

LEGEND OF SYMBOLS & ABBREVIATIONS

	UTILITY 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		FLAGGED END SECTION		TF TOP OF FOUNDATION
	WATER VALVE		WATER LINE		FF FINISHED FLOOR
	ELECTRIC METER		TELEPHONE/CATV LINE		TP TOP OF PIPE
	GAS METER		GAS LINE		B.S.L. BUILDING SETBACK LINE
	FIRE HYDRANT		ELECTRIC LINE		P.U.E. PUBLIC UTILITY EASEMENT
	AUTO SPRINKLER		OVERHEAD WIRES		D.E. DRAINAGE EASEMENT
	MONITORING WELL		STORM SEWER		L ARC LENGTH
	GROUND LIGHT		SANITARY SEWER		R RADIUS LENGTH
	BOLLARD		CHAIN LINK FENCE		C CHORD LENGTH
	B-BOX		STOCKADE FENCE		CB CHORD BEARING
	WATER METER		GUARD RAIL		CMP CORRUGATED METAL PIPE
	FLAG POLE		IRON FENCE		CONCRETE SURFACE

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: JLH LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLHSURVEY.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) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17081C0183C, WHICH BEARS AN EFFECTIVE DATE OF 09/17/2010 AND IS NOT IN 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 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.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

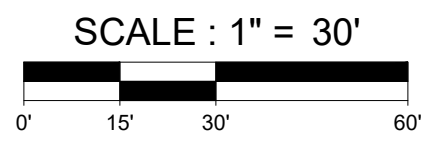
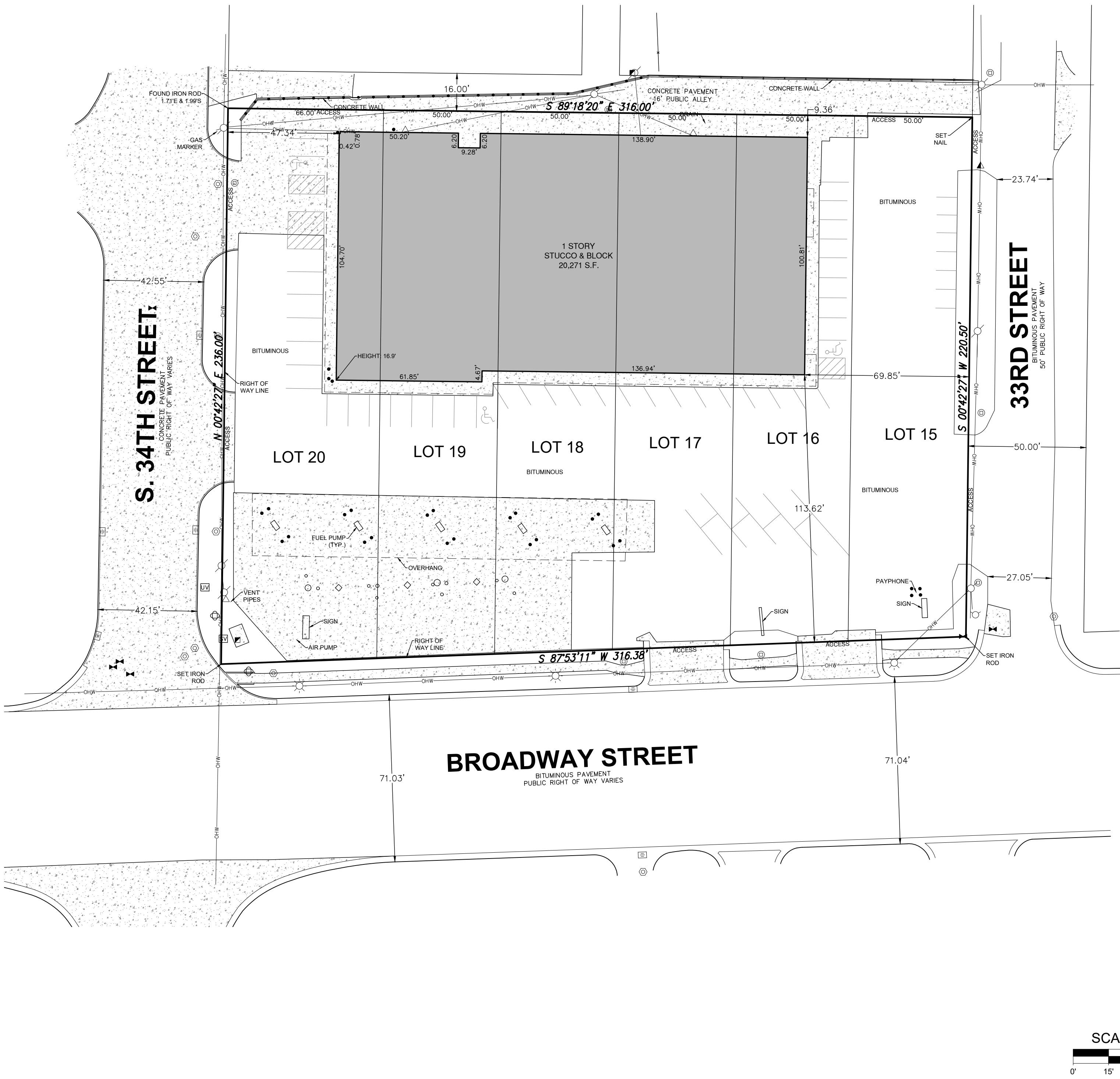
EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	50
HANDICAP	3
TOTAL	53

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

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.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1271726-STLO, DATED AUGUST 22, 2025.

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-STLO
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, 6b, 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

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

DATE
XX-XX-2025

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

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