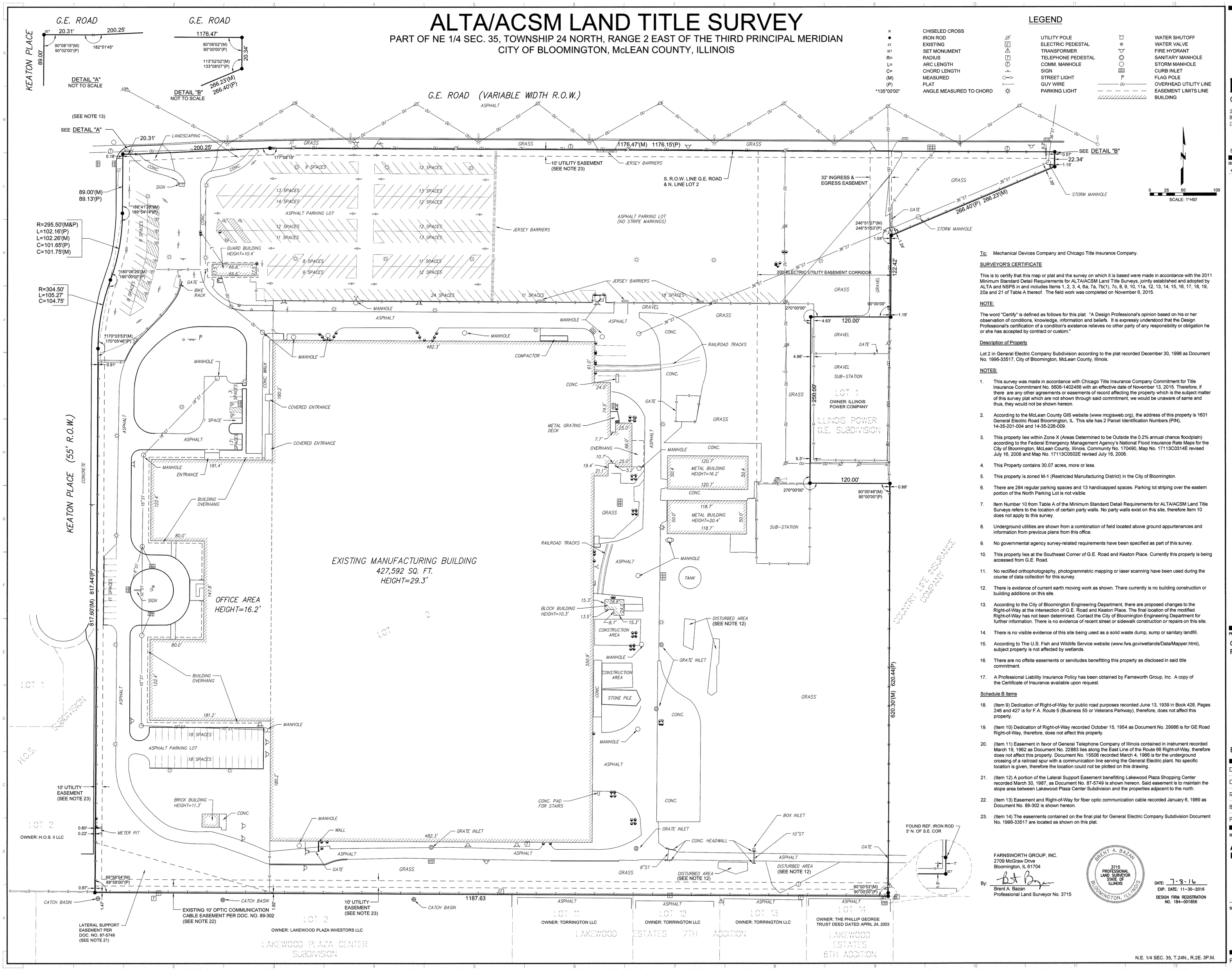
ALTA/ACSM LAND TITLE SURVEY

PART OF NE 1/4 SEC. 35, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

LEGEND

×	CHISELED CROSS				
●	IRON ROD		UTILITY POLE		WATER SHUTOFF
EX	EXISTING		ELECTRIC PEDESTAL		WATER VALVE
SET	SET MONUMENT		TRANSFORMER		FIRE HYDRANT
R=	RADIUS		TELEPHONE PEDESTAL		SANITARY MANHOLE
L=	ARC LENGTH		COMM. MANHOLE		STORM MANHOLE
C=	CHORD LENGTH		SIGN		CURB INLET
(M)	MEASURED		STREET LIGHT		FLAG POLE
(P)	PLAT		GUY WIRE	OU	OVERHEAD UTILITY LINE
*135°00'00"	ANGLE MEASURED TO CHORD		PARKING LIGHT		EASEMENT LIMITS LINE
					BUILDING



To: Mechanical Devices Company and Chicago Title Insurance Company.

SURVEYOR'S CERTIFICATE

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 in and includes Items 1, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9, 10, 11a, 12, 13, 14, 15, 16, 17, 18, 19, 20a and 21 of Table A thereof. The field work was completed on November 6, 2015.

NOTE:

The word "Certify" is defined as follows for this plat: "A Design Professional's opinion based on his or her observation of conditions, knowledge, information and beliefs. It is expressly understood that the Design Professional's certification of a condition's existence relieves no other party of any responsibility or obligation he or she has accepted by contract or custom."

Description of Property

Lot 2 in General Electric Company Subdivision according to the plat recorded December 30, 1996 as Document No. 1996-33517, City of Bloomington, McLean County, Illinois.

NOTES:

1. This survey was made in accordance with Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 5606-1402456 with an effective date of November 13, 2015. Therefore, if there are any other agreements or easements of record affecting the property which is the subject matter of this survey plat which are not shown through said commitment, we would be unaware of same and thus, they would not be shown hereon.
2. According to the McLean County GIS website (www.mcgisweb.org), the address of this property is 1601 General Electric Road Bloomington, IL. This site has 2 Parcel Identification Numbers (PIN), 14-35-201-004 and 14-35-226-009.
3. This property lies within Zone X (Areas Determined to be Outside the 0.2% annual chance floodplain) according to the Federal Emergency Management Agency's National Flood Insurance Rate Maps for the City of Bloomington, McLean County, Illinois, Community No. 170490, Map No. 17113C0314E revised July 16, 2008 and Map No. 17113C0502E revised July 16, 2008.
4. This Property contains 30.07 acres, more or less.
5. This property is zoned M-1 (Restricted Manufacturing District) in the City of Bloomington.
6. There are 284 regular parking spaces and 13 handicapped spaces. Parking lot striping over the eastern portion of the North Parking Lot is not visible.
7. Item Number 10 from Table A of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys refers to the location of certain party walls. No party walls exist on this site, therefore Item 10 does not apply to this survey.
8. Underground utilities are shown from a combination of field located above ground appurtenances and information from previous plans from this office.
9. No governmental agency survey-related requirements have been specified as part of this survey.
10. This property lies at the Southeast Corner of G.E. Road and Keaton Place. Currently this property is being accessed from G.E. Road.
11. No rectified orthophotography, photogrammetric mapping or laser scanning have been used during the course of data collection for this survey.
12. There is evidence of current earth moving work as shown. There currently is no building construction or building additions on this site.
13. According to the City of Bloomington Engineering Department, there are proposed changes to the Right-of-Way at the intersection of G.E. Road and Keaton Place. The final location of the modified Right-of-Way has not been determined. Contact the City of Bloomington Engineering Department for further information. There is no evidence of recent street or sidewalk construction or repairs on this site.
14. There is no visible evidence of this site being used as a solid waste dump, sump or sanitary landfill.
15. According to The U.S. Fish and Wildlife Service website (www.fws.gov/wetlands/Data/Mapper.html), subject property is not affected by wetlands.
16. There are no offsite easements or servitudes benefitting this property as disclosed in said title commitment.
17. A Professional Liability Insurance Policy has been obtained by Farnsworth Group, Inc. A copy of the Certificate of Insurance available upon request.

Schedule B Items

18. (Item 9) Dedication of Right-of-Way for public road purposes recorded June 13, 1939 in Book 428, Pages 246 and 427 is for F.A. Route 5 (Business 55 or Veterans Parkway), therefore, does not affect this property.
19. (Item 10) Dedication of Right-of-Way recorded October 15, 1954 as Document No. 29986 is for GE Road Right-of-Way, therefore, does not affect this property.
20. (Item 11) Easement in favor of General Telephone Company of Illinois contained in instrument recorded March 19, 1962 as Document No. 22883 lies along the East Line of the Route 66 Right-of-Way, therefore does not affect this property. Document No. 15506 recorded March 4, 1966 is for the underground crossing of a railroad spur with a communication line serving the General Electric plant. No specific location is given, therefore the location could not be plotted on this drawing.
21. (Item 12) A portion of the Lateral Support Easement benefitting Lakewood Plaza Shopping Center recorded March 30, 1987, as Document No. 87-5749 is shown hereon. Said easement is to maintain the slope area between Lakewood Plaza Center Subdivision and the properties adjacent to the north.
22. (Item 13) Easement and Right-of-Way for fiber optic communication cable recorded January 6, 1989 as Document No. 89-302 is shown hereon.
23. (Item 14) The easements contained on the final plat for General Electric Company Subdivision Document No. 1996-33517 are located as shown on this plat.

FARNSWORTH GROUP, INC.
2709 McGraw Drive
Bloomington, IL 61704

By: _____
Brent A. Bazan
Professional Land Surveyor No. 3715

BRENT A. BAZAN 3715 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BLOOMINGTON, ILLINOIS

DATE: 7-8-16
EXP. DATE: 11-30-2016
DESIGN FIRM REGISTRATION NO. 184-001856

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:

PROJECT:
GENERAL ELECTRIC FACILITY ALTA

BLOOMINGTON, ILLINOIS

Date:	7-8-16
Design/Drawn:	DJM
Reviewed:	-
Book No.: 3186/08	Field: 11-2-15
Project No.:	0151484.00

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

SHEET NUMBER:
1

File No.: R-2004