

ALTA/ACSM LAND TITLE SURVEY

FOR

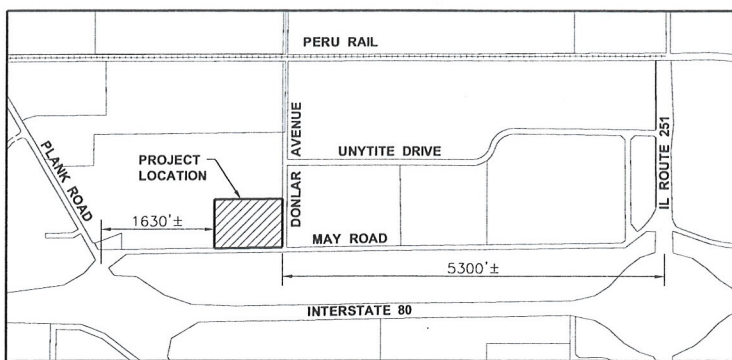
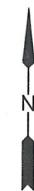
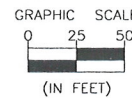
HOMETOWN NATIONAL BANK, TRUSTEE OF TRUST NO. 22-04219-0-70

PART OF THE S.E. 1/4 SECTION 31, T. 34 N., R. 1 E., 3RD P.M.

PERU, ILLINOIS

10.775 ACRES±

JULY, 2014



VICINITY MAP

OWNER:
HOMETOWN NATIONAL BANK, TRUSTEE UNDER
A TRUST AGREEMENT DATED AUGUST 15, 1987
AS TRUST NO. 22-04219-0-70

FLOODPLAIN NOTE
NO PART OF THE PROPERTY SHOWN ON
THIS PLAT OF SUBDIVISION IS LOCATED
WITHIN A SPECIAL FLOOD HAZARD AREA
AS IDENTIFIED BY FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA).
PANEL NO. 17099C0460F DATED
JULY 18, 2011

BEARING BASE
SOUTH LINE OF THE PROPERTY HAVING A BEARING
OF N 89°57'43" W

BASIS OF SURVEY
FINAL PLAT PREPARED BY CHAMLIN & ASSOCIATES
AS DOC. NO. 2006-24049 RECORDED 9/20/06 IN
THE OFFICE OF THE LASALLE COUNTY RECORDER

ZONING SUMMARY
ZONED - M-2, MANUFACTURING DISTRICT
SETBACKS - AS SHOWN

BENCHMARKS:

- BM #1 GPS ELEVATION
CP #1 N.W. CORNER OF MAY ROAD &
DONLAR AVENUE.
ELEV. = 651.30
- BM #2 R.R. SPIKE IN S.E. FACE OF POWER POLE WEST
SIDE OF DONLAR AVENUE 3RD POWER POLE
NORTH OF MAY ROAD.
ELEV. = 652.20
- BM #3 R.R. SPIKE IN POWER POLE NORTH SIDE OF MAY
ROAD ACROSS FROM WEST ENTRANCE TO DOUBLE
D EXPRESS.
ELEV. = 650.53

LEGEND

- BOUNDARY OF SURVEY
- - - BUILDING SETBACK LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT LINE
- - - EXISTING CENTER LINE
- - - EXISTING WATER MAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER
- - - EXISTING GAS LINE
- - - EXISTING TELEPHONE LINE
- - - EXISTING TOE OF SLOPE
- - - EXISTING TOP OF SLOPE
- EXISTING IRON PIPE FOUND
- ⊙ EXISTING MANHOLE
- EXISTING INLET
- ⊕ EXISTING SIGN
- ⊞ EXISTING TELEPHONE SPLICE BOX
- ⊟ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER VALVE
- ⊡ EXISTING WATER SERVICE VALVE
- ⊢ EXISTING UTILITY POLE
- ⊣ EXISTING GUY WIRE
- R.O.W. RIGHT-OF-WAY
- CONC CONCRETE SURFACE
- EXIST. EXISTING
- HMA HOT-MIX ASPHALT SURFACE
- AGG AGGREGATE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

STENSTROM FAMILY PARTNERSHIP, LLC
3033 MAY ROAD
DOC. NO. 2001-04589

PARCEL I LOT 2
3.592± ACRES
PIN NO. 11-31-401-002
DOC. NO. 2004-08985

PARCEL II LOT 3
3.592± ACRES
PIN NO. 11-31-401-003
DOC. NO. 2004-08985
"NO BUILDINGS EXISTING
ON SURVEYED PROPERTY"

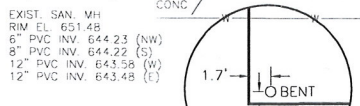
PARCEL-III LOT 4
3.592± ACRES
PIN NO. 11-31-401-004
DOC. NO. 2004-08985

NOTE: OBSERVED EVIDENCE OF
EARTH MOVING ON SITE.

CATTANI'S SUBDIVISION SECOND ADDITION
AND
THE RESUBDIVISION OF CATTANI'S SUBDIVISION

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN
HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION AND EXISTING
DRAWINGS. THE SURVEYOR MAKES
NO GUARANTEES THAT THE UNDER-
GROUND UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA,
EITHER IN-SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND
UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED ALTHOUGH THE
SURVEYOR DOES CERTIFY THAT THEY
ARE LOCATED AS ACCURATELY AS
POSSIBLE FROM INFORMATION AVAILABLE.
THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES.



DETAIL "A"

ADDRESS OF SURVEYED PROPERTY:
VACANT LAND AT THE NORTHWEST CORNER
OF MAY ROAD & DONLAR AVENUE IN
PERU, ILLINOIS.
TAX ID NO. 11-31-419-000

CHAMLIN & ASSOCIATES, INC.
PERU MORRIS ILLINOIS

PREPARED FOR: HOMETOWN NATIONAL BANK, TRUSTEE OF TRUST NO. 22-04219-0-70
DATE OF FIELD WORK COMPLETION: 6-27-14
CHAMLIN & ASSOCIATES 3017 FIFTH STREET PERU, ILLINOIS 61354 815-223-3344

DRAWN BY: NET	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: DAC/KWH				
DATE: 7/14				

LEGAL DESCRIPTION
Parcel I: That part of the Southeast Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows: Lot 2 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition, City of Peru, County of LaSalle, Illinois.
Parcel II: That part of the Southeast Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows: Lot 3 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition, City of Peru, County of LaSalle, Illinois.
Parcel III: That part of the Southeast Quarter of Section 31, Township 34 North, Range 1 East of the Third Principal Meridian, LaSalle County, Illinois, described as follows: Lot 4 in The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition, City of Peru, County of LaSalle, Illinois.

(Note: Property was originally purchased as Lots 2, 3 and 4 in Cattani's Subdivision Second Addition, City of Peru, LaSalle County, Illinois per Final Plat recorded as Document No. 2004-14182 in the Office of the LaSalle County Recorder and subsequently subdivided as indicated above.)

SURVEYOR'S CERTIFICATE
TO: Hometown National Bank (fka LaSalle National Bank), Trustee under a Trust dated August 15, 1987, and known as Trust No. 22-04219-0-70, Attorneys' Title Guaranty Fund, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 11(b), 14, 16, and 19 of Table A thereof. The field work was completed on June 27, 2014.

I further certify that no part of this subdivision lies within a wetland.
I further certify that no part of this subdivision lies within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map No. 17099C0460F effective date July 18, 2011.

The undersigned further verifies that the property described herein is the same as that shown in Attorneys' Title Guaranty Fund, Inc., Commitment for Title Insurance No. 140226700220 having an effective date of July 9, 2014.

Dated this 27th day of July 2014
Kevin W. Heitz
Kevin W. Heitz
Professional Land Surveyor No. 035-003708



GENERAL NOTES

- Subject property was purchased per Corporation Warranty Deed recorded April 12, 2004 as Document No. 2004-08985 in the Office of the LaSalle County Recorder from E. J. Cattani & Son, Inc. to LaSalle National Bank, Trustee under a Trust Agreement dated August 15, 1987, and known as Trust No. 22-04219-0-70.
- Original property purchased per said Document No. 2004-08985 was subdivided per the Final Plat of The Resubdivision of Cattani's Subdivision and Cattani's Subdivision Second Addition, City of Peru, LaSalle County, Illinois recorded as Document No. 2006-24049 in the Office of the LaSalle County Recorder.
- The name of LaSalle National Bank was changed to Hometown National Bank on January 1, 2006.

SCHEDULE B ITEMS

- Rights or claims of parties in possession not shown by the Public Records. None known to Surveyor at time of survey.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land. None known to Surveyor at time of survey.
- Easements, or claims of easements, not shown by the Public Records. None known to Surveyor at time of survey.
- A 40 foot building line from the front yard line of the property as shown on the recorded plat of said subdivision. As shown on survey.
- A 25 foot building line from the rear yard line of the property as shown on the recorded plat of said subdivision. As shown on survey.
- A 15 foot building line from the side yard line of the property as shown on the recorded plat of said subdivision. As shown on survey.
- Easement for utility as set forth in Easement Agreement dated August 26, 1966 and recorded March 3, 1967 as Document 531164, from Benjamin W. Kaszynski AKA Ben Kaszynski and Mary A. Kaszynski, Husband and Wife to ILLINOIS POWER COMPANY, an Illinois Corporation, it's successors and assigns. As shown on survey.
- The City, for itself, its successors, assigns and permittees, reserves, creates and grants to the City the following perpetual rights and easements in, over, under, across, along, and upon those portions of the plat designated "Utility Easements" (hereinafter "Easement Tracts"):

- To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, sanitary sewer, storm sewers and any and all manholes, tiles, pipes, connections, catch basins and, without limitation, such other installations as may be required or may be deemed necessary by the City for sanitary and/or storm sewer purposes; and
- To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, watermain and lines and any and all necessary manholes, hydrants, pipes, connections, bufflo boxes and, without limitation, such other installations as may be required or may be deemed necessary by the City for water services purposes.
- To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct and remove, from time to time, watermain and lines and any and all necessary manholes, hydrants, pipes, connections, bufflo boxes and, without limitation, such other installations as may be required or may be deemed necessary by the City for water services purposes.

The aforesaid perpetual rights and easements are reserved, created and granted together with the right (i) to use adjacent roads, streets and alleys for such purposes and to use reasonable working space adjacent to said Easement Tracts during construction or maintenance of said utility system; (ii) to control growth of any vegetation, trees, shrubs, or saplings on the Easement Tracts; and (iii) to clear and remove, without any liability, any obstacles on the Easement Tracts which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility system on the Easement Tracts or which creates hazardous conditions, and obstacles, but not the obligation to do so. As shown on survey.

Easement for utilities set forth in Easement Agreement dated January 13, 2011 as Document No. 2011-01262.
Known easement not included in Schedule B, but shown on survey.

ALTA / ACSM LAND TITLE SURVEY	CURRENT AS OF: 7/14	
	SCALE: AS NOTED	SHEET 1
	FILE NO.: JB872.00 Y-1	OF 1

CHAMLIN & ASSOCIATES, INC. © P.D.14 Drawing: 11-31-419-000-ALTA/ACSM-LAND-TITLE-SURVEY-001-DATE: 7/14/14 - 10:22am Plotted on: Jul 22, 2014 - 10:22am