DOC. NO. 11-03481

LOT 10 IN "74" EASTGATE ADDITION TO THE CITY OF DANVILLE, AS SHOWN BY  
SURVEY AND PLAT THEREOF RECORDED IN BOOK 770, PAGE 661 AS DOCUMENT NO.  
802598, EXCEPT THAT PART DESCRIBED AS FOLLOWS:  
PART OF LOT 10 IN "74" EASTGATE ADDITION TO THE CITY OF DANVILLE,  
VERMILION COUNTY, ILLINOIS AS SHOWN IN PLAT RECORD VOLUME 770, PAGE 662,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING FURTHER  
DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SITUATED AT THE  
NORTHWEST CORNER OF SAID LOT 10; THENCE EASTERLY ON A LOCAL AZIMUTH OF  
89 DEGREES 50 MINUTES 29 SECONDS, ALONG THE NORTH LINE OF SAID LOT 10, A  
DISTANCE OF 809.19 FEET TO AN IRON ROD SITUATED AT THE NORTHEAST CORNER  
OF SAID LOT 10; SAID POINT BEING ON THE WEST LINE OF EASTGATE DRIVE;  
THENCE SOUTHERLY 180 DEGREES 59 MINUTES 14 SECONDS, ALONG THE WEST LINE  
OF SAID DRIVE 16.06 FEET TO AN IRON ROD SITUATED AT A POINT OF CURVE;  
THENCE SOUTHEASTERLY AROUND A CURVE TO THE LEFT AN ARC DISTANCE OF  
83.56 FEET TO AN IRON ROD SITUATED AT A POINT OF REVERSE CURVE, SAID CURVE  
HAVING A RADIUS OF 176.0 FEET, A CHORD DISTANCE OF 82.78 FEET, AND A CHORD  
AZIMUTH OF 167 DEGREES 23 MINUTES 20 SECONDS; THENCE SOUTHWESTERLY  
AROUND A CURVE TO THE RIGHT AN ARC DISTANCE OF 50.29 FEET TO AN IRON ROD  
SITUATED AT A POINT OF TANGENCY ON THE NORTH LINE OF EASTGATE COURT,  
SAID CURVE HAVING A RADIUS OF 40.0 FEET, A CHORD DISTANCE OF 47.04 FEET,  
AND A CHORD AZIMUTH OF 189 DEGREES 47 MINUTES 51 SECONDS; THENCE  
SOUTHWESTERLY 225 DEGREES 48 MINUTES 44 SECONDS, ALONG THE NORTH LINE  
OF SAID EASTGATE COURT, 120.51 FEET TO AN IRON ROD SITUATED 6 FEET  
NORTHEAST OF THE SOUTHEAST CORNER OF A PARCEL OF LAND LEASED TO  
CONDENSOLATED FREIGHTWAYS; THENCE NORTHWESTERLY 315 DEGREES 48  
MINUTES 44 SECONDS, PARALLEL WITH THE EASTERLY LINE OF SAID LEASED  
PARCEL, 254.00 FEET TO AN IRON ROD; THENCE SOUTHWESTERLY 225 DEGREES 48  
MINUTES 44 SECONDS, ALONG THE NORTHERLY LINE OF SAID PARCEL, 368.50 FEET  
TO AN IRON ROD SITUATED ON THE WESTERLY LINE OF SAID LOT 10; THENCE  
NORTHWESTERLY 325 DEGREES 48 MINUTES 44 SECONDS, ALONG SAID LINE, 417.92  
FEET TO THE PLACE OF BEGINNING, SITUATED IN VERMILION COUNTY, ILLINOIS.  
PIN NO. 23-12-451-031

- NOTES:
- PROPERTY SUBJECT TO THE FOLLOWING:
- A. ANY EASEMENTS OF RECORD.
  - B. 75' BUILDING SETBACK ASSOCIATED WITH LOT 10
  - C. 20' UTILITY EASEMENT ALONG S.E. SIDE
  - D. 12.5' UTILITY EASEMENT ALONG S.W. SIDE
1. PROPERTY IS NOT LOCATED IN A FEMA FLOOD  
HAZARD ZONE AS SHOWN ON FEMA FLOOD MAP  
PANEL 17183C0295D AND DATED 5/16/2012.
2. FIELDWORK COMPLETED 8/20/2021
3. CONCRETE ENTRANCES TO ACCESS SURVEYED  
PROPERTY EXIST ALONG SOUTHEASTERLY  
PROPERTY LINE (ACCESS FROM EASTGATE CT.)
4. EVIDENCE OF EARTHWORK - NO RECENT EVIDENCE
5. PROPERTY ZONED - 0060 IMPROVED COMMERCIAL
6. DEED DESCRIPTION FOR SURVEYED PROPERTY IS  
WRITTEN AS THE LEFT OVER EXCEPTED AREA TO ALL  
OF LOT 10.



WAGGONER LAND SURVEYING, INC.

618-544-2020 100 W. MAIN ST. 618-544-2023  
PHONE ROBINSON, IL 62454 FAX

SURVEYED AND PLATTED FOR:  
BIG HAT DEVELOPMENT CO., LLC.

JOB NO. 21-184

PLAT COMPLETED: 9/7/2021