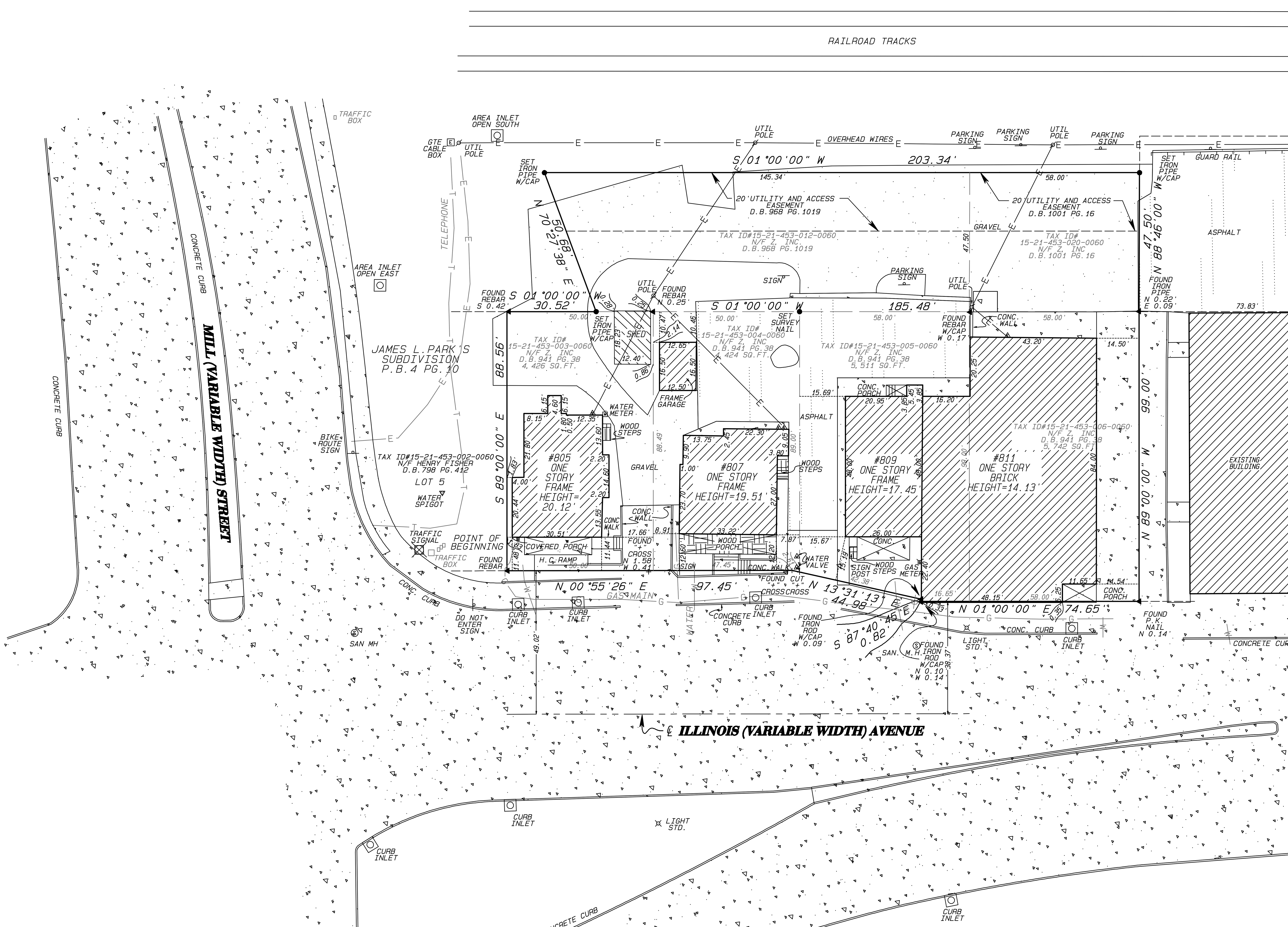
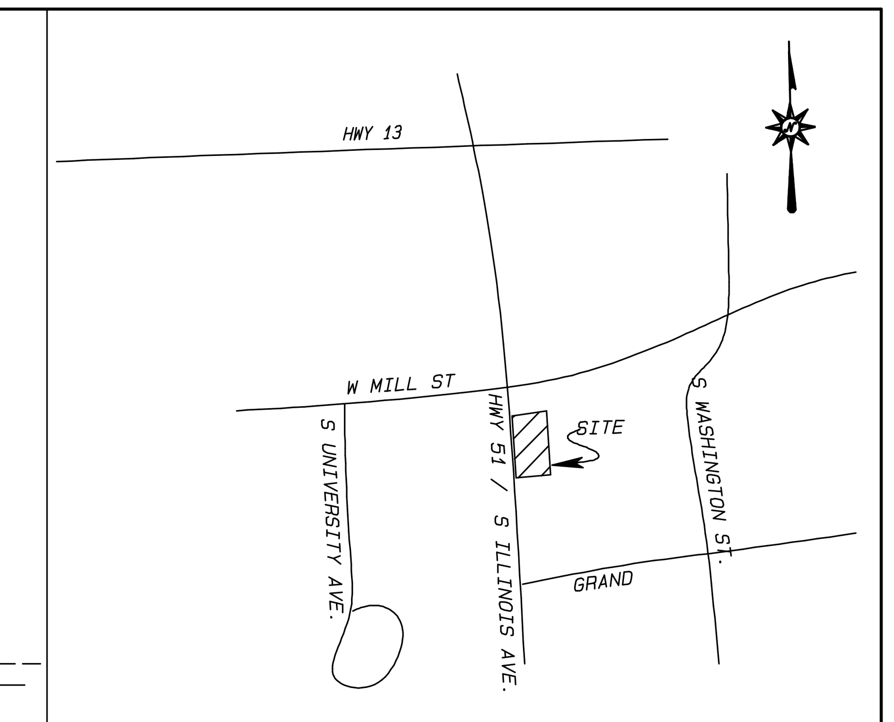
OUTLOT 129
(P.B.3 PG.51)
CITY OF CARBONDALE
JACKSON COUNTY, ILLINOIS

GRAPHIC SCALE 1"=20'
0 20 40





VICINITY MAP
NOT TO SCALE

LEGEND

- UTILITY POLE
- STREET SIGN
- GTE CABLE BOX
- WATER VALVE
- TRAFFIC SIGNAL
- WATER SPICKETT
- LIGHT STANDARD
- SANITARY MANHOLE
- ELECTRIC METER
- GAS METER

SITE INFO:

TAX ID#15-21-453-003-0060
TAX ID#15-21-453-004-0060
TAX ID#15-21-453-005-0060
TAX ID#15-21-453-006-0060
TAX ID#15-21-453-020-0060
TAX ID#15-21-453-012-0060
N/F Z, INC.
D.B.941 PG.38, D.B.968 PG.1019
D.B.1001 PG.16
805-811 S.ILLINOIS AVE.
29,345 SQ. FT.

FLOOD ZONE C:
AREAS OF MINIMAL FLOODING.
FIRM
FLOOD INSURANCE RATE MAP
PANEL 5 OF 20
COMMUNITY-PANEL NUMBER
170298 0005 B

ZONING INFO:

ZONED-BPR
NO SETBACK RESTRICTIONS
NO HEIGHT RESTRICTIONS
FLOOR AREA RATIO-
1 STORY - 1.0
2 STORY - 2.0
PER ANGELA @
THE CITY OF CARBONDALE
1-618-549-5302

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO MIKE LIYEOS AND CHICAGO TITLE INSURANCE CO. THAT WE HAVE ON JANUARY 10, 2007, PERFORMED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN:

A TRACT OF LAND BEING PART OF OUTLOT 129 IN THE CITY OF CARBONDALE, JACKSON COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK 3 PAGE 51 OF THE JACKSON COUNTY, ILLINOIS RECORDS AND THAT PORTION OF THE ILLINOIS CENTRAL COMPANY'S (FORMERLY ILLINOIS CENTRAL GULF RAILROAD COMPANY, ORIGINAL 300 FOOT WIDE CHICAGO TO CAIRO, ILLINOIS MAIN LINE RIGHT-OF-WAY, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRICIPAL MERIDIAN AND BEING PROPERTY AS DESCRIBED BY DEED IN BOOK 941 PAGE 38 TO Z, INC., AS RECORDED IN THE JACKSON COUNTY, ILLINOIS RECORDS AND PROPERTY AS DESCRIBED BY DEED IN BOOK 968 PAGE 1019 AND BOOK 1001 PAGE 16 TO Z, INC., AS RECORDED IN THE JACKSON COUNTY, ILLINOIS RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND REBAR AT THE INTERSECTION OF THE SOUTH LINE OF LOT 5 OF JAMES L. PARK'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4 PAGE 10 OF THE JACKSON COUNTY, ILLINOIS, RECORDS AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS (VARIABLE WIDTH) AVENUE;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 88.56 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD COMPANY AND WHERE A FOUND REBAR BEARS 0.42 FEET SOUTH;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD, SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST, 30.52 FEET TO A SET IRON PIPE WITH CAP;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 70 DEGREES 35 MINUTES 54 SECONDS EAST, 50.68 FEET TO A SET IRON PIPE WITH CAP, SAID IRON PIPE WITH CAP BEING 35.00 FEET WEST OF AND NORMAL TO THE SOUTHBOUND TRACK OF SAID ILLINOIS CENTRAL RAILROAD COMPANY;

THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST, 35.00 FEET WEST OF AND PARALLEL TO SAID SOUTHBOUND MAIN TRACK, 203.34 FEET TO A SET IRON PIPE WITH CAP;

THENCE NORTH 88 DEGREES 46 MINUTES 00 SECONDS WEST, 47.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD, SAID POINT ALSO MARKS THE NORTHEAST CORNER OF PROPERTY AS DESCRIBED BY DEED IN BOOK 591 PAGE 177 TO JERRY BLAINE, AS RECORDED IN THE JACKSON COUNTY, ILLINOIS RECORDS AND WHERE A FOUND IRON PIPE BEARS, 0.22 FEET NORTH AND 0.09 FEET EAST;

THENCE ALONG THE NORTH LINE OF SAID BAINE PROPERTY, NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 99.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS AVENUE AND WHERE A FOUND P.K. NAIL BEARS, 0.14 FEET NORTH;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS AVENUE THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 74.65 FEET AND WHERE A FOUND IRON ROD WITH CAP BEARS, 0.10 FEET NORTH AND 0.14 FEET WEST, SOUTH 87 DEGREES 40 MINUTES 45 SECONDS EAST, 0.82 FEET AND WHERE A FOUND IRON ROD WITH CAP BEARS, 0.09 FEET WEST, NORTH 13 DEGREES 31 MINUTES 13 SECONDS EAST, 44.98 FEET TO A FOUND CROSS AND NORTH 00 DEGREES 55 MINUTES 26 SECONDS EAST, 97.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 29,345 SQUARE FEET OR 0.674 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD IF ANY.

WE FURTHER CERTIFY THAT:

1) THE FIELD SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE COURSES AND DISTANCES AND THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES AND THAT THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. JAX 07-12, DATED SEPTEMBER 26, 2007; THAT THERE ARE NO VISIBLE BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON

2) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

3) THIS PROPERTY HAS DIRECT ACCESS TO ILLINOIS (VARIABLE WIDTH) AVENUE, A DEDICATED PUBLIC ROAD.

4) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY PER SECTION 1270.56 OF THE RULES FOR THE ADMINISTRATION OF THE ILLINOIS PROFESSIONAL LAND SURVEYORS ACT OF 1989.

CORNERSTONE LAND SURVEYING, INC.
CORPORATE LS #184-003241

RANDALL E. BRICKEY, P.L.S.
ILLINOIS CERT. NO. 3441

DATED:
MY LICENSE EXPIRES: 11/30/08

NOTES:

TITLE COMMITMENTS:

EASEMENTS SHOWN ON THIS PLAT ARE AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE JAX 07-11, DATED SEPTEMBER 26, 2007, SCHEDULE B.

ITEM 13. RESERVATION OF UTILITY AND ACCESS EASEMENT ACCORDING TO QUIT CLAIM DEED RECORDED IN BOOK 968 PAGE 1019 AND BOOK 1001 PAGE 16. THIS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN THEREON.

ITEM 14. PERMANENT EASEMENT TO THE CITY OF CARBONDALE, ILLINOIS ACCRODING TO BOOK 960 PAGE 709. THIS DOES NOT AFFECT THE SUBJECT PROPERTY. IT GIVES THE RAILROAD THE RIGHTS TO HAVE THEIR TRACKS RUN OVER MILL STREET.

ITEM 15. EASEMENT MEMORANDUM TO MCI TELECOMMUNICATIONS CORPORATION FOR FIBRE OPTIC CABLE INSTALLATION RECORDED IN BOOK 695 PAGE 838. THIS IS NOT PLOTTABLE, THERE IS NO WIDTH OR SPECIFIC LOCATION GIVEN, IT APPEARS TO RUN WITHIN THE RAILROAD RIGHT-OF-WAY.

ITEM 16. EASEMENT MEMORANDUM MCI TELECOMMUNICATIONS CORPORATION FOR FIBRE OPTIC CABLE INSTALLATION RECORDED IN BOOK 737 PAGE 1. THERE ARE NO SPECIFICS WITH THIS DOCUMENT AND IS NOT PLOTTABLE, IT APPEARS TO RUN WITHIN THE RAILROAD RIGHT-OF-WAY.

PER ON-SITE VISIT, NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITH IN RECENT MONTHS.

PER ON-SITE VISIT, NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

TOTAL AREA OF PLAT = 29,345 SQ. FT.

OUTLOT 129

ALTA/ACSM LAND TITLE SURVEY

CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.
2705 DOUGHERTY FERRY RD., SUITE 100
ST.LOUIS, MO. 63122 (314) 966-9987 (314) 966-0329 (FAX)

Project #	Drawn By	File Name:	Sheet Number
06-338	T.E.B.	06338	1 OF 1
Checked By	Date	Revisions 1/22/07, 10/15/07	
G.S.M.	1/12/07		

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