

ALTA/NSPS LAND TITLE SURVEY
DOWNTOWN CHAMPAIGN ROGARDS TRACT
SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 19 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, identified for the City of Champaign, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17019C 0426D, dated October 2, 2013.

ZONING CLASSIFICATION

The surveyed tract is zoned CB2 (Central Business 2) by the City of Champaign. Restrictions and requirements for this zoning classification are:

- Minimum Front Yard Building Setback: (none)
- Minimum Side Yard Building Setback: (none)
- Minimum Rear Yard Building Setback: (none)
- Maximum Building Height: 115'
- Minimum Lot Area: (none)
- Minimum Lot Width: (none)
- Maximum Floor Area Ratio (FAR): (none)
- Minimum Open Space Ratio (OSR): (none)

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 **South Neil Street, Willow Street, Market Street, and Marshall Street**, dedicated public right-of-ways along its northwest, northeast, southeast, and southwest sides, respectively, which are used by the public as roadways.
- Pursuant to Table A item 4, the gross land area of the surveyed tract is **0.654 acres**, more or less.
- Bearings shown on this plat of survey are on the **Illinois State Plane, East Zone (NAD 83)** coordinate system.
- With regard to Table A items 6(a) and 6(b), the client did not provide a zoning report or letter to the surveyor. Zoning information shown is per Table IV-A of the Champaign, IL Code of Ordinances.
- Surfaces not otherwise labeled can be assumed to have grass surface covering.
- Pursuant to Table A item 10(a), the surveyor is not aware of any division or party walls with respect to adjoining properties.
- Pursuant to Table A item 10(b), the client did not designate any walls to be checked for plumb.
- With regard to Table A item 11, the locations of underground utilities as shown on this plat of survey are based on above-ground evidence observed by the surveyor and documents provided to the surveyor by utility companies or the client. Pursuant to a JULIE design locate request, **Ameren, Campus Communications (aka Pavlov Media), CenturyLink, the City of Champaign, Comcast, Illinois American Water Company, MCI (aka Verizon), UC2B (aka iTV-3), and Windstream** have provided descriptions or maps of their utility locations which have been reproduced approximately on this plat of survey while **Metro Communications and Sprint** have issued "all-clears" for the site. **AT&T**, also indicated by JULIE to have utilities in the vicinity, failed to respond to requests for information. Lacking excavation, the exact location, size, depth, or condition of underground features cannot be accurately, completely, and reliably depicted.
- 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.

LEGAL DESCRIPTION

Lots 6 and 7 in Block 15 of Railroad Addition to the Town of Urbana, now a part of the City of Champaign, as per plat recorded in Deed Record "H" at Page 33, situated in Champaign County, Illinois.

SCHEDULE B EXCEPTION ITEMS

Schedule B of Chicago Title Insurance Company Commitment Number 5253-1702281 with effective date July 17, 2017 will contain the following exceptions:

- Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

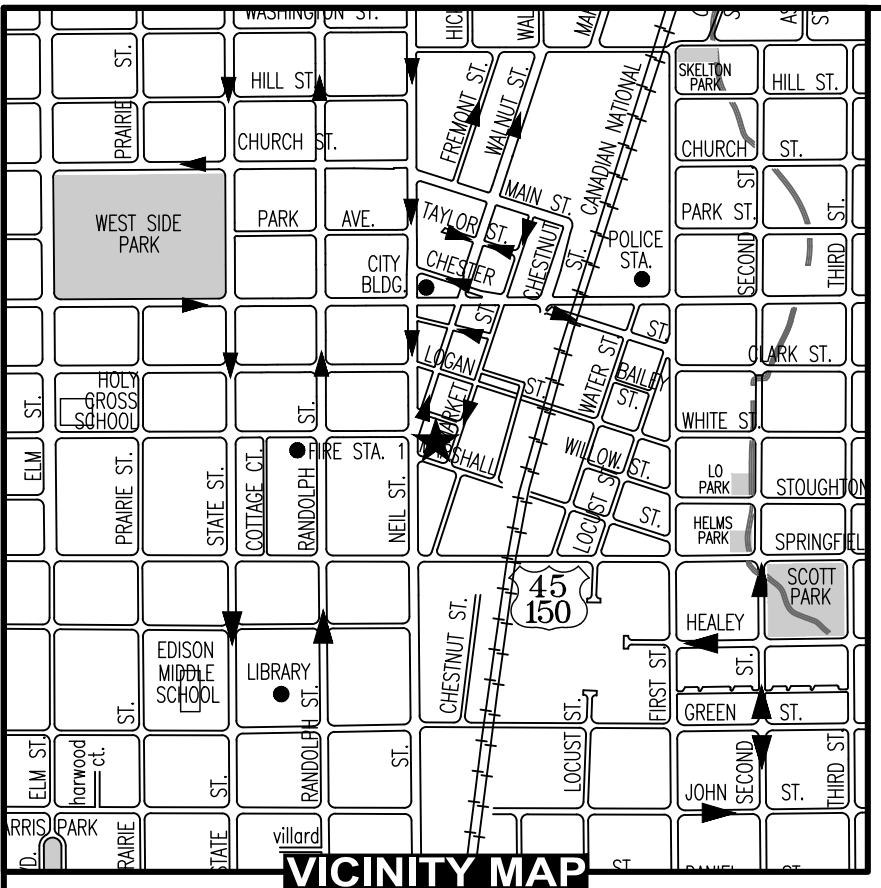
ALTA/NSPS CERTIFICATION

To: Daniel Street Development, LLC
214 Walnut, LLC, an Illinois limited liability company
Chicago Title Insurance Company

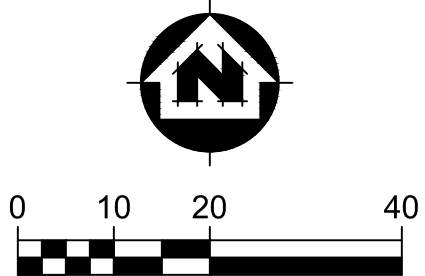
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 6(b), 7(a), 8, 10(a), 10(b), and 11 of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. The field work was completed on March 25, 2009 and updated on October 17, 2017.

Date of Plat or Map: October __, 2017

David E. Atchley
Illinois Professional Land Surveyor No. 2950
License Expires November 30, 2018

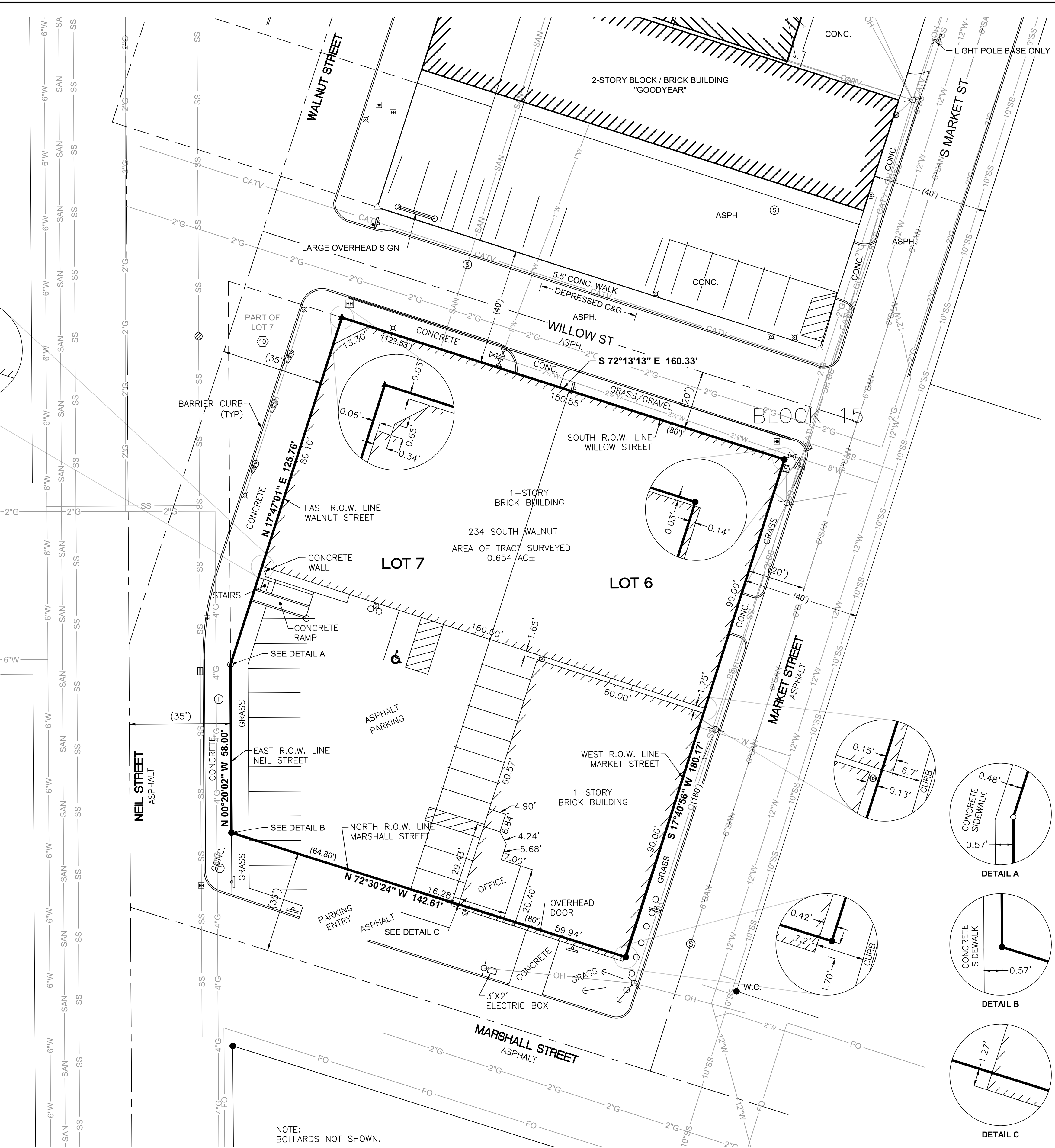


VICINITY MAP



LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- CONCRETE CURB AND GUTTER
- EDGE OF CONCRETE PAVEMENT
- EDGE OF ASPHALT PAVEMENT
- PAVEMENT MARKING
- OVERHEAD LINE WITH UTILITY POLE
- EDGE OF BUILDING
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND FIBER OPTIC LINE
- FOUND IRON ROD OR PIPE
- SET 1/2"x30" IRON ROD WITH "MSA" CAP
- SET MAG NAIL
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM SEWER MANHOLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- HAND HOLE
- BOLLARD, POST, OR GUARD POST
- SIGN
- SCHEDULE B EXCEPTION ITEM
- ASPHALT SURFACE
- CONCRETE SURFACE
- WITNESS CORNER
- BOUNDARY DIMENSION
- MEASURED DIMENSION
- DIMENSION OF RECORD
- Storm Manhole
- Storm Inlet
- Downspout
- Parking Meter
- Electric Panel



NOTE:
BOLLARDS NOT SHOWN.

DETAIL A

DETAIL B

DETAIL C

PROJECT NO.:	14241005	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	OCT. 2017	DRAWN BY:	CBP	.	.	.
F.B.:	2283: 5-9 & SHEET	CHECKED BY:	DEA	.	.	.
PLLOT DATE:	10/31/17, \lmsa-ps.com\fs\Projects\14200s\14240s\1424114241005\CADD\C3D\14241005 ALTA Rogards.dwg					

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201 W Springfield Ave Champaign, IL 61820
(217) 352-6976 (877) 352-0081
www.msa-ps.com
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Design Firm Registration Number: 184-006020 Expires: April 30, 2019

DOWNTOWN CHAMPAIGN ROGARDS TRACT
CORE CAMPUS LLC
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY	FILE NO. 14241005
	SHEET 1 OF 1