

# ALTA / ACCSM LAND TITLE SURVEY

LOT 281B, EXCEPT THE NORTH 79.00 FEET THEREOF, OF THE REDIVISION OF LOT 28-1 OF THE REDIVISION OF LOT 2B OF THE REDIVISION OF LOT 2 OF WHITE OAKS WEST FIRST ADDITION, SPRINGFIELD, SANGAMON COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1998 AS DOCUMENT NUMBER 98-48937.

CLIENTS:  
ROBERT AND KATHLEEN KAUFMAN  
477 GREENWAY LN.  
DECATUR, IL. 62521-2530

EXISTING ZONING: UNIMPROVED COMMERCIAL

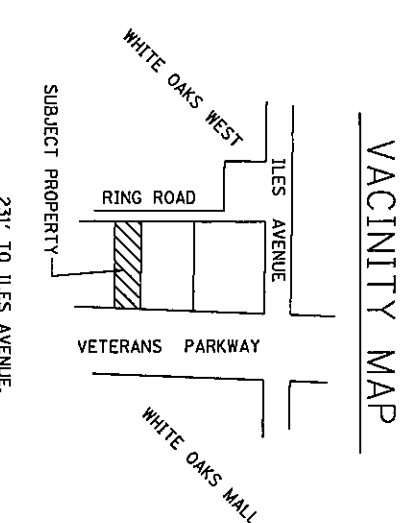
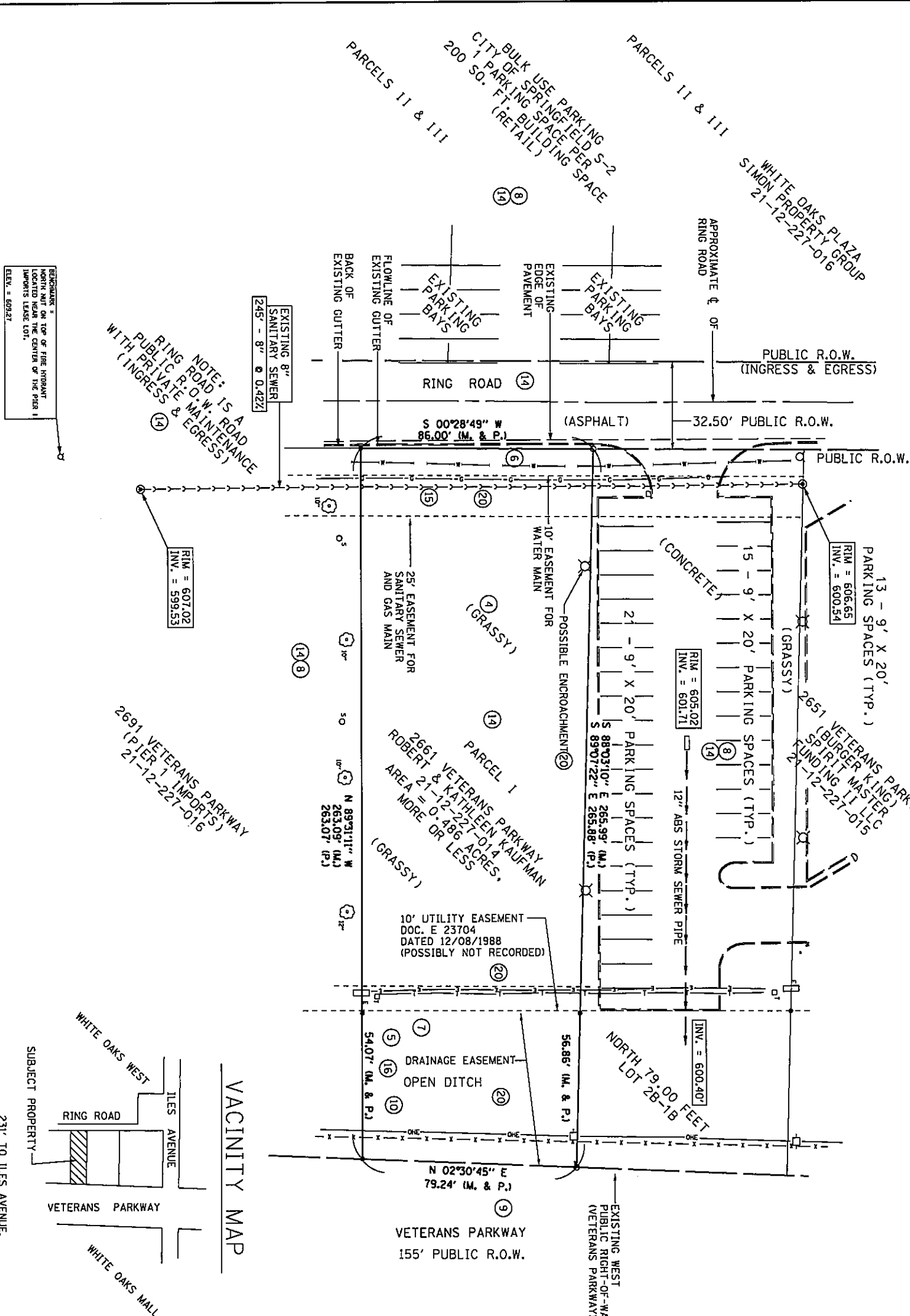
TAX I.D. NO. 21-12-227-014

NO PART OF THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED IN COMMUNITY PANEL NUMBER 17167C0239 E, EFFECTIVE DATE: MAY 03, 2004

ZONING SET BACK REQUIREMENTS:  
FRONT YARD 30'  
SIDE YARD 10'  
REAR YARD 30'

APRIL, 2007  
CURRENT ZONING S-2

SCALE: 1" = 20'



### LEGEND

	PROPERTY (DEED) LINE
	ADJACENT PROPERTY LINE
	EXISTING R.O.W. LINE
	EXISTING EASEMENT LINE
	MEASURED DIMENSION
	FOUND IRON PIPE OR IRON ROD
	SET 5/8" X 30" IRON PIN
	EXISTING UNDERGROUND WATER MAIN
	EXISTING UNDERGROUND GAS MAIN
	EXISTING UNDERGROUND SANITARY SEWER
	EXISTING UNDERGROUND STORM SEWER
	EXISTING MANHOLE
	EXISTING INLET
	EXISTING OVERHEAD LIGHT POLE
	EXISTING OVERHEAD ELECTRIC CABLE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE SPLICE BOX
	EXISTING ELECTRIC SPLICE BOX
	EXISTING CHAIN LINK FENCE
	EXISTING FIRE HYDRANT
	EXISTING DECIDUOUS TREE WITH SIZE
	EXISTING LAWN SPRINKLER HEAD
	SCHEDULE B ITEM

**FUHRMANN**  
ENGINEERING INC.

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SCHEDULE B

4. BUILDING SET BACK LINES, EASEMENTS ETC. SHOWN ON THE PLAT OF REDIVISION OF LOT 281 OF THE REDIVISION OF LOT 28 OF THE WHITE OAKS WEST FIRST ADDITION, RECORDED SEPTEMBER 17, 1998 AS DOCUMENT NUMBER 98-48937. (SHOWN ON SURVEY)
5. EASEMENT AGREEMENT TO USE, MAINTAIN, CONSTRUCT, REPAIR, AND REPRACE A DITCH OR PIPE LOCATED ACROSS THE LAND MADE TO WHITE OAKS MAIL COMPANY DATED OCTOBER 21, 1971, AND RECORDED OCTOBER 21, 1971, IN BOOK 714, PAGE 905 AS DOCUMENT NUMBER 39214, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT DATED MARCH 14, 1986, AND RECORDED MARCH 19, 1986, AS DOCUMENT NUMBER 16314; AND AS SHOWN AND LOCATED ON THE SURVEY.
6. WATER MAIN EASEMENT DATED OCTOBER 2, 1987, AND RECORDED OCTOBER 9, 1987, AS DOCUMENT NUMBER 81947, MADE SPRINGFIELD JOINT VENTURE TO THE CITY OF SPRINGFIELD, ILLINOIS, AS SHOWN AND LOCATED ON THE SURVEY.
7. UTILITY AND DRAINAGE EASEMENTS AND BUILDING SET-BACK LINES AS DISCLOSED BY THE NUMBER 49946; AS SHOWN AND LOCATED ON THE SURVEY.
8. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT (HEREINAFTER REFERRED TO AS THE R.E.A.) DATED DECEMBER 31, 1986 AND RECORDED DECEMBER 31, 1986 AS DOCUMENT NUMBER 49949, MADE BY AND BETWEEN WHITE OAKS WEST ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP (DEVELOPER), AND STATE STREET BANK AND TRUST CO. OF QUINCY, ILLINOIS, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 29, 1986 AND KNOWN AS TRUST NO.9175; AS AMENDED BY AMENDMENT TO SAID R.E.A. DATED APRIL 6, 1987 AND RECORDED APRIL 7, 1987 AS DOCUMENT NUMBER 61106; AND ASSIGNED TO SPRINGFIELD JOINT VENTURE BY THAT CERTAIN ASSIGNMENT, ACCEPTANCE AND ASSUMPTION OF OPERATING AGREEMENT AND EASEMENT DATED APRIL 27, 1987 AND RECORDED JUNE 16, 1987 AS DOCUMENT 69446.
- NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT ENTERED INTO SEPTEMBER 1, 1994 RECORDED SEPTEMBER 1, 1994 AS DOCUMENT NUMBER 94-55547 MADE BY AND BETWEEN SPRINGFIELD JOINT VENTURE, AN INDIANA GENERAL PARTNERSHIP (ASSIGNOR) AND SIMON PROPERTY GROUP, L.P., AN ILLINOIS LIMITED PARTNERSHIP (ASSIGNEE).
9. NO ASSURANCE IS GIVEN HEREBY AS TO ANY EASEMENT FOR CROSSING, LIGHT, AIR OR VIEW ALONG THE ENTIRE EAST LINE OF SAID PREMISES DISCLOSED BY THE FOLLOWS: (A) TRUSTEES' DEED TO THE STATE OF ILLINOIS DATED DECEMBER 20, 1966, AND RECORDED FEBRUARY 1, 1967, IN DEED RECORD 607, PAGE 100, AS DOCUMENT NUMBER 317807; (B) ORDER ESTABLISHING A FREWAY DATED JULY 15, 1960, AND RECORDED AUGUST 5, 1971, IN DEED RECORD 642, PAGE 77, AS DOCUMENT NUMBER 341363; (C) ROUTE LOCATION DECISION DATED JULY 15, 1960, AND RECORDED AUGUST 5, 1971, IN DEED RECORD 642, PAGE 83, AS DOCUMENT NUMBER 341364; (D) ORDER OF COMMITMENT ENTERED IN PROCEEDINGS IN CASE NOS. 277-72, 278-72 AND 283-72, (BLANKET IN NATURE)
10. COVENANTS REGARDING STORM WATER AND STORM DRAINAGE SYSTEM CONTAINED IN THE DEED TO WHITE OAKS WEST ASSOCIATES RECORDED FEBRUARY 26, 1986 AS DOCUMENT NUMBER 14304 AND 14305, (BLANKET IN NATURE)
14. COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT DATED MARCH 17, 1993, AND RECORDED MARCH 17, 1993 AS DOCUMENT NUMBER 93-09189, MADE BY SPRINGFIELD JOINT VENTURE (DEVELOPER) AND ROBERT A. KAUFMAN AND KATHLEEN A. KAUFMAN (OWNERS), (BLANKET IN NATURE)
15. EASEMENTS, SET-BACK LINE AND ACCESS CONTROL LINES SHOWN ON THE FINAL PLAT OF REDIVISION OF LOT 2 WHITE OAKS WEST - FIRST ADDITION, RECORDED JUNE 4, 1992, AS DOCUMENT NUMBER 9202319, (SHOWN ON SURVEY)
16. EASEMENTS, SET-BACK LINES AND ACCESS CONTROL LINES SHOWN ON THE FINAL PLAT OF REDIVISION OF LOT 2 OF THE REDIVISION OF LOT 2 OF WHITE OAKS WEST - FIRST ADDITION, RECORDED DECEMBER 17, 1992, AS DOCUMENT NUMBER 92052943, (SHOWN ON SURVEY)
20. WATER, SEWER AND GAS MAINS WITHIN 25 FEET OF EASEMENT LOCATED ON WEST SIDE OF PARCEL 1; UNDERGROUND TELEPHONE AND ELECTRICAL LINES LOCATED IN 10 FOOT UTILITY EASEMENTS AN THE MID-EAST SIDE OF PARCEL 1; OVER HEAD ELECTRICAL LINES, CHAIN LINK FENCE AND DRAINAGE DITCH LOCATED WITHIN DRAINAGE EASEMENT ALONG EAST SIDE OF PARCEL 1; POSSIBLE ENCROACHMENT OF OVERHEAD LIGHT POLE ALONG THE NORTH LINE PARCEL 1; ALL DISCLOSED BY AN ALTA SURVEY CREATED BY MICHAEL D. CURTIS, \*3071, FIRMANN ENGINEERING, INC. DATED APRIL, 2007 JOB #07-228, (SHOWN ON SURVEY)

SURVEYOR'S NOTES

1. THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2009 MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON THE 2ND DAY OF MARCH, 2007 AND THE 15TH DAY OF OCTOBER, 2008 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. (EXCEPT AS SHOWN ON SURVEY) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. (EXCEPT AS SHOWN ON SURVEY) THERE ARE NO PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTING IN THE TITLE INSURANCE COMMITMENT NO. 20802120 DATED 7/15/2008, ISSUED BY CHICAGO TITLE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH THE MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTION OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE REPORT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. (EXCEPT AS SHOWN ON THE SURVEY), THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. THE CURRENT ZONING ORDINANCE OF THE CITY OF SPRINGFIELD IS S-2. THE SUBJECT PROPERTY MEETS THE CURRENT ZONING ORDINANCE REQUIREMENTS.
10. (EXCEPT SHOWN ON THE SURVEY) NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGAL DESCRIPTION

PARCEL 1:  
 LOT 281B, EXCEPT THE NORTH 79.00 FEET THEREOF, OF THE REDIVISION OF LOT 28-1 OF THE REDIVISION OF LOT 28 OF THE WHITE OAKS WEST FIRST ADDITION, SPRINGFIELD SANGAMON COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1998 AS DOCUMENT NUMBER 98-48937.  
 SITUATED IN SANGAMON COUNTY, ILLINOIS.

PARCEL 1B:  
 PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR USE OF COMMON AREAS, UTILITY FACILITIES, CONSTRUCTION AND REPAIR MAINTAINING COMMON FOUNDATIONS AND SELF HELP ALL APPURTENANCES AND FOR THE BENEFIT OF PARCEL 1, AS GRANTED, GRANTED, DEFINED AND LIMITED BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT (HEREINAFTER REFERRED TO AS THE R.E.A.) DATED DECEMBER 31, 1986, AND RECORDED DECEMBER 31, 1986 AS DOCUMENT NO. 49949 MADE BY AND BETWEEN WHITE OAKS WEST ASSOCIATES, AN ILLINOIS PARTNERSHIP (DEVELOPER), AND STATE STREET BANK AND TRUST COMPANY OF QUINCY, ILLINOIS, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 29, 1986, AND KNOWN AS TRUST NO. 9175 IN TO ON OVER THROUGH UPON ACROSS AND UNDER LOT NO. 3 OF SAID WHITE OAKS WEST FIRST ADDITION, AS DESCRIBED IN EXHIBIT B TO SAID R.E.A. AND AS SHOWN ON THE SITE PLAN ATTACHED AS EXHIBIT D TO SAID R.E.A. AND AS AMENDMENT TO SAID R.E.A. DATED APRIL 6, 1987, AND RECORDED APRIL 7, 1987, AS DOCUMENT NO. 61106; SITUATED IN SANGAMON COUNTY, ILLINOIS, AND AS ASSIGNED TO SPRINGFIELD JOINT VENTURE BY THAT CERTAIN ASSIGNMENT, ACCEPTANCE AND ASSUMPTION OF OPERATING AGREEMENT AND EASEMENT DATED APRIL 27, 1987, AND RECORDED JUNE 16, 1987, AS DOCUMENT NO. 69446.  
 SITUATED IN SANGAMON COUNTY, ILLINOIS

PARCEL 11B:  
 NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, AND USE OF COMMON AREAS AS SET FORTH IN THAT CERTAIN "COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT OUTLOTS L.L./01-02 WHITE OAKS PLATZ," DATED MARCH 17, 1993 AND RECORDED MARCH 17, 1993, AS DOCUMENT NO.93009188, OVER LOT 1 OF WHITE OAKS WEST - FIRST ADDITION AND LOT 28-4 OF THE REDIVISION OF LOT 28 OF THE REDIVISION OF LOT 2 OF WHITE OAKS WEST - FIRST ADDITION, BEING PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
 SITUATED IN SANGAMON COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO MACCELLIAN REAL ESTATE, L.L.C., QUATTRO SPRINGFIELD, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS THAT (A) THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, (B) THE LEGAL DESCRIPTION OF THE PROPERTY, AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, ENCROACHMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN SANGAMON COUNTY, ILLINOIS, ACCORDING TO COMMITMENT FOR TITLE INSURANCE NUMBER 20802120 DATED JULY 15, 2008, ISSUED BY CHICAGO TITLE INSURANCE COMPANY ARE ACCURATELY REFLECTED HEREON, (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND, (D) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE IMPROVEMENTS, ENCROACHMENTS, FENCES OR ROADWAYS ON ANY PORTION OF THE PROPERTY, OR REFLECTED ON THE TITLE COMMITMENT, (E) THE PROPERTY SHOWN HEREON DOES NOT LIE TO A PUBLICLY DEDICATED ROADWAY, (F) THE PROPERTY DESCRIBED HEREON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OR ANY OTHER GOVERNMENTAL AUTHORITY UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (24 CFR 5190.1), AS AMENDED (SUCH DETERMINATION HAVING BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 1767C0229 E WITH AN EFFECTIVE DATE OF MAY 03, 2004, WHICH IS THE LATEST AVAILABLE FLOOD MAP FOR THE PROPERTY), (G) THE PROPERTY BOUNDARY LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, (H) ALL UTILITY SERVICES TO THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, (I) THIS SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE, (J) THE PROPERTY SURVEYED INTO STREAMS, RIVERS OR OTHER CONVEYANCE WITH SPACES, (K) ANY DISCHARGE THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS"), IN 2005 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 13, 14, 17 AND 18 OF TABLE A THEREOF.



MICHAEL D. CURTIS

REGISTRATION NO. 3071  
 EXP. 11/30/10  
 FIRM REGISTRATION NO.: 184-003252

DATED \_\_\_\_\_

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