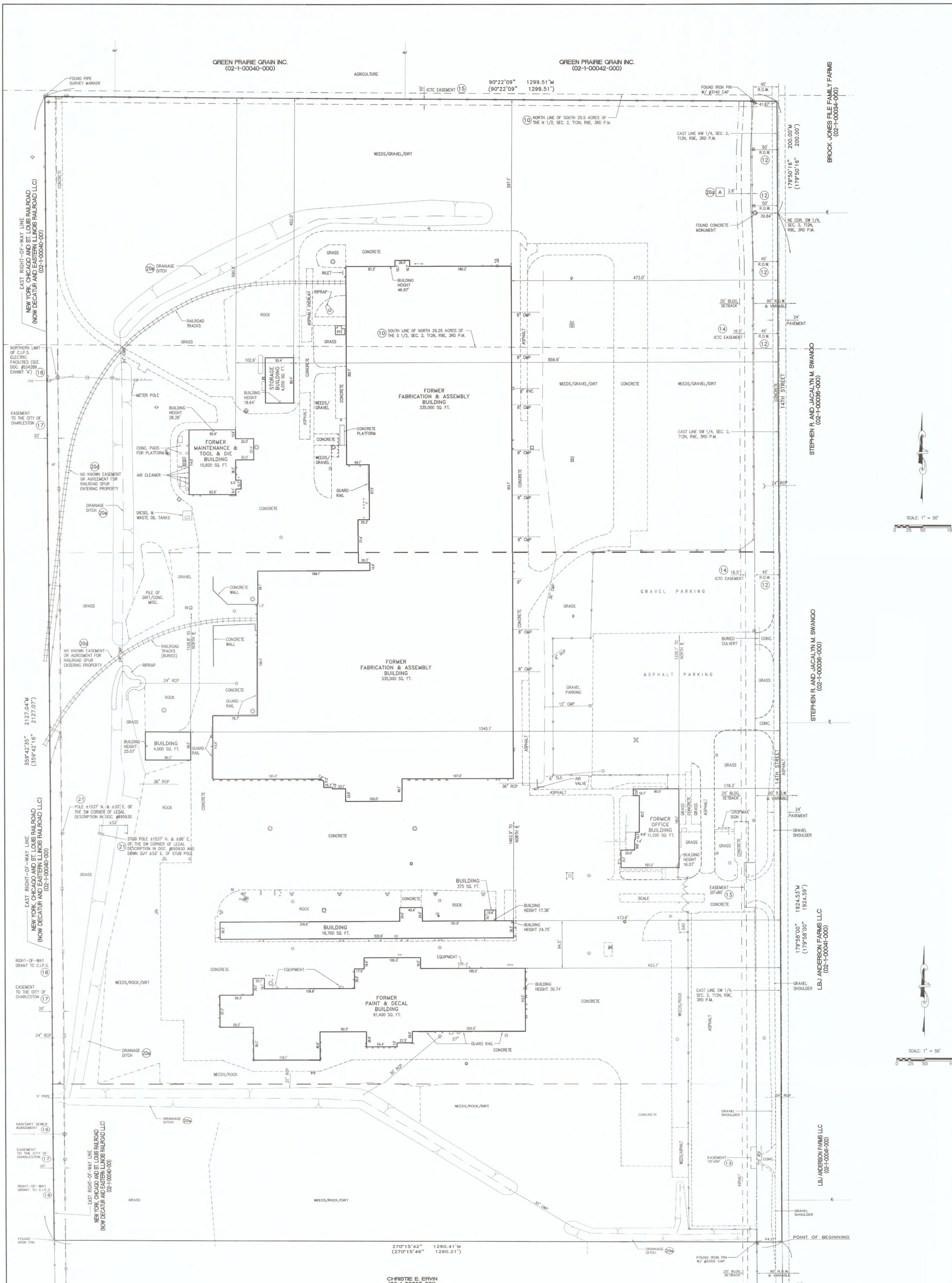
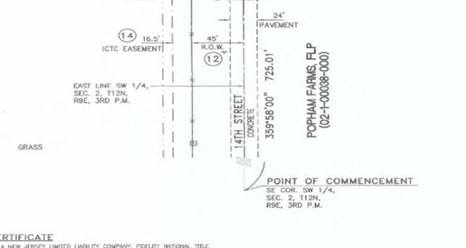


CHRISTIE E. ERVIN
(02-1-00035-001)

NOTE:
THIS SITE WAS FORMERLY 'TRAILMOBILE' A SEMI TRAILER MANUFACTURING FACILITY THAT HAS BEEN MOSTLY VACANT FOR SEVERAL YEARS. THE LACK OF MAINTENANCE AND UPKEEP OF THE SITE HAS LED TO MOST OF THE ROCK, ASPHALT, CONCRETE PAVED AREAS, AND BUILDINGS TO DETERIORATE OVER TIME.



LEGAL DESCRIPTION

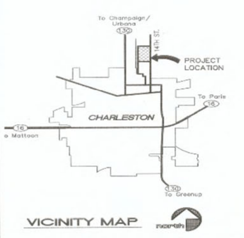
A PART OF THE SOUTHWEST QUARTER (SW.1/4) AND PART OF THE NORTHWEST QUARTER (NW.1/4) ALL IN SECTION TWO (2), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SECTION TWO (2), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE AZIMUTH 359 DEGREES 58 MINUTES 00 SECONDS (BASED ON PREVIOUS LOCAL SURVEYS) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW.1/4) A DISTANCE OF 725.01 FEET TO THE POINT OF BEGINNING; THENCE AZIMUTH 270 DEGREES 15 MINUTES 46 SECONDS A DISTANCE OF 1,290.21 FEET TO THE EAST RIGHT OF WAY LINE OF THE EASTERN ILLINOIS RAILROAD; THENCE AZIMUTH 359 DEGREES 42 MINUTES 16 SECONDS ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 2,127.07 FEET; THENCE AZIMUTH 90 DEGREES 22 MINUTES 09 SECONDS A DISTANCE OF 1,299.51 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW.1/4) OF SAID SECTION TWO (2); THENCE AZIMUTH 179 DEGREES 50 MINUTES 16 SECONDS ALONG SAID EAST LINE A DISTANCE OF 200.00 FEET TO THE CENTER OF SECTION TWO (2) AS IDENTIFIED ON PREVIOUS SURVEY BY IPLS 3140 DATED MAY 15, 2002; THENCE AZIMUTH 179 DEGREES 58 MINUTES 00 SECONDS ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION TWO (2) A DISTANCE OF 1,924.59 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS.

EXCEPTING ANY INTEREST OR ESTATE IN THE MINERALS UNDERLYING THE SURFACE OF THE LAND WHICH MAY HAVE BEEN HERETOFORE CONVEYED OR RESERVED, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF ANY SUCH MINERAL INTEREST OR ESTATE.

GENERAL NOTES

1. AZIMUTHS ARE BASED ON PREVIOUS LOCAL SURVEYS.
2. REFER TO TITLE COMMITMENT NUMBER FILE NO. 2106070 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 17, 2021.
3. OWNERS NAMES AND P.I.N. ARE BASED ON INFORMATION FROM THE COLES COUNTY SUPERVISOR OF ASSESSMENTS OFFICE.
4. ADDRESS: 1000 N. 14TH STREET, CHARLESTON, ILLINOIS 61920.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING) PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD MAP 17029C0200D WITH AN EFFECTIVE DATE OF JULY 18, 2011.
6. LAND AREA = ±63.189 ACRES.
7. NO ZONING LETTER WAS PROVIDED TO THIS SURVEYOR.
8. STRIPED PARKING IS NOT CLEARLY IDENTIFIABLE.
9. ACCESS TO SITE FROM 14TH STREET.
10. ABOVE GROUND OBSERVABLE EVIDENCE OF UTILITIES ARE AS SHOWN. ANY UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE FROM PREVIOUS DRAWINGS PROVIDED TO THIS SURVEYOR. BEFORE DIGGING IN THIS AREA, PLEASE CALL J.U.L.I.E. (1-800-892-0123).
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION DURING THIS SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION DURING THIS SURVEY.
13. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



VICINITY MAP

ITEMS CORRESPONDING TO SCHEDULE B

OF TITLE COMMITMENT FILE NO. 2106070

(1), (3) THRU (9), AND (22) ARE NOT APPLICABLE TO SURVEY

(2) SEE STATEMENT OF APPARENT ENCROACHMENTS.

(10) RIGHT OF WAY EASEMENT TO COLES-MOULTRIE ELECTRIC COOPERATIVE RECORDED APRIL 7, 2005 AS DOCUMENT #678956 FOR ELECTRIC LINES AS PLOTTED HEREON.

(11) A 10 FOOT WIDE SANITARY SEWER EASEMENT TO THE CITY OF CHARLESTON RECORDED AUGUST 20, 1959 IN MISC. RECORD 358 PAGE 420. DOES NOT AFFECT SUBJECT PROPERTY.

(12) DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES TO THE COUNTY OF COLES, ILLINOIS RECORDED AUGUST 3, 1970 IN MISC. RECORD 439 PAGE 22 AS PLOTTED HEREON.

(13) EASEMENTS GRANTED AND RESERVED ON DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD RECORDED IN MISC. RECORD 439 PAGE 22 AS PLOTTED HEREON.

(14) A 16.5 FOOT WIDE EASEMENT TO ILLINOIS CONSOLIDATED TELEPHONE COMPANY RECORDED JULY 9, 1971 IN MISC. RECORD 442 PAGE 261 FOR A COMMUNICATION SYSTEM AS PLOTTED HEREON.

(15) A 10 FOOT WIDE EASEMENT TO ILLINOIS CONSOLIDATED TELEPHONE COMPANY RECORDED NOVEMBER 13, 1972 IN MISC. RECORD 455 PAGE 394 FOR ELECTRIC AND COMMUNICATION LINES AS PLOTTED HEREON.

(16) SANITARY SEWER AGREEMENT MADE BY PULLMAN INCORPORATED, A DELAWARE CORPORATION, AND THE CITY OF CHARLESTON, RECORDED FEBRUARY 2, 1973 IN DEED RECORD 456 PAGE 436 AS PLOTTED HEREON.

(17) A 20 FOOT WIDE WATER MAIN EASEMENT TO THE CITY OF CHARLESTON RECORDED OCTOBER 21, 1980 IN DEED RECORD 560 PAGE 94 AS PLOTTED HEREON.

(18) RIGHT OF WAY GRANT TO CENTRAL ILLINOIS PUBLIC SERVICE COMPANY RECORDED JULY 8, 1991 IN DEED RECORD 766 PAGE 269 FOR ELECTRIC AND COMMUNICATION LINES. NO WIDTH GIVEN.

(19) RIGHT OF WAY GRANT TO CENTRAL ILLINOIS PUBLIC SERVICE COMPANY RECORDED JANUARY 20, 1956 IN MISC. RECORD 406 PAGE 260 FOR A GAS PIPELINE. DOES NOT AFFECT SUBJECT PROPERTY.

(20a) SEE STATEMENT OF APPARENT ENCROACHMENTS ITEM A.

(20b) DOES NOT AFFECT SUBJECT PROPERTY.

(20c) OVERHEAD ELECTRIC LINE HAS BEEN REMOVED FROM SITE. NO LONGER AFFECTS SUBJECT PROPERTY.

(20d) RAILROAD SPUR AS PLOTTED HEREON.

(20e) DRAINAGE DITCH AS PLOTTED HEREON.

(21) RIGHT OF WAY EASEMENT TO CENTRAL ILLINOIS PUBLIC SERVICE COMPANY RECORDED JANUARY 3, 2007 AS DOCUMENT #695930 FOR ELECTRIC AND COMMUNICATION LINES AS PLOTTED HEREON. NO WIDTH GIVEN.

STATEMENT OF APPARENT ENCROACHMENTS

[A] CHAIN LINK FENCE APPARENTLY ENCROACHES 2.8 FEET ONTO PUBLIC RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

TO: BMB PROPERTIES AND MANAGEMENT, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 29, 2021.

DATED THIS 10TH DAY OF SEPTEMBER, 2021 A.D.

Daniel E. Hoelscher

DANIEL E. HOELSCHER, I.P.L.S. NO. 3140
123 NORTH 15TH STREET
MATTOON, ILLINOIS 61938
PH. (217)235-3177 FAX (217)258-6115
LICENSE EXPIRES NOVEMBER 30, 2022

PROFESSIONAL LAND SURVEYOR DANIEL E. HOELSCHER 3140 MATTOON ILLINOIS STATE OF ILLINOIS

LEGEND

- CO ◦ CLEANOUT
- BARRIER POST
- FIRE HYDRANT
- VALVE
- PIV POST INDICATOR VALVE
- MANHOLE
- INLET
- POWER POLE
- LIGHT POST
- PEDESTAL
- SIGN
- RIGHT-OF-WAY MARKER
- TREE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- FENCE
- DOWN GUY
- CENTERLINE
- FLOW LINE
- CULVERT
- OHE OVERHEAD ELECTRIC
- OHW OVERHEAD WIRES
- G GAS LINE
- CONC. CONCRETE
- ℄ PROPERTY LINE
- ℄ CENTERLINE
- M MEASURED
- ( ) RECORD
- R.O.W. RIGHT-OF-WAY

ALTA/NSPS LAND TITLE SURVEY	The Upchurch Group architects engineers surveyors 123 North 15th Street Mattoon, IL 61938 Phone: 217.235.3177 upchurchgroup@upchurchgroup.com
A PART OF THE SW 1/4 AND PART OF THE NW 1/4 ALL IN SEC. 2, T 12 N, R 9 E, 3RD P.M. CITY OF CHARLESTON COLES COUNTY, ILLINOIS	
Drawn EWING	Project No. 7121053
Checked DEH	
Date SEPT. 2, 2021	Professional Design Firm Corporation License No. 184-003401
Rev.	SHEET 1 OF 1