

# ALTA / ACSM LAND TITLE AND TOPOGRAPHIC SURVEY

## LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTH 25 TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MOHAWY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BEARING ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 503.83 FEET TO A POINT LYING ON THE CENTER LINE OF ILLINOIS ROUTE 176; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 471.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 789.89 FEET TO A POINT ON SAID CENTER LINE OF ILLINOIS ROUTE 176; THENCE NORTH 42 DEGREES 02 MINUTES 21 SECONDS EAST ALONG SAID CENTER LINE, 644.35 FEET; THENCE SOUTH 43 DEGREES 02 MINUTES 39 SECONDS EAST, 513.57 FEET TO THE POINT OF BEGINNING, IN MOHAWY COUNTY, ILLINOIS.

- NOTES:
- SURVEY PERFORMED PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1409 ST105616 MMC.
- EFFECTIVE DATE: JUNE 2, 2008, SCHEDULE B ITEMS DEPICTED ON SURVEY MAP:
18. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, PER DOCUMENT NO. 1968R0489167, AFFECTS THAT PART OF THE LAND FALLING IN, UPON, UNDER, ALONG AND ACROSS THE SOUTHERLY HALF OF U.S. ROUTE 176, THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, (DEPICTED ON PLAT)
19. A PLAT OF SURVEY OF THE LAND AND OTHER LAND BY CHARLES A. MONSKI, INC. WAS RECORDED OCTOBER 3, 1979 AS DOCUMENT NO. 7809332.
20. 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.
23. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY BY INSTRUMENT RECORDED NOVEMBER2, 1934 IN BOOK 19 OF MISCELLANEOUS RECORDS, PAGE 410. (DEPICTED ON PLAT, LYING WITHIN THE 80.0' R.O.W. OF ILLINOIS ROUTE 176)
24. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, PER DOCUMENT NO. 1963R10411362 AFFECTING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING IN THE CONFINES OF THE SOUTHEASTERLY HALF OF STATE ROUTE 176. (DEPICTED ON PLAT LYING WITHIN THE 80.0' R.O.W. OF ILLINOIS ROUTE 176)
25. HIGHWAY PERMIT RECORDED JUNE 7, 1968 AS DOCUMENT NO. 490824 MADE BETWEEN THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND THE LAKEHEAD PIPE LINE COMPANY, INC. (LYING EAST OF THE EASTERLY PROPERTY LINE AS DESCRIBED.)

----- BASIS OF BEARINGS -- ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2007). -----

TOTAL AREA = 7.634 ACRES  
NET AREA = 7.034 ACRES

----- NET AREA EXCLUDES LAND FALLING WITHIN THE 80' RIGHT-OF-WAY OF ILLINOIS ROUTE 176(0.59 AC.) AS MONUMENTED AND OCCUPIED -----

STATE OF ILLINOIS )  
COUNTY OF MOHAWY )  
TO: RIVERVIEW ENTERPRISES  
CHICAGO TITLE INSURANCE COMPANY

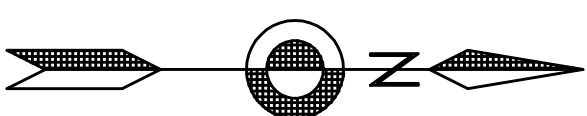
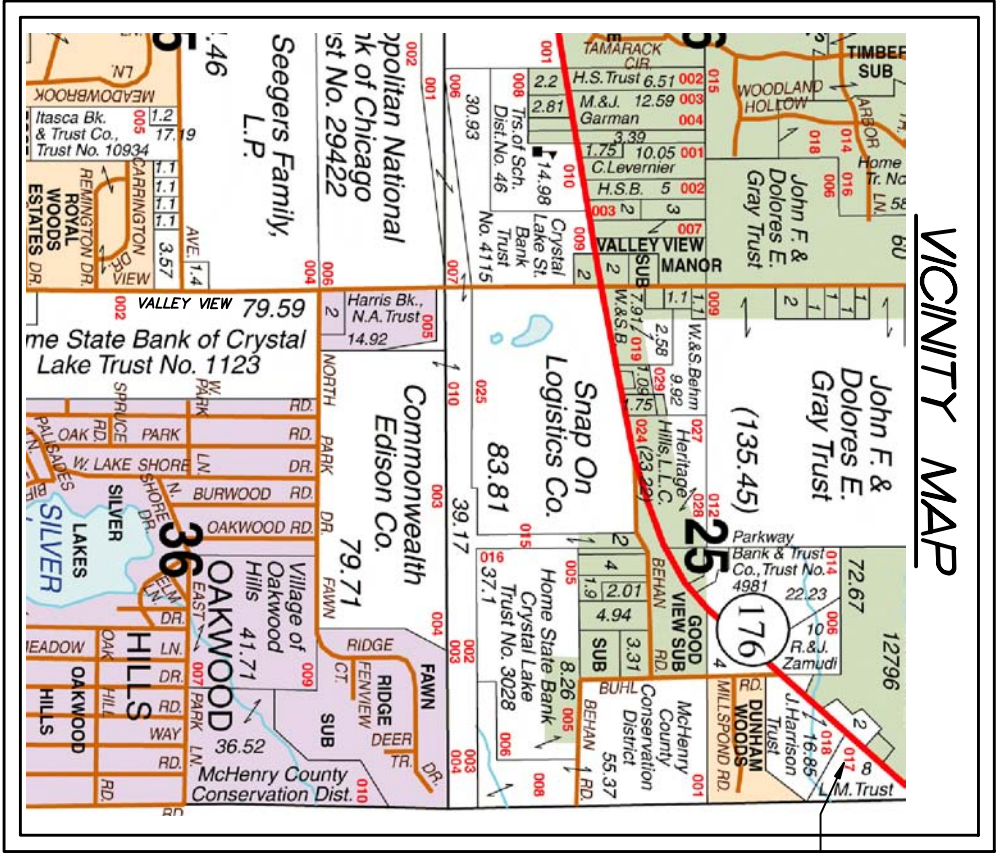
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.\* JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 5, 7(A), 8, AND 11(A), OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

\*THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.\*

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
MIKE R. FISCHER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3443  
EXPIRES 11-30-2008

SYMBOL LEGEND	
EXISTING	
STORM MANHOLE	⊙
STORM CATCH BASIN/INLET	○
FLARED END SECTION	▷
LIGHT POLE	⋈
STREET SIGN	⋈
UTILITY POLE	⊕
WELL	⊙
MAILBOX	⊙
DECIDUOUS TREE	⊙
UTILITY BOX	⊙
RECORD DIMENSION (123.45)	⊙
RECORD BEARING (N123456°S)	⊙
MEASURED DIMENSION 123.45'	⊙
MEASURED BEARING N123456°S	⊙

SITE BENCHMARK:  
CUT CROSS IN CONCRETE CURB ON THE SOUTH WESTERLY ENTRANCE OF 2101 ROUTE 176, A DISTANCE OF ABOUT 27.1 FEET SOUTH EASTERLY FROM THE CENTERLINE OF ILLINOIS ROUTE 176 AND ABOUT 39.5 FEET SOUTH WESTERLY FROM THE CENTERLINE OF THE ENTRANCE TO 2101 ROUTE 176.  
ELEVATION=771.76 (NAVD 88)



CLIENT: MR. JEFF HEMSOOTH  
DRAWN BY: CRH CHECKED BY: MRF  
SCALE: 1"=60' SEC. 25 T. 44N R. 8E  
JOB NO.: RWR-080407-SU02  
DATE: 07-08-08  
FIELD DATE COMPLETED: 07-03-08  
REVISIONS: \_\_\_\_\_  
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF

NOTE: Only those Building Line Restrictions or Easements shown on this plat are to be assumed correct unless otherwise described or noted. No distance should be assumed by scaling. No underground improvements have been located unless shown and noted. This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed. Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.