

ZONING INFORMATION

ZONING INFORMATION HAS NOT YET BEEN PROVIDED TO SURVEYOR

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17115C0187E DATED 06-07-2017 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 12-18-19 BY EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE WESTERLY RIGHT OF WAY LINE OF US ROUTE 51 AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS SOUTH 00 DEGREES 19 MINUTES 46 SECONDS EAST.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
61	4			65

N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET, MARION AVENUE, IS 150' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 SUBJECT PROPERTY CONTAINS 48,849± S.F. OR 1.12± AC.

N7 SUBJECT PROPERTY HAS ACCESS TO W MARION AVENUE BY MEANS OF CROSS ACCESS OVER ABUTTING PROPERTIES AS SHOWN.

N8 SURVEY PREPARED BY: SHERRILL ASSOCIATES, INC. 316 N. MAIN STREET EDWARDSVILLE, IL 62025 618-656-9251 EMAIL:djs@sherrillassoc.com

UTILITY NOTE

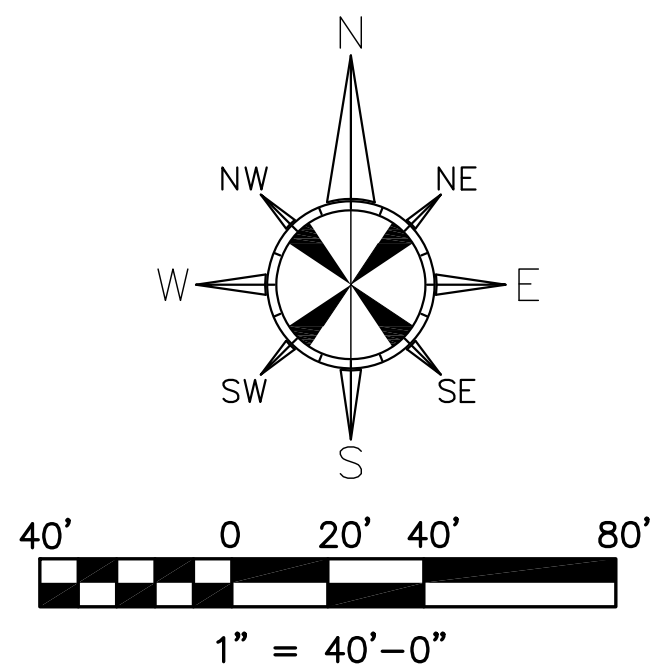
1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

● IRON PIN FOUND ○ IRON PIN SET

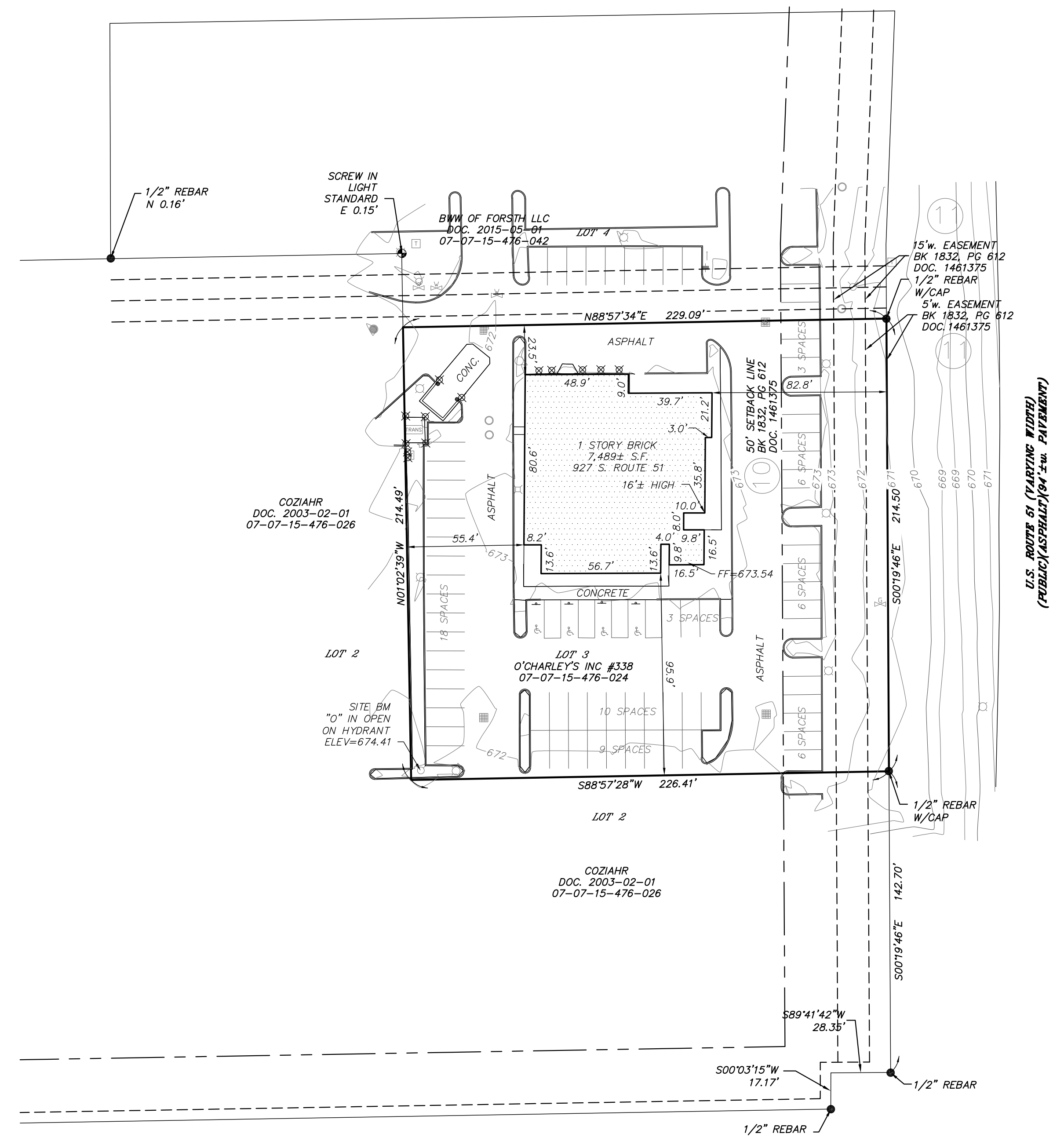
EXISTING STRUCTURE

- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GRADED INLET
- MANHOLE
- SIGN
- HANDICAP
- PIPE BOLLARD
- CURB INLET
- CABLE SPLICE BOX
- TELEPHONE SPLICE BOX
- ELECTRIC SPLICE BOX
- ELECTRIC METER
- TRANSFORMER
- OVERHEAD ELECTRIC

LEGEND



VICINITY MAP



MARION AVENUE (VARYING WIDTH) (PUBLIC ASPHALT) 60'± W. PAVEMENT

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 7** RESTRICTIVE USE AND DEVELOPMENT AGREEMENT DATED AS OF JUNE 20, 2000 AND RECORDED JUNE 22, 2000 AS DOCUMENT 1541870 IN BOOK 2979 AT PAGE 359 MADE BY AND BETWEEN O'CHARLEY'S INC., A TENNESSEE CORPORATION AND HICKORY POINT MALL, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. AFFECTS AND APPLIES TO SUBJECT PROPERTY, BUT THERE IS NOTHING TO PLOT, THEREFORE, NOTHING IS SHOWN.
- 8** DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS OF FEBRUARY 14, 2003 AND RECORDED FEBRUARY 20, 2003 AS DOCUMENT 1616774 IN BOOK 3298 AT PAGE 557 MADE BY AND BETWEEN HICKORY POINT MALL, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP ("DEVELOPER"), AND TIM L. COZIAHR AND DEBRA D. COZIAHR, HUSBAND AND WIFE ("LOT 2 OWNER"), AND O'CHARLEY'S INC., A TENNESSEE CORPORATION ("LOT 3 OWNER") WHICH AMONGST OTHER THINGS, AMENDS AND RESTATES IN IT ITS ENTIRETY THAT CERTAIN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED JUNE 30, 2997 AND RECORDED AS DOCUMENT 1461491 IN BOOK 2729 AT PAGE 832, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED SEPTEMBER 2, 1997 AND RECORDED SEPTEMBER 11, 1997 AS DOCUMENT 1466976 IN BOOK 2745 AT PAGE 286 ("EXISTING REA"), PERTAINING TO INGRESS AND EGRESS, PARKING, COMMON AREAS, EASEMENTS, UTILITIES AND DRAINAGE, USE AND RESTRICTIVE COVENANTS, AND SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. THIS AFFECTS AND APPLIES TO ALL LOTS IN HICKORY POINT MALL PLAZA FOR CROSS EASEMENTS, ACCESS, AND PARKING. NOTHING IS SHOWN.
- 10** 50 FOOT BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF HICKORY POINT MALL PLAZA SUBDIVISION RECORDED JUNE 27, 1997 AS DOCUMENT 1461375 IN BOOK 1832 AT PAGE 612. AFFECTS AND APPLIES AS SHOWN.
- 11** EASEMENTS FOR DRAINAGE, SANITARY SEWER, UTILITIES AND TO THE VILLAGE OF FORSYTH, AS SHOWN ON THE PLAT OF HICKORY POINT MALL PLAZA SUBDIVISION RECORDED JUNE 27, 1997 AS DOCUMENT 1461375 IN BOOK 1832 AT PAGE 612. AFFECTS AND APPLIES AS SHOWN.

STATEMENT OF ENCROACHMENTS

E1 [ADD AN ALPHA-NUMERIC LIST OF ALL ENCROACHMENTS WITH A DESCRIPTION OF EACH. INDICATE THE MAXIMUM AND/OR MINIMUM DISTANCE OF THE ENCROACHMENT. INDICATE, IF POSSIBLE TO DISCERN, WHETHER THE IMPROVEMENT ENCROACHES ONTO AN ADJOINER OR IF AN IMPROVEMENT ENCROACHES ON THE SUBJECT PROPERTY. PLACE THE IDENTIFIER AT THE APPROPRIATE LOCATION ON THE SURVEY]

TITLE LEGAL DESCRIPTION

LOT 3, HICKORY POINT MALL PLAZA, AS PER PLAT RECORDED IN BOOK 1832, PAGE 612 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, A SUBDIVISION IN THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS.

THE ABOVE DESCRIPTION IS THAT SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FCHI1900856LD, DATED OCTOBER 21, 2019.

ALTA/NSPS LAND TITLE SURVEY

FOR ALRIG II ILLINOIS
PARTNER PROJECT NUMBER 19-267008.2
ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER FCHI1900856LD, CONTAINING AN EFFECTIVE DATE OF OCTOBER 21, 2019

CERTIFICATION

TO FIDELITY NATIONAL 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16-17, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-19-19.

DATE OF PLAT OR MAP:
PROPERTY ADDRESS: 927 US 51, FORSYTH, ILLINOIS 62535

SURVEYOR: QUENTIN N. SCHUKAR
REGISTRATION NUMBER 3898
STATE OF REGISTRATION ILLINOIS
FIELD DATE OF SURVEY 12-19-19
LATEST REVISION DATE



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4815 N. 12th St.
Suite 201
Phoenix, AZ 85014
T 657-268-2756
Mhudi@partneresi.com

http://www.partneresi.com/
PAGE 1 OF 1