ADJACENT OWNERS

17 REFLECTION BAY CT.

PIN 14-06-402-023

AUSTIN, TX 78738

PIN 14-06-402-026

8300 N. ALLEN RD.

PEORIA, IL 61615

PIN 14-06-402-013 DE PROPERTIES LLC.

PEORIA, IL 61615

PIN 14-06-451-018

**PEORIA, IL 61614** 

PIN 14-06-451-019

PEORIA, IL 61615

PIN 14-06-451-012

721 W. JACKSON

PIONEER LLC

**PEORIA, IL 61614** 

PIN 14-06-451-016

PIN 14-06-451-007

456 FULTON ST.

PEORIA, IL 61602

SUITE 123

JEFFREY GRAVES

LW COMPANIES LLC.

METAMORA, IL 61548

1106 WOODLAND KNOLLS RD

SUITE C

MORTON, IL 61550

7625 N. UNIVERSITY ST

2200 W. ALTORHER DR.

MENARDS PEORIA, LLC. 1303 W. TETON DR.

8017 N. KNOXVILLE AVE.

RADICAL LIMITED PARTNERSHIP

MORTON COMMUNITY BANK

PIN 14-06-451-011, 017, 009, AND 006

MAUI JIM INC.

PK GG LLC

## ALTA / NSPS LAND TITLE SURVEY

PART OF LOT 52

LOT 1, IN PINE TREE CROSSING 1ST ADDITION, AS SHOWN IN PLAT BOOK 7, PAGE 53 IN THE PEORIA COUNTY RECORDER'S OFFICE;

P.I.N.: 14-06-451-008

PIONEER INDUSTRIAL PARK PLAT BOOK Z-1, PAGE 91 PIN 14-06-402-013 PIN 14-06-402-026 PIN 14-06-402-023 SW CORNER OF LOT 52 PIONEER INDUSTRIAL SEE NOTE #15 9 SEE NOTE #17, SPRINKLER VALVE **一BITUMINÖUS** 4年 N 00°−30'−55" W— 15' COR. PLASTIC PIPE SEE NOTE #14-CAPPED IRON ROD FOUND AT CORNER - - - - -TRAFFIC SIGNAL BOX SEE NOTE #4 IRON ROD FOUND 0.24' EAST OF CORNER 1 89°-32'-32' N 00°−45′−35" W— N 89°−28'−48" E ~ 899.68' 42.84' L = 42.84SEE NOTE # LOADING DOCKS -X12" DRAIN R = 28.00'CONCRETE WALL L = 44.43WATER HOOKUF  $CH = S 44^{\circ} -$ FIRON ROD FOUND AT CORNER IRON ROD FOUND 0.23' WEST AND CONCRETE WALL SEE NOTE #16 PIN 14-06-451-006 0.09' NORTH OF CORNER LOT 6 LOT 2 PINE TREE GREEN FAMILY SUB. CROSSING 1ST ADD. TREE LINE PLAT BOOK 13, PLAT BOOK 7 EXISTING BUILDING PAGE 28 PAGE 53 SEE NOTE #6 PIN 14-06-451-018 30' INGRESS |EGRESS EASEMENT集| -SEE NOTE #13 LOT 1 ∠CONCRETE WALL TRAFFIC SIGNAL!E PINE TREE CROSSING 1ST ADD. PLAT BOOK 7, PAGE 53 12.6 ACRES +/-SOUTH BOUND ALLEN RD PIN 14-06-451-008 24' WIDE CONCRETE NORTH BOUND ALLEN RD 24' WIDE THROUGH LANE CONCRETE CONCRETE 170.04 HRON PIPE FOUND R = 945.19L = 51.18LOT 5  $CH = N 12^{\circ}-40^{\circ}-27^{\circ} W$ \ PINE TREE CRÒSSING 2ND ADD. PLAT BOOK 7, -S 00°-00'-00" W PAGE 108 693.47' PIN 14-06-451-007 C LOT 1 GREEN FAMILY SUB. PLAT BOOK 13, PAGE 28 PIN 14-06-451-019 S 89°-59'-49" E N 36°-43'-26" W 30' INGRESS IRON ROD FOUND AT CORNER EGRESS EASÉMENT CAPPED IRON ROD FOUND 0.13' \N 59° + 59′ - 42″ W✓ WEST OF CORNER 33.73' WRESS REGRESS A EAST LINE OF LOT 2 OUTLOT A PINE TREE CROSSING 1ST ADD. PINE TREE PINE TREE S 00°-14'-40" E WEST LINE OF LOT 1 GREEN FAMILY SUB. CROSSING 2ND ADDIN PINE TREE CROSSING 2ND ADD. CRÒSSING 2ND ADD. | PLAT BOOK 7 PLAT BOOK 7, 175.49' PAGE 108 PLAT BOOK 7 PAGE 108 PAGE 108 PIN 14-06-451-011, LOT 2 PINE TREE PIN 14-06-451-009 ✓ CROSSING 1ST ADD. PIN 14-06-451-016 ĬN 00°−14'−05" W-PLAT BOOK 7, 174.37' ' ⋈<sub>o</sub>, iron rod found 0.07' west and 0.08' SOUTH OF THE CORNER N 12°-20'-50" E M PIN 14-06-451-012 111.75 HRON ROD FOUND PIN 14-06-451-017-AT CORNER IRON ROD FOUND AT SE J CORNER OF LOT 3 IN PINE **-**FÔUNDATION FOR SIGN IRON PIPE FOUND AT SW COR. TREE CROSSING 2ND ADD. LOT 1 IN GREEN FAMILY SUB. LIRON ROD FOUND 3.4' SOUTH AND O.7'WEST OF CORNER LOT 2 PINE TREE CROSSING 1ST ADD.

TO: Fidelity Nation Title Insurance Company, NSI Investments, AFS Peoria, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no Items of Table A thereof, The field work was completed on October 13th, 2021

No.035-003806

PROFESSIONAL

SURVEYOR

METAMORA, IL.

Date of Plat or Map: 10/13/21

2323 PIONEER PARKWAY PIN 14-06-451-008

PIONEER PARKWAY

CONCRETE 55' WIDE

LARGE SCALE COMMERCIAL DISTRICT (C2)

FRONT, SIDE, AND REAR IS 20' AS SHOWN

 $CH = N 68^{\circ} - 48^{\circ} - 06^{\circ} W$ 

MAXIMUM BUILDING HEIGHT IS 45'

 $L_{R} = 945.19$ 

L = 49.71

SURVEYED PROPERTY

NO PARKING OR FLOOR AREA RESTRICTIONS

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FIRM COMMUNITY PANEL # 170536 015B, WITH AN EFFECTIVE DATE OF 2/1/1980 WAS USED TO DETERMINE THIS ZONE

## LEGAL DESCRIPTION

LOT 1 PINE TREE CROSSING FIRST ADDITION, PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 17, 1999 AS DOCUMENT NUMBER 99-42496 IN PLAT BOOK 7, PAGE 53. PARCEL 2: EASEMENTS APPURTENANT THERETO, FOR THE BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF EASEMENTS CONTAINED IN PARAGRAPH 2 ON PAGE 2 OF AN INSTRUMENT ENTITLES VACATION OF EASEMENTS AND AGREEMENT FOR RECIPROCAL ACCESS EASEMENTS RECORDED AS DOCUMENT NUMBER 99-42525, AND AMENDED THERETO RECORDED AS DOCUMENT NUMBER

EASEMENTS APPURTENANT THERETO, FOR THE BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF EASEMENTS CONTAINED IN ARTICLE II ON PAGE 3 OF AN INSTERMENT ENTITLED DECLARATION OF CROSS-EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AS DOCUMENT NUMBER 99-42-527, AND AMENDED THERE TO RECORDED AS DOCUMENT NUMBER

## LEGEND

──× FENCE INLET CURB STOP BOLLARD

MANHOLE

GAS METER ELECTRIC VAULT/ TRANSFORMER A ROCK

TELEPHONE SPLICE BOX WATER VALVE

CONCRETE

SIGN -----BACK OF CURB ---- EDGE OF PAVEMENT

X LIGHT POLE

 BUSH — — U.E. – UTILITY EASEMENT NOTE #7, ITEM G 13 ----B.S. - BUILDING SETBACK NOTE #8, ITEM H 14

NOTE #3, ITEM C 9

----INGRESS/EGRESS EASEMENT

NOTE #9, ITEM I 15

NOTE #6, ITEM F 12

NOTE #16, ITEM P 22

NOTE #4, ITEM D 10

NOTE #12, ITEM L 18

NOTE #13, ITEM M 19 NOTE #14, ITEM N 20

2. Title Commitment FCHI2100815LI, Revision 1, Schedule B Part II - Exceptions from coverage, numbers NOTE #10 & 11, ITEM J 16 & K 1 DRIVEWAY AREAS/EASEMENTS

3. Schedule B Part II number C 9 - Central Illinois Light Company easement, Book 1190, page 834, is NOTE #15, ITEM 0 21 shown in the Northwest corner of the surveyed property.

65-02964 as shown in the Northwest corner of the surveyed property and a 5.00 foot wide strip along the North line of the surveyed property.

4. Schedule B Part II number D 10 - Illinois Bell Telephone Company easement, Document number

1. Fidelity National Title. Commitment Number FCHI2100815LI, Update 2, dated 09/30/21

NOTES:

was used for this survey.

C 9 - O 22 were addressed by this survey.

is shown along the East line of the surveyed property.

is shown along lot line of the surveyed property.

affects all of the surveyed property. 6. Schedule B Part II number F 12 - Illinois Bell Telephone Company easement, Document number 91-26236,

5. Schedule B Part II number E 11 - Agreement to Control and limit Access, Document number 80-09700

7. Schedule B Part II number G 13 - public utilities as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.

8. Schedule B Part II number H 14 - building setbacks as shown in subdivision plat, Document number 99-42496,

9. Schedule B Part II number I 15 - ingress/egress easements, as shown in subdivision plat, Document number 99-42496, is shown throughout the surveyed property.

10. Schedule B Part II number J 16 - Vacation of easements and agreement of easements, Document number 99-42525, and the amendment to said vacation of easements and agreement of easements, Document number 01-28703; affect the entire surveyed property. Engress/ingress easements are shown through out the surveyed

11. Schedule B Part II number K 17 - Declaration of cross-easements, covenants and restrictions, Document number 99-4257, the amendment to said Declaration of cross-easements, covenants and restrictions, Document number 01-28704, and the second amendment to said Declaration of cross-easements, covenants and restrictions, Document number 2020016029;

property and on the adjacent properties to the South and East as depicted in Exhibits D and E in Document number 99-42525...

affect the entire surveyed property. Driveway areas as shown in exhibit C in document number 99-42527 are shown through out

12. Schedule B Part II number L 18 - Central Illinois Light Company easements, Document number 92-00171, is shown in the Northeast corner of the surveyed property.

13. Schedule B Part II number M 19 - Illinois American Water Company easement, Document number 00-02177, is shown in the Northeast corner and in the middle of the surveyed property.

14. Schedule B Part II number N 20 - Central Illinois Light Company easement, Document number 00-15092, is shown in the Northeast corner of the surveyed property.

15. Schedule B Part II number O 21 - Greater Peoria Sanitary and Sewage Disposal District easement, Document number 00-19265, is shown in the Northwest part of the surveyed property.

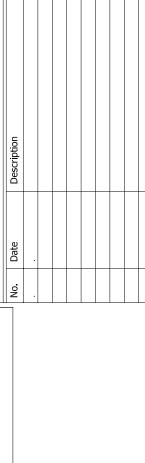
16. Schedule B Part II number P 22 - Central Illinois Light Company easement, Document number 00-23834, is shown in the Northwest part of the surveyed property.

17. There is bituminous, concrete and gravel drive along the North line in the Northeast corner of the surveyed property as shown on attached plat that appears to service the property to the North and is over the property line.

18. There are 557 standard and 16 handicapped parking places in the South parking lot, and 60 standard parking places in the North parking lot, typical size is 20' x 9';

19. 15" corrugated plastic tile pipe acting as overflow from retention pond for and on the property to the North and is outletting. The water from said pipe flows onto the surveyed property across bituminous pavement and into shown storm inlet.

20. There are perpetual ingress/egress easements in favor of Menards property (Now Lots 1 and 2 in Green Family Subdivision) and a reciprocal easement on Menards Property in favor of Lots 1-6.



AR PI 

Land \Surveyors Washburn, Illinois Youngman@MTCO.com

10/13/2021

781-001