

FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.

LEGEND

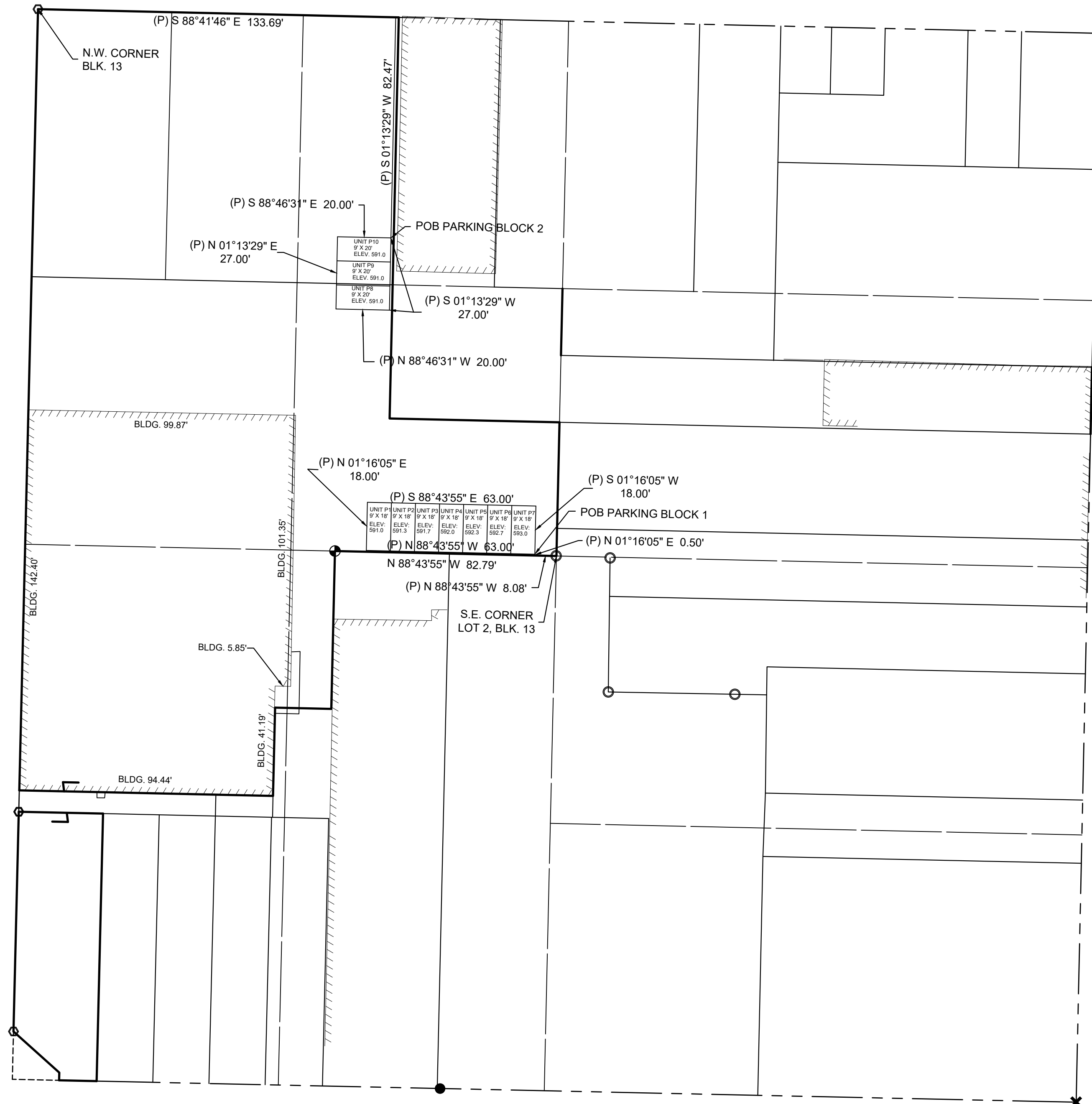
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- LOT LINE
- - - - RIGHT OF WAY LINE
- NEW PAVING LINE
- ////// STRUCTURE
- FOUND IRON PIPE
- FOUND REBAR
- ✕ FOUND CHISELED "+"
- ⊕ SET REBAR WITH CAP
- SET BRASS PLUG
- BM BENCHMARK (CHISELED "+")

PARKING BLOCK 1

A part of Lot 2 in Block 13 of The Original Town, now City of Quincy, Adams County, Illinois being more particularly described as follows:
 Commencing at the southeast corner of Lot 2 in said Block 13, thence North 88 degrees 43 minutes 55 seconds West on the south line of said Lot 2 a distance of 8.08 feet, thence North 01 degree 16 minutes 05 seconds East 0.50 feet, to the southeast corner of Parking Block 1 and the true point of beginning, thence North 88 degrees 43 minutes 55 seconds West parallel with the south line of said Lot a distance of 63.00 feet, thence North 01 degree 16 minutes 05 seconds East 18.00 feet, thence South 88 degrees 43 minutes 55 seconds East parallel with the south line of said Lot a distance of 63.00 feet, thence South 01 degree 16 minutes 05 seconds West 18.00 feet to the point of beginning, containing 1134 square feet, more or less and being subject to any easements across said lands.

PARKING BLOCK 2

A part of Lot 2 in Block 13 of The Original Town, now City of Quincy, Adams County, Illinois being more particularly described as follows:
 Commencing at the northwest corner of said Block 13, thence South 88 degrees 41 minutes 46 seconds East on the north line of said Block, 133.69 feet, thence South 01 degree 13 minutes 29 seconds West 82.47 feet to the northeast corner of Parking Block 2 and the true point of beginning, thence continuing South 01 degree 13 minutes 29 seconds West 27.00 feet, thence North 88 degrees 46 minutes 31 seconds West 20.00 feet, thence North 01 degree 13 minutes 29 seconds East 27.00 feet, thence South 88 degrees 46 minutes 31 seconds East 20.00 feet to the point of beginning, containing 540 square feet, more or less and being subject to any easements across said lands.



I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

Further, I do hereby state that this plat accurately depicts the matters set forth in subsection (3) and (4) of 765 ILCS 605/5, Illinois Condominium Property ACT.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Robert J. Harman, Illinois Professional Land Surveyor No. 3101
 License expires 11/30/2022.
 Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
 WEST ZONE NAD 83
 SURVEYED FOR: VIEW 21 OF QUINCY, LLC
 FIELD WORK COMPLETED JUNE 30, 2022.

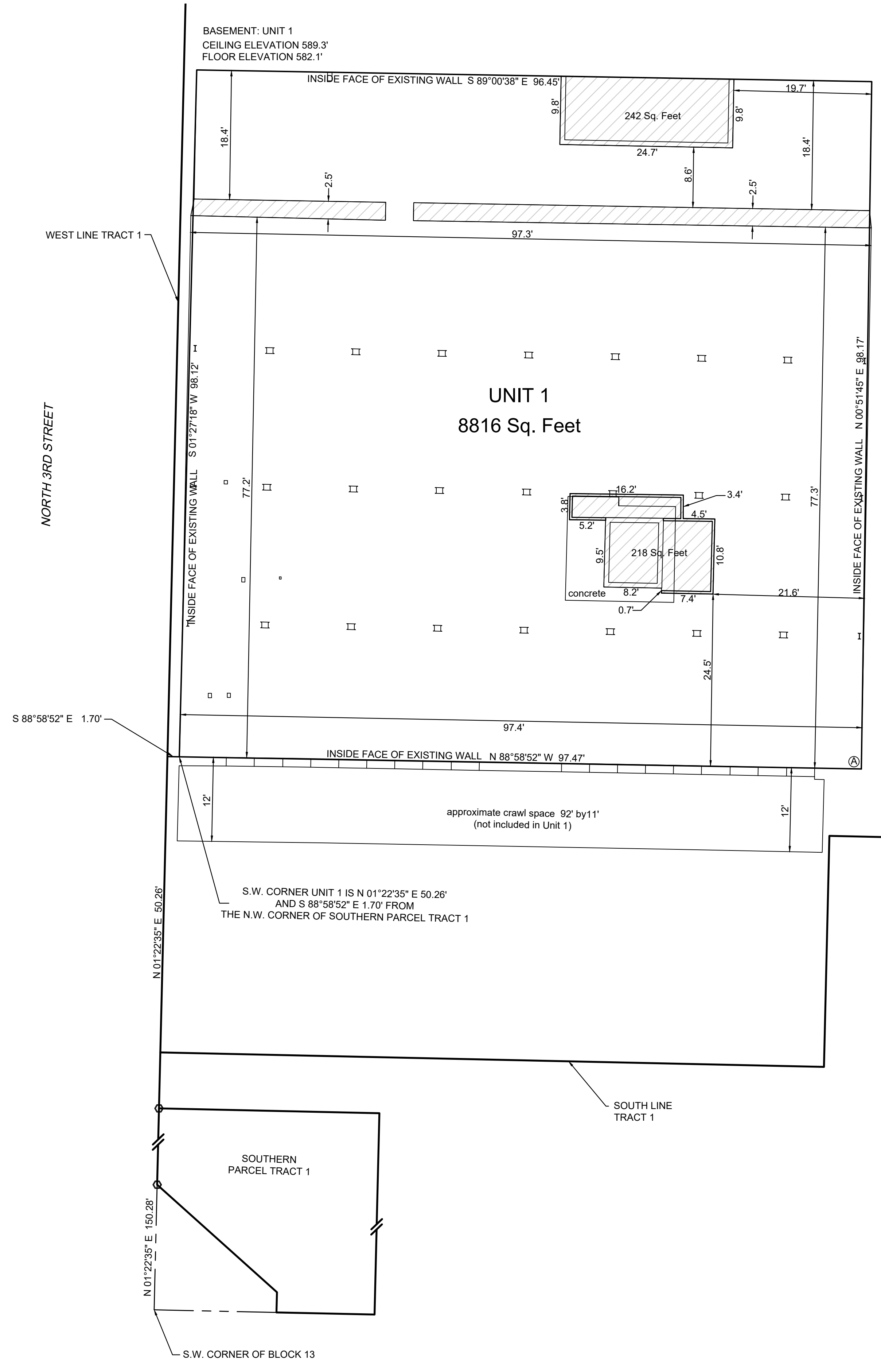
DESIGN FIRM NO. 184-2738
KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors

Quincy, Illinois www.klingner.com
 616 North 24th Street Galesburg, IL Burlington, IA
 217.223.3670 Pella, IA Hannibal, MO Columbia, MO

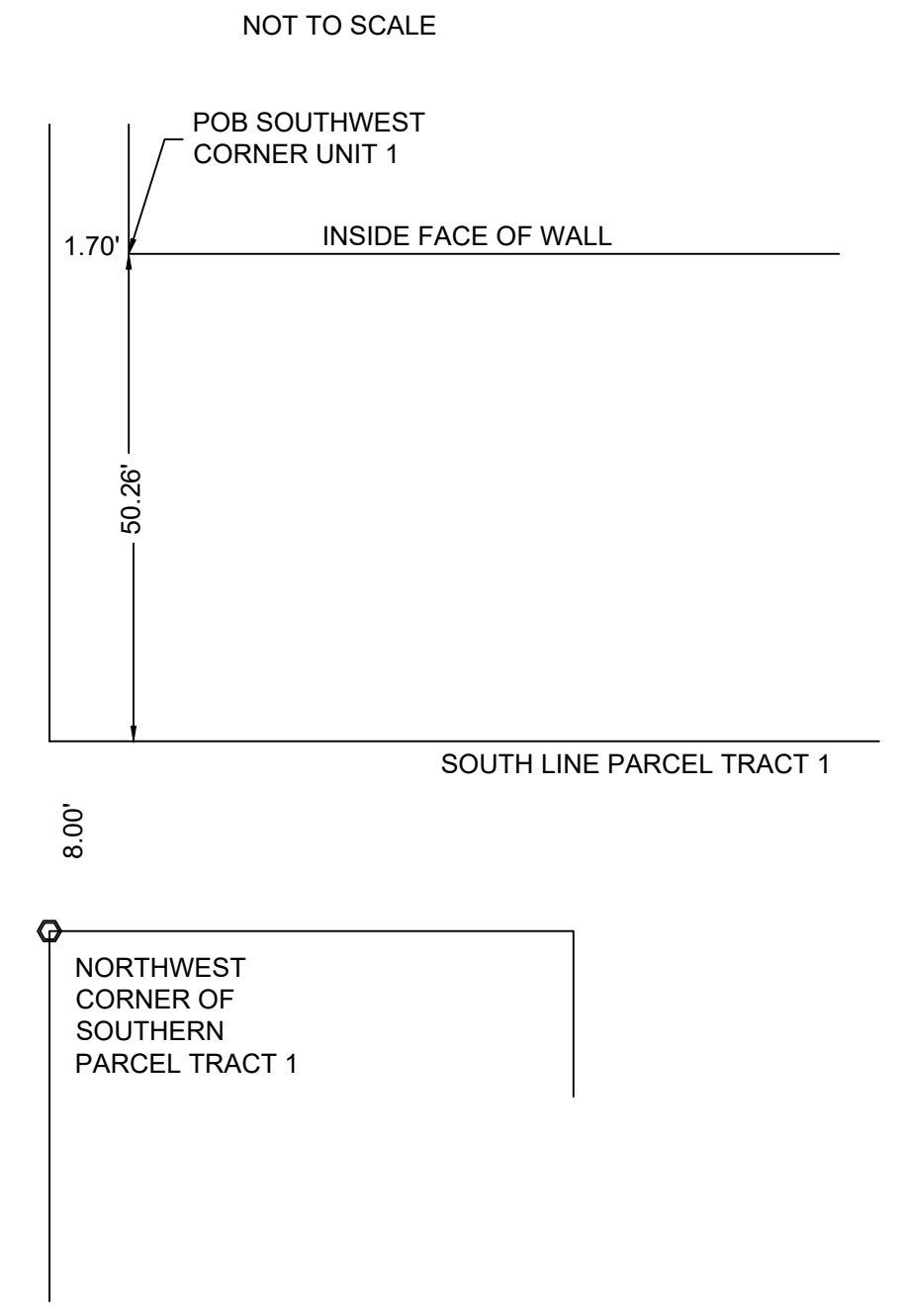
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|--|---------|-------------|----------|--------------------------------|------|
| DESIGNED | DRAWN | CHECKED | NO APPR. | REVISION DESCRIPTION | DATE |
| FIELD | RJH/CJH | RJH | | | |
| PROJECT NO. | NOTES | DATE | SCALE | FULL SCALE DRAWING IS 22"x 34" | |
| 21-0193 | 25058 | APRIL, 2022 | 1" = 30' | | |
| CONDOMINIUM SURVEY PLAT OF PARKING UNITS VIEW 21 CONDOMINIUMS | | | | | |
| VIEW 21 MIXED USE DEVELOPMENT 116 SOUTH 3RD STREET QUINCY, ILLINOIS | | | | | |
| SHEET NO. 8 OF 8 | | | | | |

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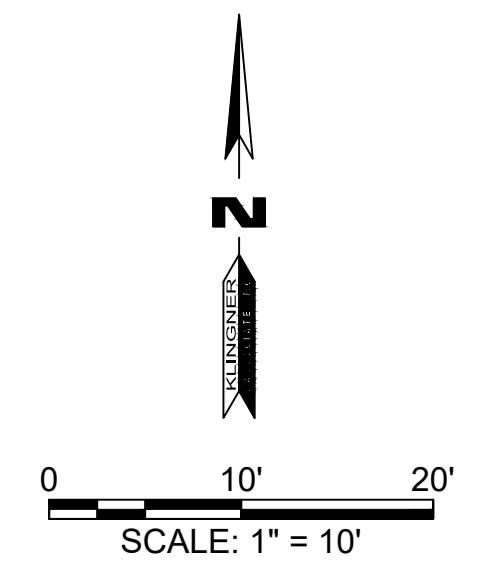


TRACT 1



NOTES:
 (A) SOUTHEAST CORNER UNIT 1 IS 16.66' WEST OF EAST LINE TRACT 1

FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.



LEGEND

| | |
|--|---------------------------|
| | SUBJECT PROPERTY |
| | LOT LINE |
| | INSIDE FACE EXTERIOR WALL |
| | STRUCTURAL BEAM |
| | COMMON ELEMENT |
| | UNFINISHED WALL |
| | NEW CONCRETE FLOOR |
| | SET REBAR WITH CAP |
| | SET BRASS PLUG |

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

Further, I do hereby state that this plat accurately depicts the matters set forth in subsection (3) and (4) of 765 ILCS 605/5, Illinois Condominium Property Act.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Robert J. Harman, Illinois Professional Land Surveyor No. 3101
 License expires 11/30/2022.
 Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
 WEST ZONE NAD 83
 SURVEYED FOR: VIEW 21 OF QUINCY, LLC
 FIELD WORK COMPLETED JUNE 30, 2022.

DESIGN FIRM NO. 184-2738
KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors

Quincy, Illinois www.klingner.com
 616 North 24th Street Galesburg, IL Burlington, IA
 217.223.3670 Pella, IA Hannibal, MO Columbia, MO

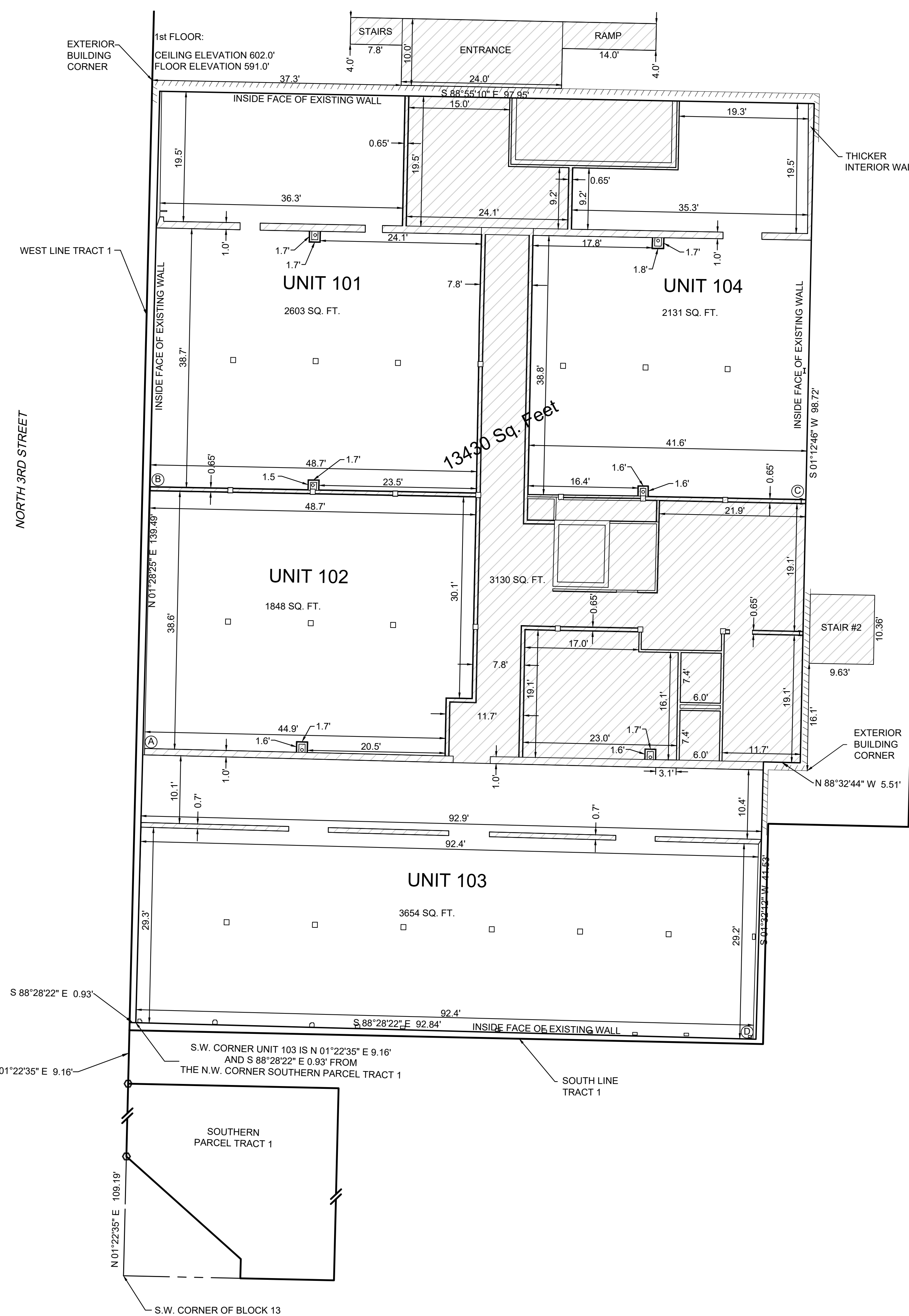
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|----------|----------------------|-------------|-----------------|--------------------------------|
| DESIGNED | FIELD | ECB/JLS/TGH | PROJECT NO. | 21-0193 |
| DRAWN | NOTES | FILE NO. | CONDOMINIUM.dwg | |
| CHECKED | DATE | SCALE | | |
| | June 2022 | 1" = 10' | | |
| | REVISION DESCRIPTION | DATE | | |
| | NO APPR | | | FULL SCALE DRAWING IS 22'x 34' |

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**CONDOMINIUM SURVEY PLAT
 OF BASEMENT LEVEL
 VIEW 21 CONDOMINIUMS**

**VIEW 21
 MIXED USE DEVELOPMENT
 116 SOUTH 3RD STREET
 QUINCY, ILLINOIS**

SHEET NO.
7 OF 8



NORTH 3RD STREET

WEST LINE TRACT 1

TRACT 1

THICKER INTERIOR WALL

EAST LINE TRACT 1

S 88°28'22" E 0.93'

N 01°22'35" E 9.16'

N 01°22'35" E 109.19'

1st FLOOR:
CEILING ELEVATION 602.0'
FLOOR ELEVATION 591.0'

INSIDE FACE OF EXISTING WALL

INSIDE FACE OF EXISTING WALL

N 01°28'25" E 139.748'

A

10.1'

29.3'

S 88°28'22" E 0.93'

N 01°22'35" E 9.16'

N 01°22'35" E 109.19'

S.W. CORNER OF BLOCK 13

S.W. CORNER UNIT 103 IS N 01°22'35" E 9.16' AND S 88°28'22" E 0.93' FROM THE N.W. CORNER SOUTHERN PARCEL TRACT 1

SOUTH LINE TRACT 1

NOT TO SCALE

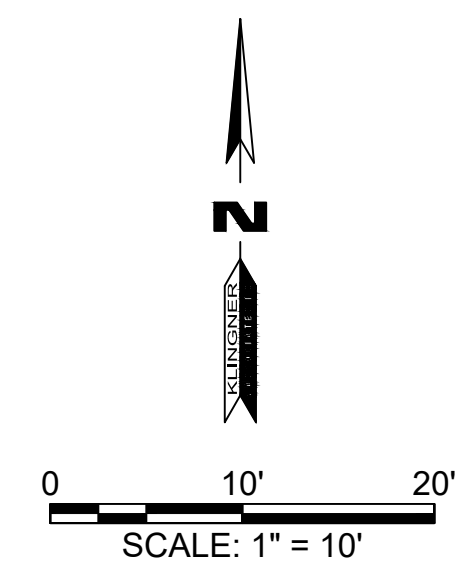
POB SOUTHWEST CORNER UNIT 103

INSIDE FACE OF WALL

SOUTH LINE PARCEL TRACT 1

NORTHWEST CORNER OF SOUTHERN PARCEL TRACT 1

FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.



- NOTES:
- (A) SOUTHWEST CORNER UNIT 102 IS 1.26' EAST OF WEST LINE TRACT 1
 - (B) SOUTHWEST CORNER UNIT 101 IS 1.20' EAST OF WEST LINE TRACT 1
 - (C) SOUTHWEST CORNER UNIT 104 IS 16.51' WEST OF 59' EAST LINE TRACT 1
 - (D) SOUTHEAST CORNER UNIT 103 IS 0.71' NORTH AND 1.53' WEST OF TRACT 1 PROPERTY CORNER

LEGEND

- LOT LINE
- INSIDE FACE EXTERIOR WALL
- STRUCTURAL BEAM
- COMMON ELEMENT
- UNFINISHED WALL
- DRYWALL
- STAIR #2 LCU
- EXTERIOR BUILDING WALL
- ⊕ SET REBAR WITH CAP
- SET BRASS PLUG

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

Further, I do hereby state that this plat accurately depicts the matters set forth in subsection (3) and (4) of 765 ILCS 605/5, Illinois Condominium Property ACT.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Robert J. Harman, Illinois Professional Land Surveyor No. 3101
License expires 11/30/2022.
Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE WEST ZONE NAD 83

SURVEYED FOR: VIEW 21 OF QUINCY, LLC
FIELD WORK COMPLETED JUNE 30, 2022.

DESIGN FIRM NO. 184-2738

KLINGNER & ASSOCIATES, P.C.

Engineers • Architects • Surveyors

Quincy, Illinois
616 North 24th Street
217.223.3670

Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

www.klingner.com

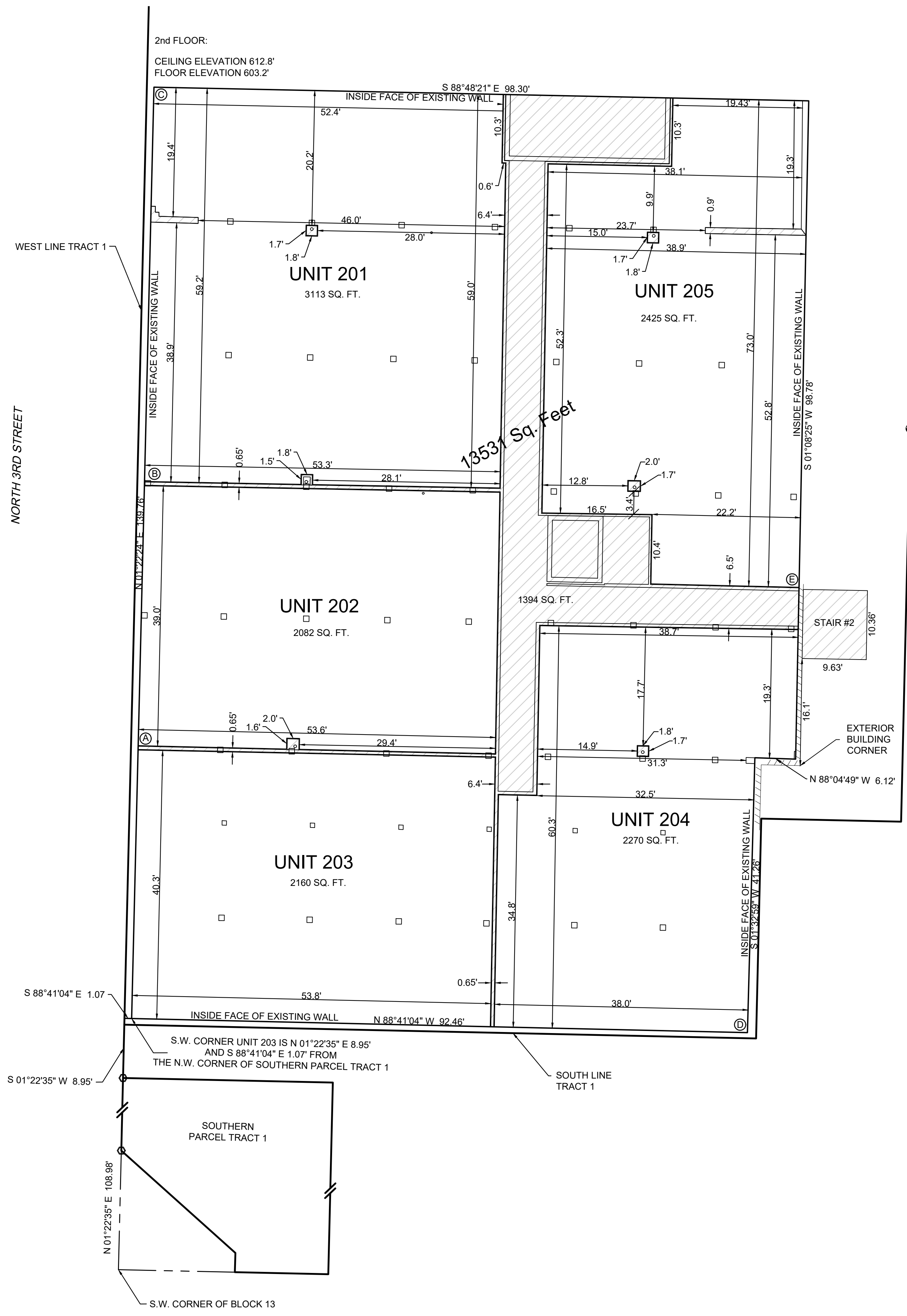
| NO. | DATE | REVISION DESCRIPTION | DATE |
|-----|------|----------------------|------|
| | | | |
| | | | |
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| DESIGNED | DRAWN | CHECKED |
|--|--|----------------|
| ECB/JLS/TGH <td>RJH/ECB <td> </td> </td> | RJH/ECB <td> </td> | |
| PROJECT NO. 21-0193 <td>FILE NO. CONDOMINIUM.dwg <td>SCALE 1" = 10'</td> </td> | FILE NO. CONDOMINIUM.dwg <td>SCALE 1" = 10'</td> | SCALE 1" = 10' |

CONDOMINIUM SURVEY PLAT OF FIRST FLOOR LEVEL VIEW 21 CONDOMINIUMS

VIEW 21 MIXED USE DEVELOPMENT 116 SOUTH 3RD STREET QUINCY, ILLINOIS

2nd FLOOR:
CEILING ELEVATION 612.8'
FLOOR ELEVATION 603.2'

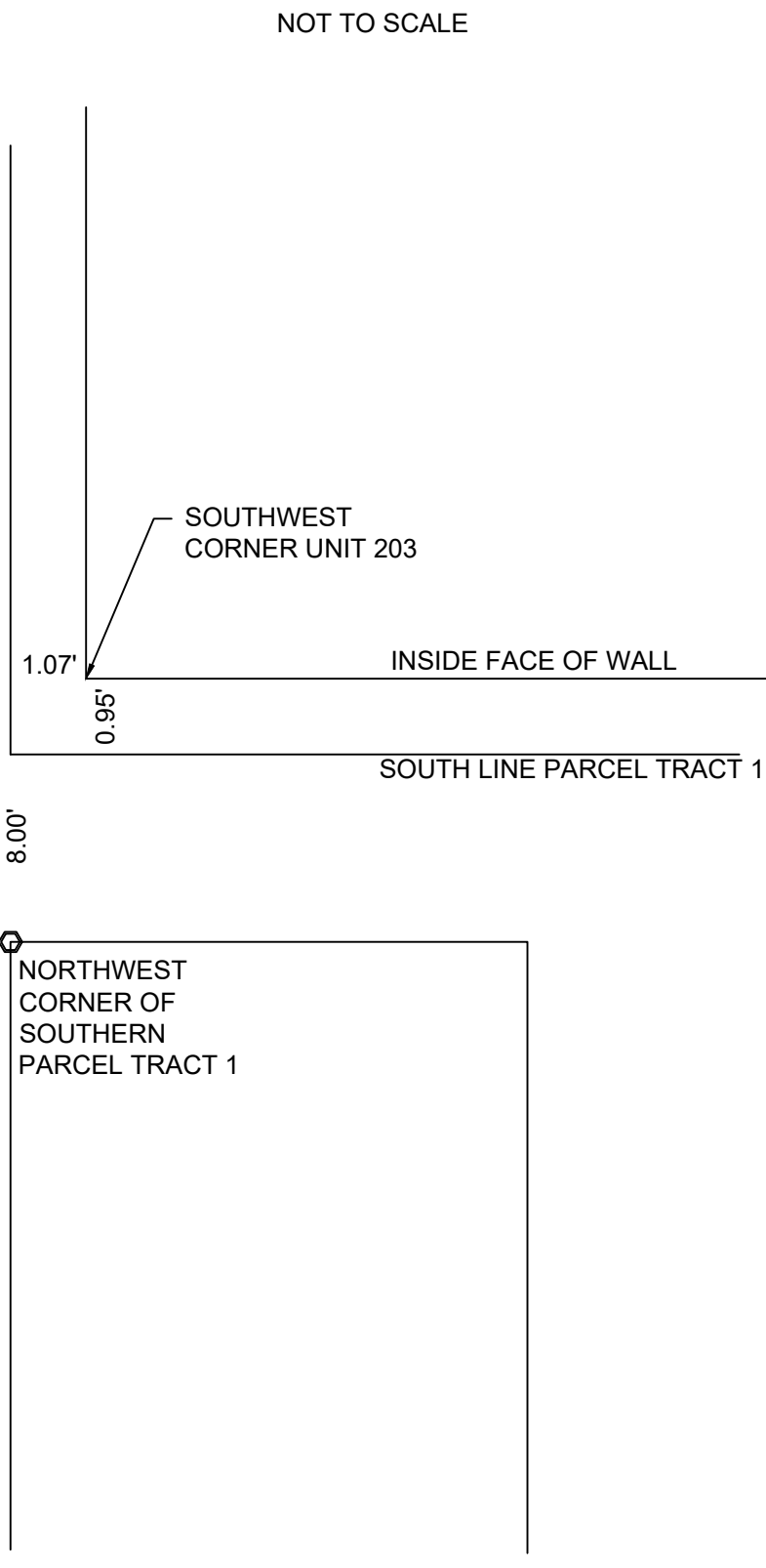


NORTH 3RD STREET
WEST LINE TRACT 1

S 88°41'04" E 1.07'
S 01°22'35" W 8.95'
N 01°22'35" E 108.98'
S.W. CORNER OF BLOCK 13
S.W. CORNER UNIT 203 IS N 01°22'35" E 8.95'
AND S 88°41'04" E 1.07' FROM
THE N.W. CORNER OF SOUTHERN PARCEL TRACT 1

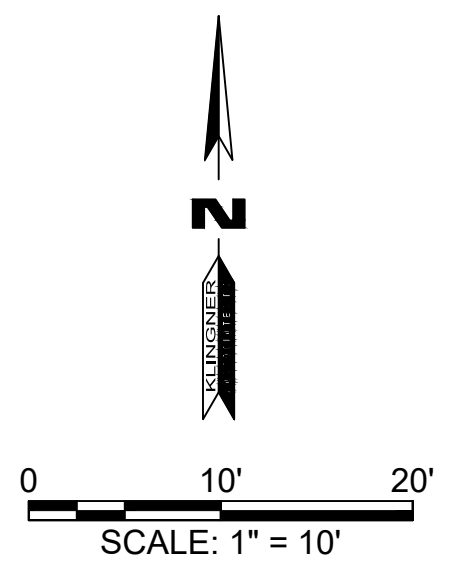
TRACT 1

EAST LINE TRACT 1



- NOTES:
- Ⓐ SOUTHWEST CORNER UNIT 202 IS 1.07' EAST OF WEST LINE TRACT 1
 - Ⓑ SOUTHWEST CORNER UNIT 201 IS 1.07' EAST OF WEST LINE TRACT 1
 - Ⓒ NORTHWEST CORNER UNIT 201 IS 1.06' EAST OF WEST LINE TRACT 1
 - Ⓓ SOUTHWEST CORNER UNIT 204 IS 0.84' NORTH AND OF 1.31' WEST OF TRACT 1 PROPERTY CORNER
 - Ⓔ SOUTHWEST CORNER UNIT 205 IS 16.14' WEST OF TRACT 1 PROPERTY LINE

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LEGEND

- SUBJECT PROPERTY
- - - LOT LINE
- INSIDE FACE EXTERIOR WALL
- STRUCTURAL BEAM
- ▣ COMMON ELEMENT
- UNFINISHED WALL
- /// STAIR #2 LCU
- /// EXTERIOR BUILDING WALL
- SET REBAR WITH CAP
- SET BRASS PLUG

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

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License expires 11/30/2022.
Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
WEST ZONE NAD 83
SURVEYED FOR: VIEW 21 OF QUINCY, LLC
FIELD WORK COMPLETED JUNE 30, 2022.

DESIGN FIRM NO. 184-2738
KLINGNER & ASSOCIATES, P.C.
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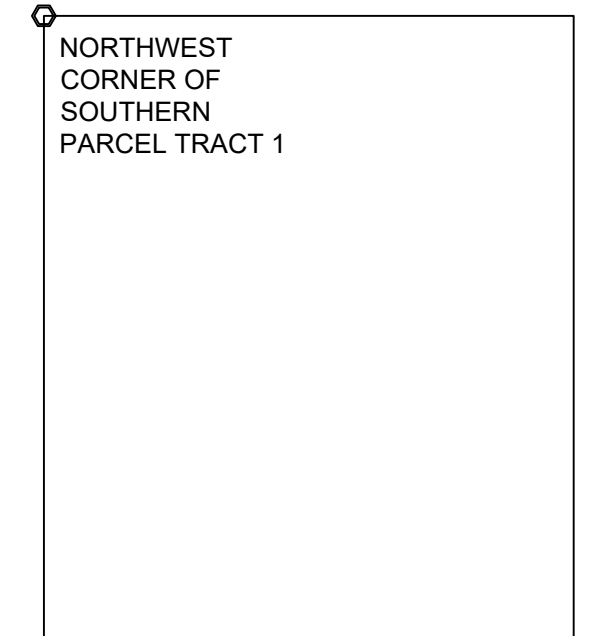
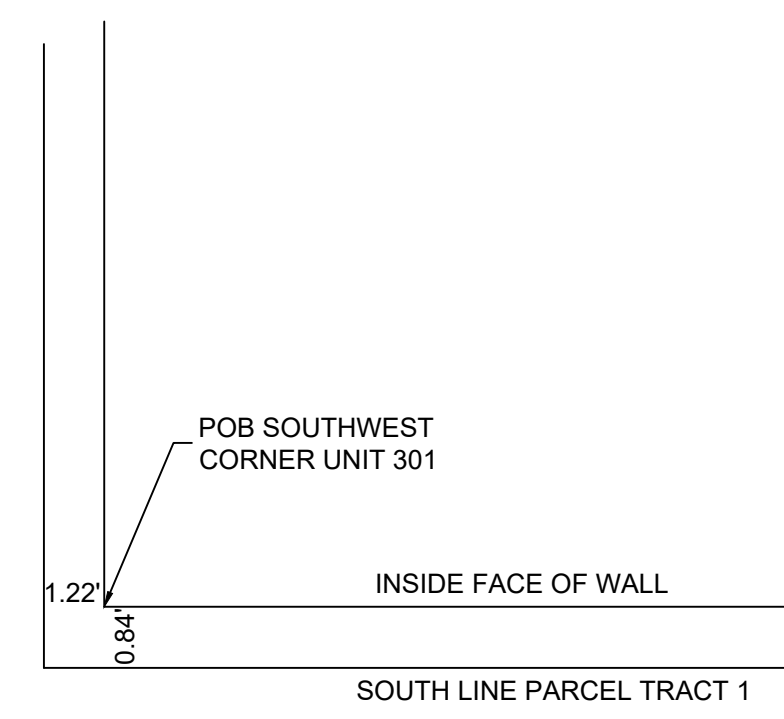
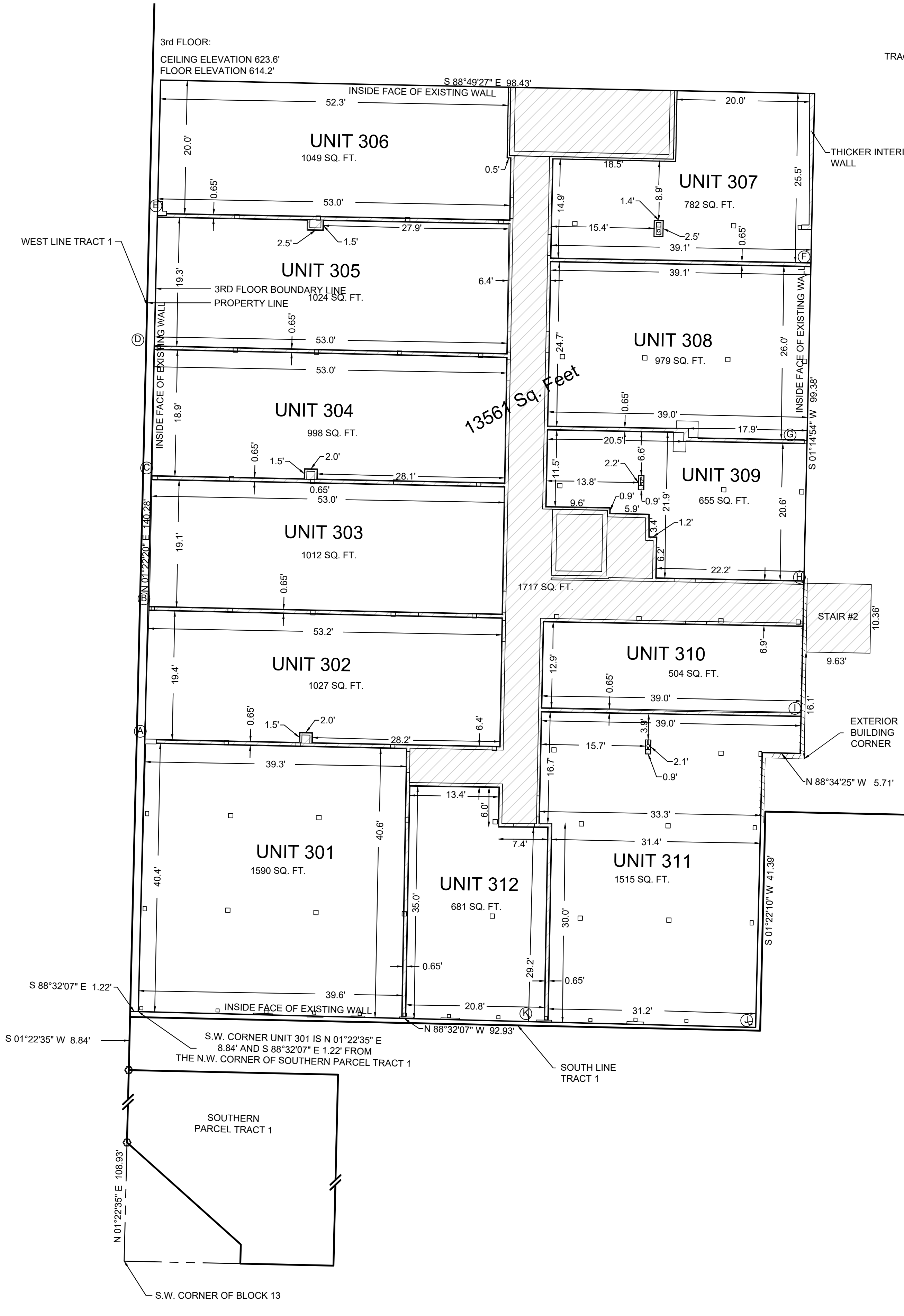
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|-------------|-----------------|----------|--------------------------------|----------------------|------|
| ECB/JLS/TGH | RJH/ECB | | | | |
| PROJECT NO. | FILE NO. | SCALE | FULL SCALE DRAWING IS 22"x 34" | | |
| 21-0193 | CONDOMINIUM.dwg | 1" = 10' | | | |

This document and the plans herein are prepared for the use of the client. It is not to be used for any other purpose without the written consent of the engineer. The engineer shall not be responsible for any errors or omissions in this document or for any consequences arising therefrom.

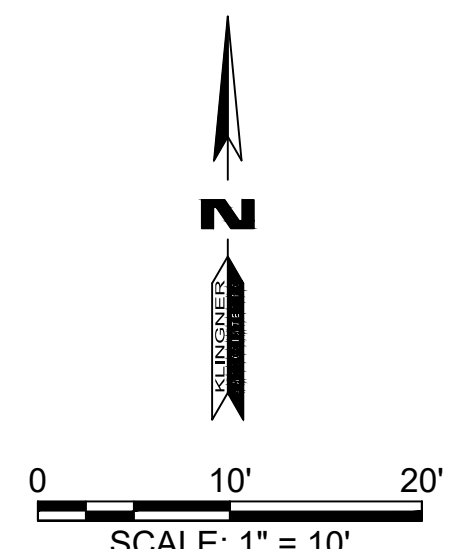
**CONDOMINIUM SURVEY PLAT
OF SECOND FLOOR LEVEL
VIEW 21 CONDOMINIUMS**

**VIEW 21
MIXED USE DEVELOPMENT
116 SOUTH 3RD STREET
QUINCY, ILLINOIS**

SHEET NO.
5 OF 8



FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.



LEGEND

- SUBJECT PROPERTY
- - - LOT LINE
- INSIDE FACE EXTERIOR WALL
- STRUCTURAL BEAM
- COMMON ELEMENT
- UNFINISHED WALL
- STAIR #2 LCU
- /// EXTERIOR BUILDING WALL
- ⊙ SET REBAR WITH CAP
- SET BRASS PLUG

- NOTES:
- (A) SOUTHWEST CORNER UNIT 302 IS 1.22' EAST OF WEST LINE TRACT 1
 - (B) SOUTHWEST CORNER UNIT 303 IS 1.41' EAST OF WEST LINE TRACT 1
 - (C) SOUTHWEST CORNER UNIT 304 IS 1.36' EAST OF WEST LINE TRACT 1
 - (D) SOUTHWEST CORNER UNIT 305 IS 1.28' EAST OF WEST LINE TRACT 1
 - (E) SOUTHWEST CORNER UNIT 306 IS 1.22' EAST OF WEST LINE TRACT 1
 - (F) SOUTHEAST CORNER UNIT 307 IS 16.08' WEST OF 59' EAST LINE TRACT 1 EXTENDED NORTH
 - (G) SOUTHEAST CORNER UNIT 308 IS 16.03' WEST OF EAST LINE TRACT 1
 - (H) SOUTHEAST CORNER UNIT 309 IS 16.00' WEST OF EAST LINE TRACT 1
 - (I) SOUTHEAST CORNER UNIT 310 IS 15.97' WEST OF EAST LINE TRACT 1
 - (J) SOUTHEAST CORNER UNIT 311 IS 0.69' WEST AND 0.48' NORTH OF CORNER TRACT 1
 - (K) SOUTHEAST CORNER UNIT 312 IS 0.61' NORTH OF SOUTH LINE TRACT 1

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

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Robert J. Harman, Illinois Professional Land Surveyor No. 3101
License expires 11/30/2022.
Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
WEST ZONE NAD 83
SURVEYED FOR: VIEW 21 OF QUINCY, LLC
FIELD WORK COMPLETED JUNE 30, 2022.

DESIGN FIRM NO. 184-2738
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| NO. | DATE | REVISION DESCRIPTION | DATE |
|-----|------|----------------------|------|
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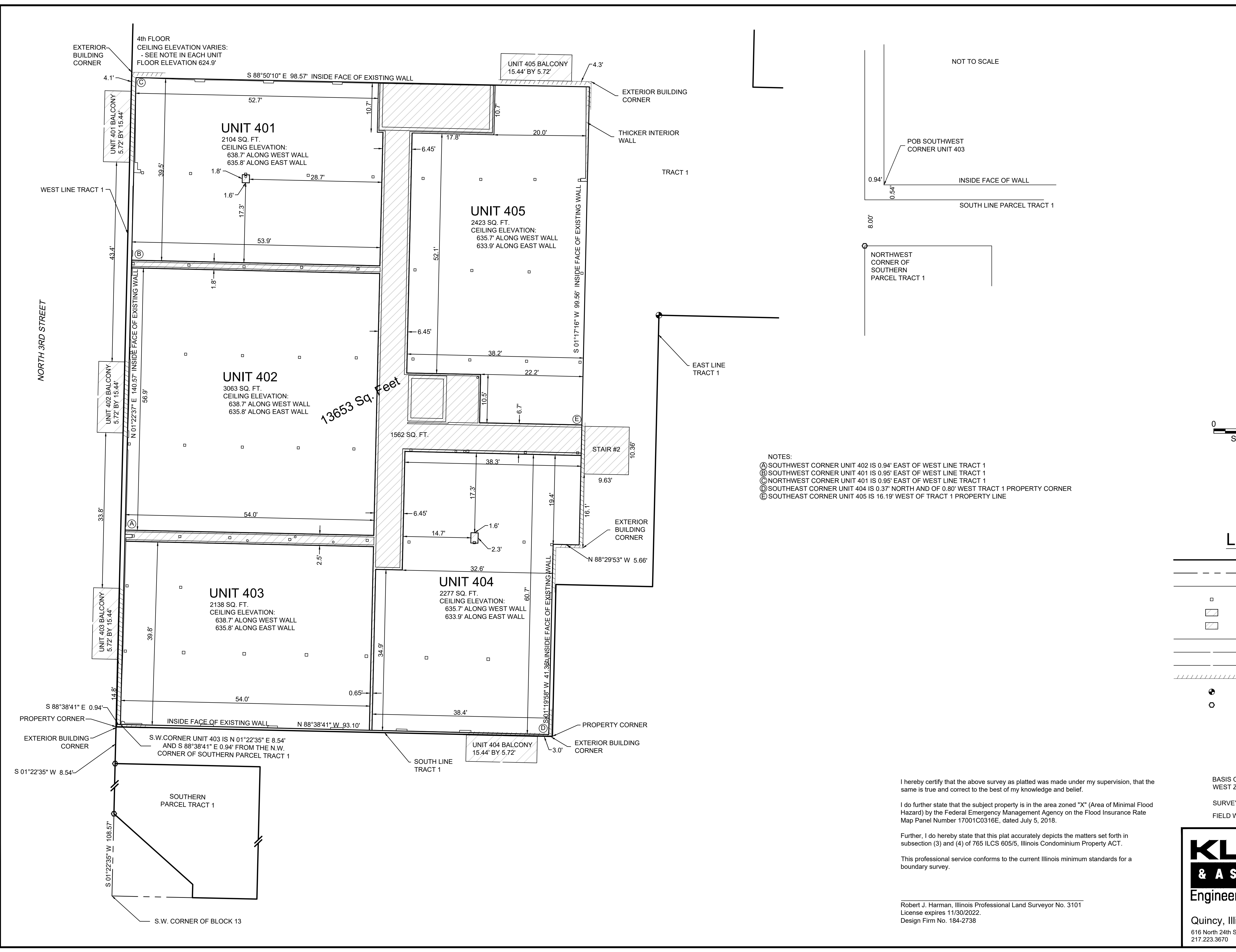
FULL SCALE DRAWING IS 22"x 34"

| DESIGNED | DRAWN | CHECKED |
|--|--|----------------|
| ECB/JLS/TGH <td>RJH/ECB <td> </td> </td> | RJH/ECB <td> </td> | |
| PROJECT NO. 21-0193 <td>FILE NO. CONDOMINIUM.dwg <td>SCALE 1" = 10'</td> </td> | FILE NO. CONDOMINIUM.dwg <td>SCALE 1" = 10'</td> | SCALE 1" = 10' |

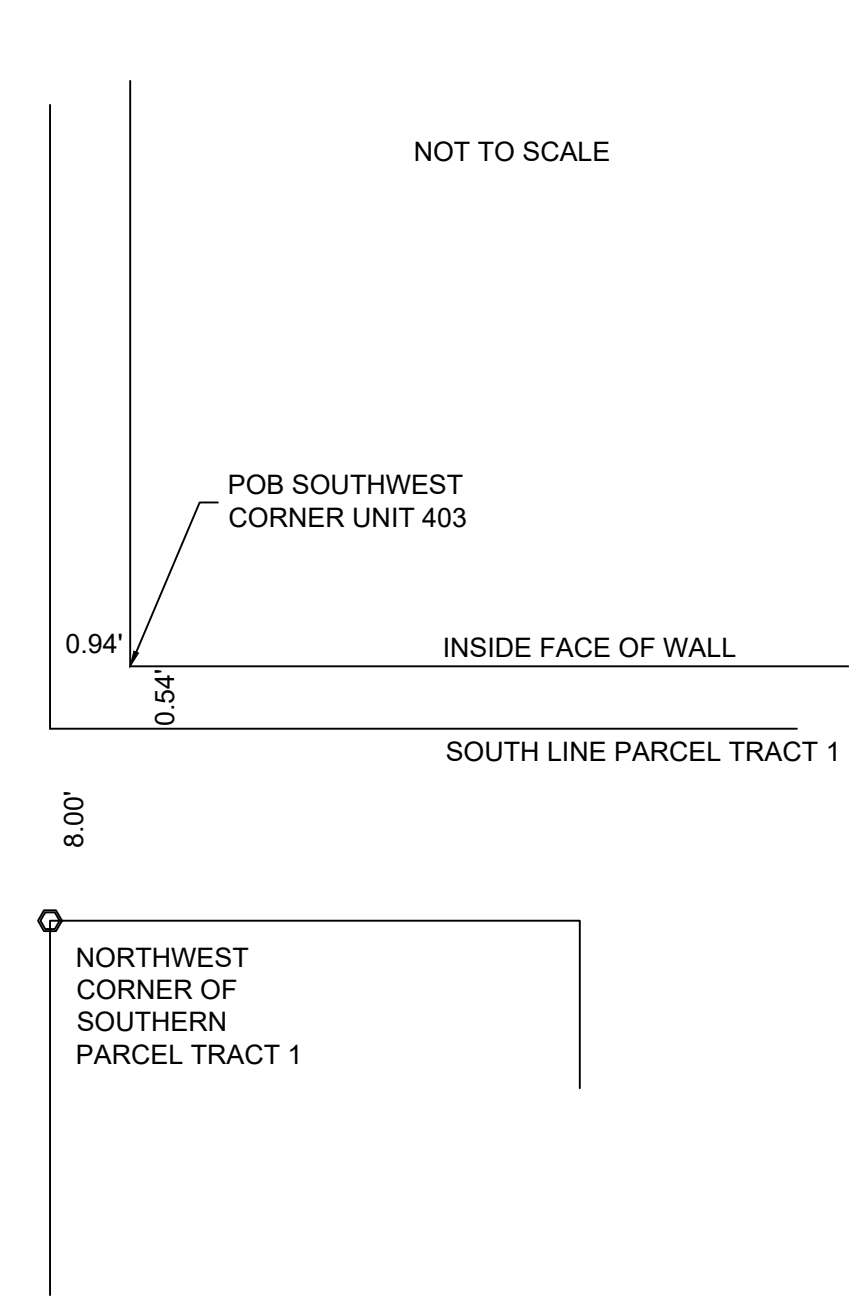
CONDOMINIUM SURVEY PLAT OF THIRD FLOOR LEVEL VIEW 21 CONDOMINIUMS

VIEW 21 MIXED USE DEVELOPMENT 116 SOUTH 3RD STREET QUINCY, ILLINOIS

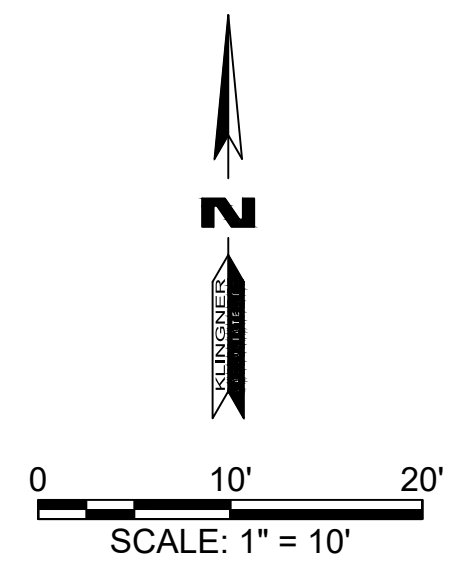
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NOTES:
 (A) SOUTHWEST CORNER UNIT 402 IS 0.94' EAST OF WEST LINE TRACT 1
 (B) SOUTHWEST CORNER UNIT 401 IS 0.95' EAST OF WEST LINE TRACT 1
 (C) NORTHWEST CORNER UNIT 401 IS 0.95' EAST OF WEST LINE TRACT 1
 (D) SOUTHWEST CORNER UNIT 403 IS 0.37' NORTH AND OF 0.80' WEST TRACT 1 PROPERTY CORNER
 (E) SOUTHWEST CORNER UNIT 405 IS 16.19' WEST OF TRACT 1 PROPERTY LINE



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LEGEND

| | |
|--|---------------------------|
| | SUBJECT PROPERTY |
| | LOT LINE |
| | INSIDE FACE EXTERIOR WALL |
| | STRUCTURAL BEAM |
| | COMMON ELEMENT |
| | LIMITED COMMON ELEMENT |
| | UNFINISHED WALL |
| | BALCONY |
| | STAIR #2 LCU |
| | EXTERIOR BUILDING WALL |
| | SET REBAR WITH CAP |
| | SET BRASS PLUG |

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

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Robert J. Harman, Illinois Professional Land Surveyor No. 3101
 License expires 11/30/2022.
 Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
 WEST ZONE NAD 83
 SURVEYED FOR: VIEW 21 OF QUINCY, LLC
 FIELD WORK COMPLETED: JUNE 30, 2022.

DESIGN FIRM NO. 184-2738

KLINGNER & ASSOCIATES, P.C.

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| | | | |
|----------|----------------------|-------------|--------------------------------|
| DESIGNED | FIELD | PROJECT NO. | 21-0193 |
| DRAWN | NOTES | FILE NO. | CONDOMINIUM.dwg |
| CHECKED | DATE | SCALE | 1" = 10' |
| NO APPR. | REVISION DESCRIPTION | DATE | FULL SCALE DRAWING IS 22'x 34' |

CONDOMINIUM SURVEY PLAT
 OF FOURTH FLOOR LEVEL
 VIEW 21 CONDOMINIUMS

VIEW 21
 MIXED USE DEVELOPMENT
 116 SOUTH 3RD STREET
 QUINCY, ILLINOIS

SHEET NO.
3 OF 8

LEGAL DESCRIPTION OF PARCEL SUBMITTED TO THE PROVISIONS OF THE CONDOMINIUM ACT:

SURVEYOR'S STATEMENT

STATE OF ILLINOIS
COUNTY OF ADAMS

I, Robert J. Harman, Illinois Professional Land Surveyor Number 3101, do hereby state that I have surveyed, in accordance with the laws of the State of Illinois, and with the Ordinances of the City of Quincy, for View 21 of Quincy, LLC (Developers), the following described property, to-wit:

TRACT 1:

A part of Lots Two (2), Three (3), Four (4) and Five (5) all in Block Thirteen (13) in the Original Town, now City, of Quincy, situated in the County of Adams in the State of Illinois, being more particularly described as follows:

Beginning at the northwest corner of Lot 3 in Block 13, thence South 01 degree 22 minutes 35 seconds West on the west line of said Lot 3 a distance of 125.03 feet to the point of beginning, thence South 88 degrees 43 minutes 06 seconds East 134.99 feet, thence South 01 degree 18 minutes 21 seconds West 24.99 feet, thence South 88 degrees 43 minutes 22 seconds East 63.50 feet to a point on the east line of Lot 2, thence South 01 degree 18 minutes 21 seconds West on said east line 49.98 feet to the southeast corner of said Lot 2, thence North 88 degrees 43 minutes 55 seconds West on the south line of said Lot 2 a distance of 82.79 feet, thence South 01 degree 20 minutes 28 seconds West 59.00 feet, thence North 88 degrees 43 minutes 55 seconds West 21.00 feet, thence South 01 degree 20 minutes 28 seconds West 33.00 feet, thence North 88 degrees 45 minutes 00 seconds West 94.85 feet to a point on the west line of Lot 4, thence North 01 degree 22 minutes 35 seconds East on said west line 167.04 feet to the point of beginning.

AND

Commencing at the southwest corner of Lot 4 Block 13, thence North 01 degree 22 minutes 35 seconds East on the west line of said Lot 4 a distance of 17.87 feet to the point of beginning, thence continuing North 01 degree 22 minutes 35 seconds East on said west line 82.16 feet to the northwest corner of the South Half of said Lot 4, thence South 88 degrees 45 minutes 00 seconds East 31.50 feet, thence South 01 degree 22 minutes 35 seconds West 100.02 feet to a point on the south line of Lot 4, thence North 88 degrees 46 minutes 05 seconds West on said south line 14.02 feet to a bend in the street right of way, thence north 01 degree 32 minutes 32 seconds East 2.89 feet to a bend in the street right of way, thence North 48 degrees 07 minutes 12 seconds West 23.00 feet to the point of beginning.

(PIN 23-1-0240-000-00)

TRACT 2:

A part of Lots Two (2) and Three (3) in Block Thirteen (13) in the Original Town, now City, of Quincy, Adams County, Illinois, being more particularly described as follows:

Beginning at the northwest corner of Lot 3 in Block 13, thence South 88 degrees 41 minutes 46 seconds East on the north line of said Block 134.83 feet, thence South 01 degree 18 minutes 21 seconds West 99.98 feet, thence North 88 degrees 42 minutes 53 seconds West 134.96 feet to a point on the west line of said Block, thence North 01 degree 22 minutes 35 seconds East on said west line 100.02 feet to the point of beginning.

(PIN 23-1-0232-000-00)

TRACT 3:

A part of Lots Two (2) and Three (3) in Block Thirteen (13) in the original Town, now City, of Quincy, in the County of Adams, in the State of Illinois being more particularly described as follows:

Beginning at the northwest corner of the South Half of Lot 3, said point also being the southwest corner of Tract 2, thence South 88 degrees 42 minutes 53 seconds East on the south line of Tract 2 a distance of 134.96 feet to the southeast corner of Tract 2, thence South 01 degree 18 minutes 21 seconds West 24.99 feet, thence North 88 degrees 43 minutes 06 seconds West 134.99 feet to a point on the west line of Lot 3, thence North 01 degree 22 minutes 35 seconds East on said west line 25.00 feet to the point of beginning.

(PIN: 23-1-0239-000-00)

FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.

| | | | | |
|------------------------|-----------------------------|--------------------------|---|--------------------------------|
| DESIGNED | DRAWN | CHECKED | REVISION DESCRIPTION | DATE |
| FIELD ECB/JLS | RJH/CJH NOTES 250568 | RJH DATE JUNE 2022 | NO APPR | FULL SCALE DRAWING IS 22'x 34' |
| PROJECT NO. 21-0193 | FILE NO. CONDOMINIUM.dwg | SCALE 1" = 30' | <small>This document and the work herein are the property of Klingner & Associates, P.C. and may be used only for the project and location identified herein. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Klingner & Associates, P.C.</small> | |

**CONDOMINIUM SURVEY PLAT
VIEW 21 CONDOMINIUMS**

**VIEW 21
MIXED USE DEVELOPMENT
116 SOUTH 3RD STREET
QUINCY, ILLINOIS**

SHEET NO.
2 OF 8

BASIS OF BEARINGS: ILLINOIS STATE PLANE
WEST ZONE NAD 83

SURVEYED FOR: VIEW 21 OF QUINCY, LLC
FIELD WORK COMPLETED JUNE 30, 2022.

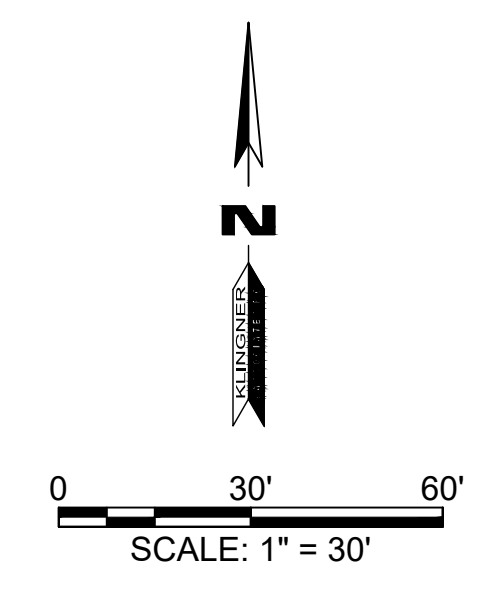
DESIGN FIRM NO. 184-2738

Engineers • Architects • Surveyors

Quincy, Illinois
616 North 24th Street
217.223.3670

www.klingner.com
Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

HAMPSHIRE STREET
(66' WIDE)



FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.

| TRACT 3 LINE TABLE | |
|--------------------|-------------------------|
| L1 | = S 01°18'21" W 24.99' |
| L2 | = N 88°43'06" W 134.99' |
| L3 | = N 01°22'35" E 25.00' |

LEGEND

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- STRUCTURE
- FOUND IRON PIPE
- FOUND REBAR
- FOUND CHISELED "+"
- SET REBAR WITH CAP
- SET BRASS PLUG
- BENCHMARK - CHISELED "+"
- (TR#) TRACT # DIMENSION
- (B) BUILDING DIMENSION
- (L) SAME OWNERSHIP

SITE BENCHMARK:

CHISELED "+", WEST OF SIDE OF S. 3rd STREET, WEST OF FENCE, NORTH OF NORTH ENTRANCE TO IDES OFFICE - NAVD88 ELEVATION 586.94'

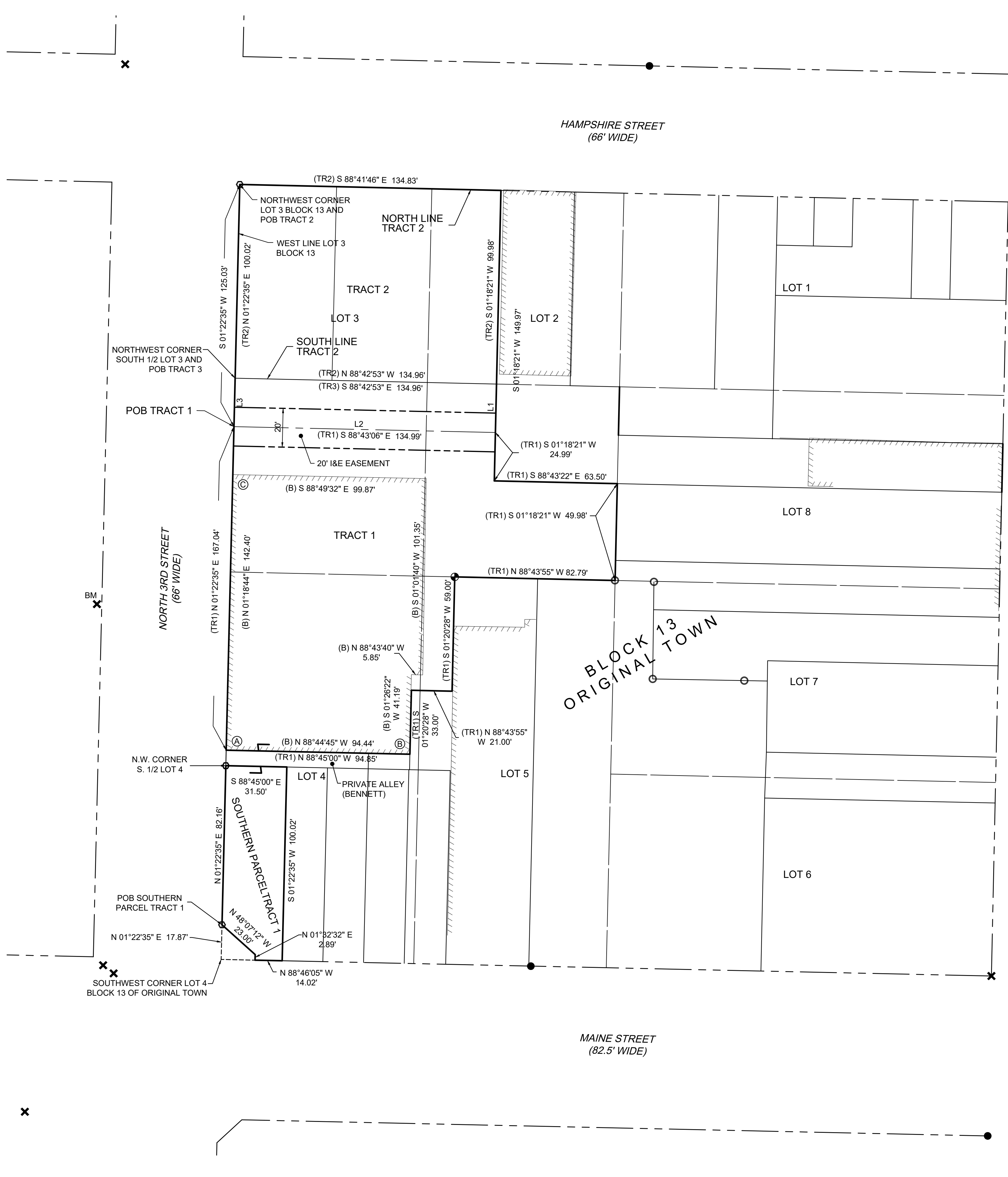
PROPERTY NOTES:

- (A) SOUTHWEST BUILDING CORNER IS 0.26' WEST & 0.12' SOUTH OF PROPERTY CORNER.
- (B) SOUTHEAST BUILDING CORNER IS 0.15' EAST & 0.12' SOUTH OF PROPERTY CORNER.
- (C) NORTHWEST BUILDING CORNER IS 0.00' EAST OF THE PROPERTY LINE

NORTH 4TH STREET
(66' WIDE)

BLOCK 13
ORIGINAL TOWN

MAINE STREET
(82.5' WIDE)



I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

Further, I do hereby state that this plat accurately depicts the matters set forth in subsection (3) and (4) of 765 ILCS 605/5, Illinois Condominium Property ACT.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Robert J. Harman, Illinois Professional Land Surveyor No. 3101
License expires 11/30/2022.
Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE
WEST ZONE NAD 83
SURVEYED FOR: VIEW 21 OF QUINCY, LLC
FIELD WORK COMPLETED JUNE 30, 2022.

DESIGN FIRM NO. 184-2738

KLINGNER & ASSOCIATES, P.C.

Engineers • Architects • Surveyors

Quincy, Illinois
616 North 24th Street
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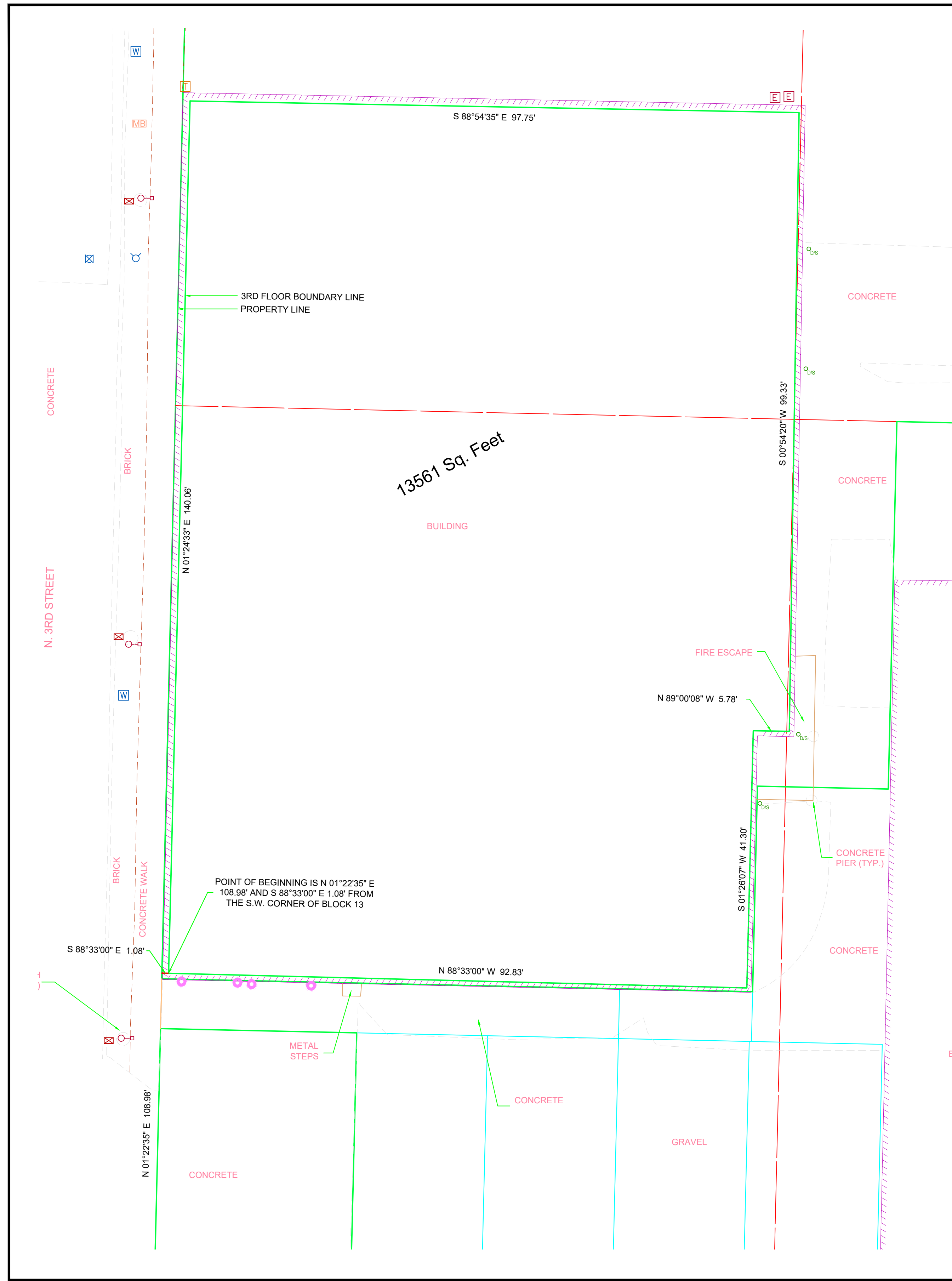
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Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

| DESIGNED | DRAWN | CHECKED | NO APPR | REVISION DESCRIPTION | DATE |
|------------------------------------|----------|-----------------|----------|--------------------------------|------|
| | RJH/CJH | RJH | | | |
| FIELD | NOTES | DATE | SCALE | FULL SCALE DRAWING IS 22"x 34" | |
| ECB/JLS | 250568 | JUNE 2022 | 1" = 30' | | |
| PROJECT NO. | FILE NO. | CONDOMINIUM.dwg | | | |
| 21-0193 | | | | | |
| CONDOMINIUM SURVEY PLAT | | | | | |
| VIEW 21 OF QUINCY, ILLINOIS | | | | | |
| MIXED USE DEVELOPMENT | | | | | |
| 116 SOUTH 3RD STREET | | | | | |
| QUINCY, ILLINOIS | | | | | |
| SHEET NO. | | | | | |
| 1 OF 8 | | | | | |

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FULL SIZED PLANS HAVE BEEN PREPARED USING STANDARD SCALES. REDUCED SIZED PLANS MAY NOT CONFORM TO STANDARD SCALES. USE GRAPHIC SCALES WHEN MAKING MEASUREMENTS ON REDUCED PLANS.

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**SUGGESTED DESCRIPTION
THIRD FLOOR SUBDIVISION**

A part of Lots 3, 4 and 5 in Block 13 in the Original Town, now City of Quincy, Adams County, Illinois, lying between elevations 613.9 and 623.9, being more particularly described as follows:

Beginning at a point that is North 01 degree 22 minutes 35 seconds East 108.98 feet, thence South 88 degrees 33 minutes 00 seconds East 1.08 feet from the southwest corner of said Block 13, said point of beginning being the intersection of the inside face of the existing THIRD floor walls, thence North 01 degree 24 minutes 33 seconds East on said inside face of wall 140.06 feet, thence South 88 degrees 54 minutes 35 seconds East on said inside face of wall 97.75 feet, thence South 00 degrees 54 minutes 20 seconds West on said inside face of wall 99.33 feet, thence North 89 degrees 00 minutes 08 seconds West on said inside face of wall 5.78 feet, thence South 01 degree 26 minutes 07 seconds West on said inside face of wall 41.30 feet, thence North 88 degrees 33 minutes 00 seconds West 92.83 feet to the point of beginning, containing 13,561 square feet more or less.

I hereby certify that the above survey as platted was made under my supervision, that the same is true and correct to the best of my knowledge and belief.

I do further state that the subject property is in the area zoned "X" (Area of Minimal Flood Hazard) by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 17001C0316E, dated July 5, 2018.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Robert J. Harman, Illinois Professional Land Surveyor No. 3101
License expires 11/30/2022.
Design Firm No. 184-2738

BASIS OF BEARINGS: ILLINOIS STATE PLANE WEST ZONE

SURVEYED FOR: VIEW 21
FIELD WORK COMPLETED APRIL __, 2022.

DESIGN FIRM NO. 184-2738
KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors

Quincy, Illinois
616 North 24th Street
217.223.3670

www.klingner.com
Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

TITLE OF SHEET

VIEW 21
MIXED USE DEVELOPMENT
116 SOUTH 3RD STREET
QUINCY, ILLINOIS

SHEET NO.
X