
















LOCATION MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY
1202 NORTH PROSPECT AVENUE
A PART OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 19 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS

LEGEND			
	BOUNDARY OF TRACT(S) SURVEYED		UTILITY HAND HOLE
	EXISTING SURVEY LINE		STORM INLET
	OVERHEAD UTILITY		MANHOLE (UNKNOWN UTILITY)
	FENCE LINE		ELECTRIC METER
	FOUND IRON ROD		GAS METER
	SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PRECISION"		UTILITY POLE
(N 00°00'00" E 100.00')	DIMENSION OF RECORD		KEY TO SCHEDULE B EXCEPTION
N 00°00'00" E 100.00'	MEASURED DIMENSION		KEY TO POTENTIAL ENCROACHMENT
	TRAFFIC SIGNAL		

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas of minimal flood hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Map Service Center map number 17019C0294D with effective date **October 2, 2013**.

LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian lying between the right of way of the Cleveland, Cincinnati, Chicago and St. Louis Railroad and the North line of Bradley Avenue in the City of Champaign, except public highways, including in said exception all that portion of the premises taken by Order entered in Case No. 77-L-95 in the Circuit Court of Champaign County, Illinois, Sixth Judicial District, situated in Champaign County, Illinois.

SURVEYOR'S NOTES

- Pursuant to Table A item 1, all property boundary corner monuments, as found or set, are shown on this plat of survey.
- The surveyed tract has direct access to **Prospect Avenue on the west and Bradley Avenue on the south**, both are dedicated public right-of-ways along its **West and South** side which is used by the public as a roadway.
- Pursuant to Table A item 4, the gross land area of the surveyed tract is **XXX** acres, more or less.
- Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) OR an assumed coordinate system.
- Surfaces not otherwise labeled can be assumed to have grass surface covering.
- The surveyor did not make an examination of or consider environmental or subsurface conditions as part of this survey.
- The surveyor has not made a search of the records for exceptions to this tract of land. All exceptions shown are from title insurance commitment noted on this plat of survey.

ALTA/NSPS CERTIFICATION

To: **UPPATEL, LLC**
ALLIED CAPITAL TITLE, LLC
1202 PROSPECT, LLC an Indiana Limited Liability Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items **1,3,4,7a, and 7b1** of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. Field work was performed on **May 2, 2022**.

Date of Plat or Map: **May 11, 2022**

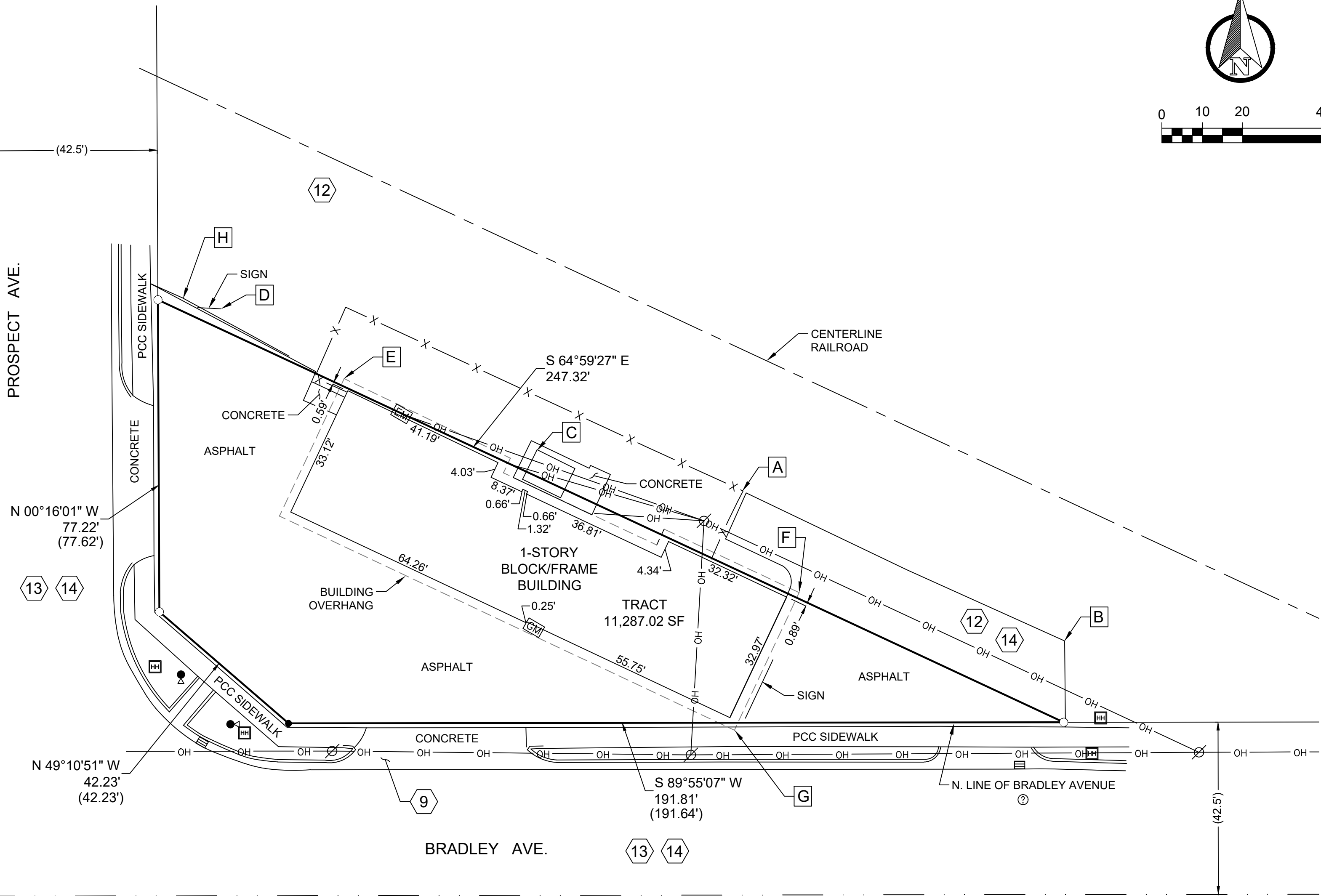
Merle E. Ingersoll, Jr.
Merle E. Ingersoll Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2022
Email: Merle@precisioneg.com

REV. #	REV. DATE:	REVISION MADE:		
DATE:	05/11/22	SCALE: AS SHOWN		
FIELD BOOK:	30/p. 22-24	DRAWN BY: MAM		
CHECKED BY:	MEI			
ALTA/NSPS LAND TITLE SURVEY			PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
1202 N. PROSPECT AVENUE ALTA PART OF SEC. 1, T.19 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS			FILE # 32922001	SHEET 1 OF 1

SCHEDULE B, PART II EXCEPTION ITEMS

Schedule B, Part II of **Allied Capital Title, LLC** Commitment Number **2022-9630** with effective date **February 16, 2022** will contain the following exceptions:

- Terms, provisions and conditions of an easement granted to Illinois Power and Light Corporation, its successors and assigns, recorded September 9, 1927 as document Number 216106, Book 204, Page 613.
Surveyor's Note: Appears to be for power lines and poles along the North side of Bradley Avenue on the South side of property.
- Terms, provisions and conditions of an easement granted to Illinois Iowa Power Company, its successors and assigns, recorded July 7, 1938 as Document Number 303550, Book 240, Page 331.
Surveyor's Note: Easements that are South of Bloomington Road that is East of property near Bloomington Road. Does not appear to affect surveyed property.
- Terms, provisions and conditions of an easement granted to Illinois Iowa Power Company, an Illinois Corporation, its successors and assigns, recorded January 14, 1942 as Document Number 354400, Book 257, Page 208.
Surveyor's Note: Easements appear to be for a triangular piece North of surveyed property near Pioneer Plaza Subdivision and Bloomington Road. Does not appear to affect surveyed property.
- Terms, provisions and conditions of an easement granted to Sprint Communications Company L.P.; Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation; Level 3 Communications, LLC, Level Communications, Inc., and Level 3 Telecom Holdings, Inc.; WiTel Communications, Inc.; WiTel Communications, LLC; and Williams Communications, LLC, f/k/a Williams Communications, Inc., f/k/a Vyv, Inc., recorded November 29, 2011 as Document Number 2011R25229.
Surveyor's Note: Easements appear to be 20 feet easements to be located along as constructed telecommunication systems within railroad or adjacent to railroad right-of-way to benefit adjacent properties to railroad.
- Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
Surveyor's Note: All right of way areas within Prospect Avenue (US Route 150) and Bradley Avenue.
- Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
Surveyor's Note: Easements for all drainage systems whether visible or not for the benefit of property or adjacent properties.



LIST OF POTENTIAL ENCROACHMENTS

Encroachments Note: Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location, and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting fieldwork (e.g. doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, and signs) by or into adjoining property, or into right-of-ways, easements, or setbacks disclosed in documents provided to or obtained by the surveyor are listed below.

- | | |
|---|---|
| A. Potential encroachment of a fence across the Northeast line of the surveyed tract by as much as 18.34 feet. | E. Potential encroachment of the building overhang across the Northeast line of the surveyed tract by as much as 1.80 feet. |
| B. Potential encroachment of the asphalt edge across the Northeast line of the surveyed tract by as much as 18.34 feet. | F. Potential encroachment of the building overhang across the Northeast line of the surveyed tract by as much as 1.53 feet. |
| C. Potential encroachment of a small wood shed across the Northeast line of the surveyed tract by as much as 6.05 feet. | G. Potential encroachment of the building overhang across the South line of the surveyed tract by as much as 1.83 feet. |
| D. Potential encroachment of a business sign across the Northeast line of the surveyed tract by as much as 4.55 feet. | H. Potential encroachment of the asphalt edge across the Northeast line of the surveyed tract by as much as 3.00 feet |