

LEGEND OF SYMBOLS & ABBREVIATIONS

○ UTLITY POLE	○ MANHOLE	P.O.C. POINT OF COMMENCEMENT
○ LIGHT POLE	○ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
□ TRANSFORMER	○ STORM STRUCTURE (CLOSED)	DEGREES
■ UTILITY PEDESTAL	○ STORM STRUCTURE (OPEN)	FEET/MINUTES
○ TRAFFIC SIGNAL	□ CURB INLET	INCHES/SECONDS
□ SIGNAL VAULT	○ VALVE VAULT	S.F. SQUARE FEET
□ UTILITY VAULT	○ CLEAN OUT	(REC) RECORD BEARING/DISTANCE
■ GAS VALVE	□ FLARED END SECTION	FT TOP OF FOUNDATION
■ WATER VALVE	—W— WATER LINE	FT FINISHED FLOOR
△ ELECTRIC METER	—T— TELEPHONE/CATV LINE	FT TOP OF PIPE
▲ GAS METER	—G— GAS LINE	B.S.L. BUILDING SETBACK LINE
○ FIRE HYDRANT	—E— ELECTRIC LINE	P.U.E. PUBLIC UTILITY EASEMENT
○ AUTO SPRINKLER	—OHW— OVERHEAD WIRES	D.E. DRAINAGE EASEMENT
○ MONITORING WELL	—STW— STORM SEWER	L. ARC LENGTH
○ GROUND LIGHT	—SAN— SANITARY SEWER	R. RADIUS LENGTH
● BOLLARD	—X— CHAIN LINK FENCE	C. CHORD LENGTH
● B-BOX	—D— STOCKADE FENCE	CB. CHORD BEARING
▲ WATER METER	—G— GUARD RAIL	CMP. CORRODED METAL PIPE
○~ FLAG POLE	—CONCRETE SURFACE	

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	50
HANDICAP	3
TOTAL	53

AREA: 72,127.00 SF± OR 1.656 ACRES±

VICINITY MAP - NOT TO SCALE



RECORD DESCRIPTION

LOTS NUMBER 15, 16, 17, 18, 19 AND 20 IN ONIS M. MCPHERSON'S SUBDIVISION OF ALL THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 36, LYING NORTH OF THE MT. VERNON AND ASHLEY ROAD AND THE SOUTH PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, ALL IN T2S, R2E OF THE 3RD P.M., JEFFERSON COUNTY, ILLINOIS.

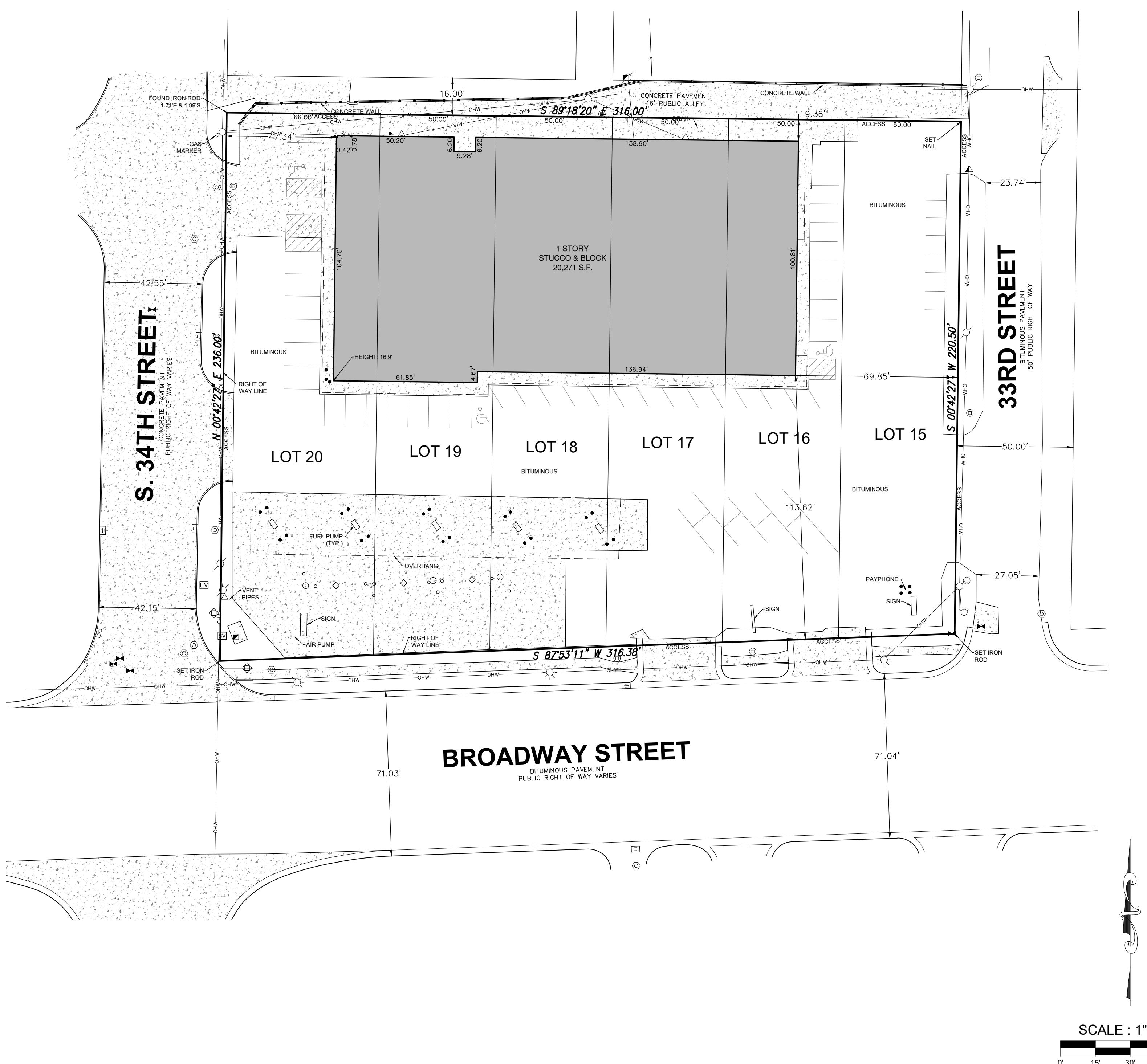
ITEMS CORRESPONDING TO SCHEDULE B-II

- ⑧ BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT OF ONIS MCPHERSON'S SUBDIVISION RECORDED AUGUST 1, 1925, IN PLAT BOOK 1, PAGE 118, AND MADE A PART THEREOF. NO SETBACKS OR EASEMENT TO SHOW.
- ⑨ ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED JANUARY 7, 1991 AS DOCUMENT NO. 1991-00094. ITEM IS NOT SURVEY RELATED AND NOT SHOWN.
- ⑩ SEWER AND WATER RIGHT OF WAY GRANT IN FAVOR OF THE CITY OF MT. VERNON RECORDED JUNE 17, 1959 IN BOOK 262, PAGE 662. ITEM IS BLANKET IN NATURE ACROSS LOTS 17, 18 AND 19. ITEM NOT SHOWN.
- ⑪ EASEMENT IN FAVOR OF THE CITY OF MT. VERNON FOR WIDENING OF ROAD RECORDED MAY 11, 1987, AS DOCUMENT NO. 1987-UU12023. ITEM MAY BE TERMINATED, ITEM NOT SHOWN.
- ⑫ PLANS FOR PROPOSED FEDERAL AID HIGHWAY RECORDED JUNE 15, 1981, IN CABINET 3, DRAWER 1, INSTRUMENT 409 AS DOCUMENT NO. PP-06909. NO ITEMS TO SHOW.

MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY: J.L.H LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLSURVEY.COM
- MN2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5 ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF BROADWAY STREET TO BE SOUTH 87 DEGREES 53 MINUTES 11 SECONDS WEST.
- MN6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
- MN8 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM S. 34TH STREET, 33RD STREET, BROADWAY STREET AND A PUBLIC ALLEY WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- MN9 IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD HAZARD ZONE AS PUBLISHED IN THE COMMUNITY FLOOD INSURANCE STUDY (CFS) WHICH BEARS AN EFFECTIVE DATE OF 09/17/2010 AND WHICH IDENTIFIES A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 09/22/2025 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE FLOOD INSURANCE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
09/22/2025	FIRST DRAFT		

FIELD WORK: RC & KH DRAFTED: RH CHECKED BY: JLH FB & PG: N/A

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for GAS STATION STRIP CENTER

NV5 PROJECT NO. 202502594-001
3300 BROADWAY ST. SUITE F, MT VERNON, IL 62864

BASED UPON TITLE COMMITMENT NO. NCS-1271726-ST0
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING A COMMITMENT DATE OF AUGUST 22, 2025

SURVEYOR'S CERTIFICATION

To: AYADVENTURES III, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

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, 6a, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2025.

PRELIMINARY

XX-XX-2025

JAMES L. HARPOLE, PLS
ILLINOIS REGISTRATION NO. 035-3190
EXPIRES 11-30-2026
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 202502594-001 CLC

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

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