

ALTA/NSPS LAND TITLE SURVEY

LOTS 3 AND 4, BLOCK 114, IN THE VILLAGE OF NORTH KANKAKEE, NOW KNOWN AS THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.

TABLE A NOTES

Survey Responsibilities and Specifications

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (Shown on this Survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (Property is identified as 516 E. Broadway Street, Bradley, IL 60915)
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (See Flood Note)
- Gross land area is 6,746 Sq.Ft. or 0.15 Acres, more or less.
- 7.(a) Exterior dimensions of all buildings at ground level. (Shown on this Survey)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (Shown on this Survey)
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (See Parking Tabulation Note)
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (Shown on this survey per the records of the Kankakee County Assessor)

ENCROACHMENT NOTES

- A Possible encroachment of a Chain Link Fence being approximately 0.3' East of the West Line of Subject Property.

NOTES CORRESPONDING TO SCHEDULE B - PART II

Document information on survey related matters corresponds with title commitment P24-0311, provided by Homestar Title Company, with an effective date of October 23, 2024. A document search was not performed by the surveyor. There may be deeds, easements, dedications or other matters of record and not of record affecting subject property which are not being shown hereon.

- No Easements provided for the overhead electric line along the South Line of the Subject Property.

SYMBOLS & LEGEND

	Iron Pipe (Found)
	Iron Rod (Found)
	PK/Magnail (Found)
	Gas Meter
	Power Meter
	Sanitary / Storm Manhole
	Power Pole
	Water Meter
	Fence, Chain Link
	Fence, Wood
	Electric Line, Overhead
	Concrete Pavement / Sidewalk
	Aggregate Pavement

To: Chicago Title Insurance Company;
Homestar Title Company;
Joseph Nugnet and Kari Nugnet;
First Trust Bank of Illinois;
Mistie J Whitlow, as Trustee of the Mistie J. Whitlow Living Trust dated November 17, 2022;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The field work was completed on October 30, 2024.

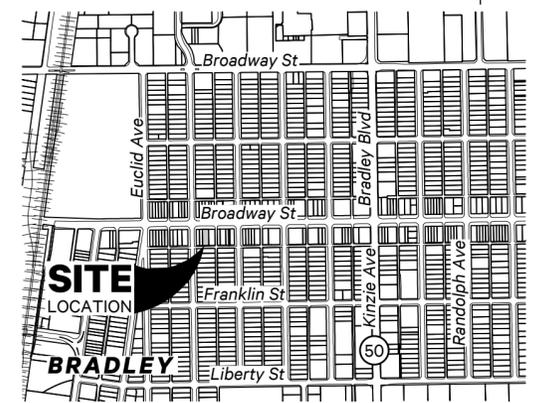
Kankakee, Illinois **PRO FORMA**, 20

NOT A CERTIFIED DOCUMENT

Carl J. Krause III
Illinois Professional Land Surveyor #3655
License expires November 30, 2026



VICINITY MAP



PROPERTY AREA

6,746.32 Sq.Ft± / 0.15 Acres±

PARKING TABULATION

(All observed parking is off-site)

Accessibility Parking	= 1 Spaces
Standard Parking	= 3 Spaces
Total Parking	= 4 Spaces

FLOOD NOTE

Based on maps prepared by Federal Emergency Management Agency (FEMA) and by graphic plotting only, subject property is located in Zone "X" Unshaded per Flood Insurance Rate Map No. 17091C0213E, with an effective date of 01/20/2010, which are areas determined to be outside the 500-Year Annual Chance Floodplain. No field measurements were performed to determine this zone and an elevation certificate may be needed to verify the accuracy of the maps and/or apply for a variance from the Federal Emergency Management Agency (FEMA).

GENERAL NOTES

- Basis of bearing is referenced from Illinois East State Plane Coordinate System on N.A.D. 83. All dimensions shown are expressed in feet and decimal parts thereof.
- Parking count is based on visible striping observed while conducting the survey.
- Compare current deed and site conditions with information being shown hereon and report any discrepancies to the surveyor at once.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting field work.



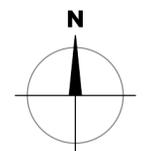
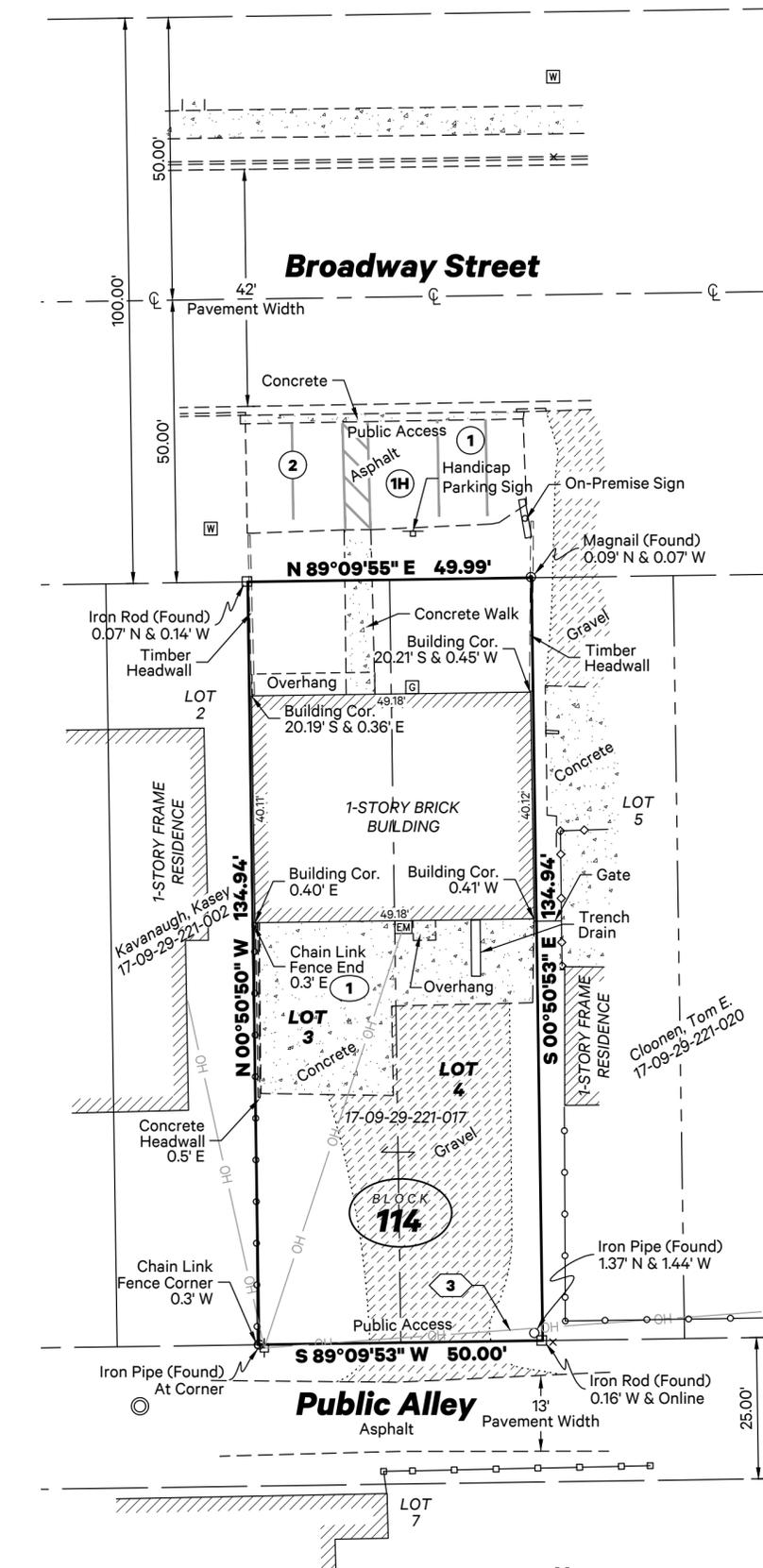
149 N Schuyler Avenue
Kankakee, IL 60901
PiggushEng.com

815.614.3447
815.614.3735

Address: 516 E Broadway Street, Bradley, IL 60915

Client: Joe Nugent Fielded By: MSK

Survey No: 24143.0201 Drawn By: LMM



Scale: 1"=20'
0 10 20 40

