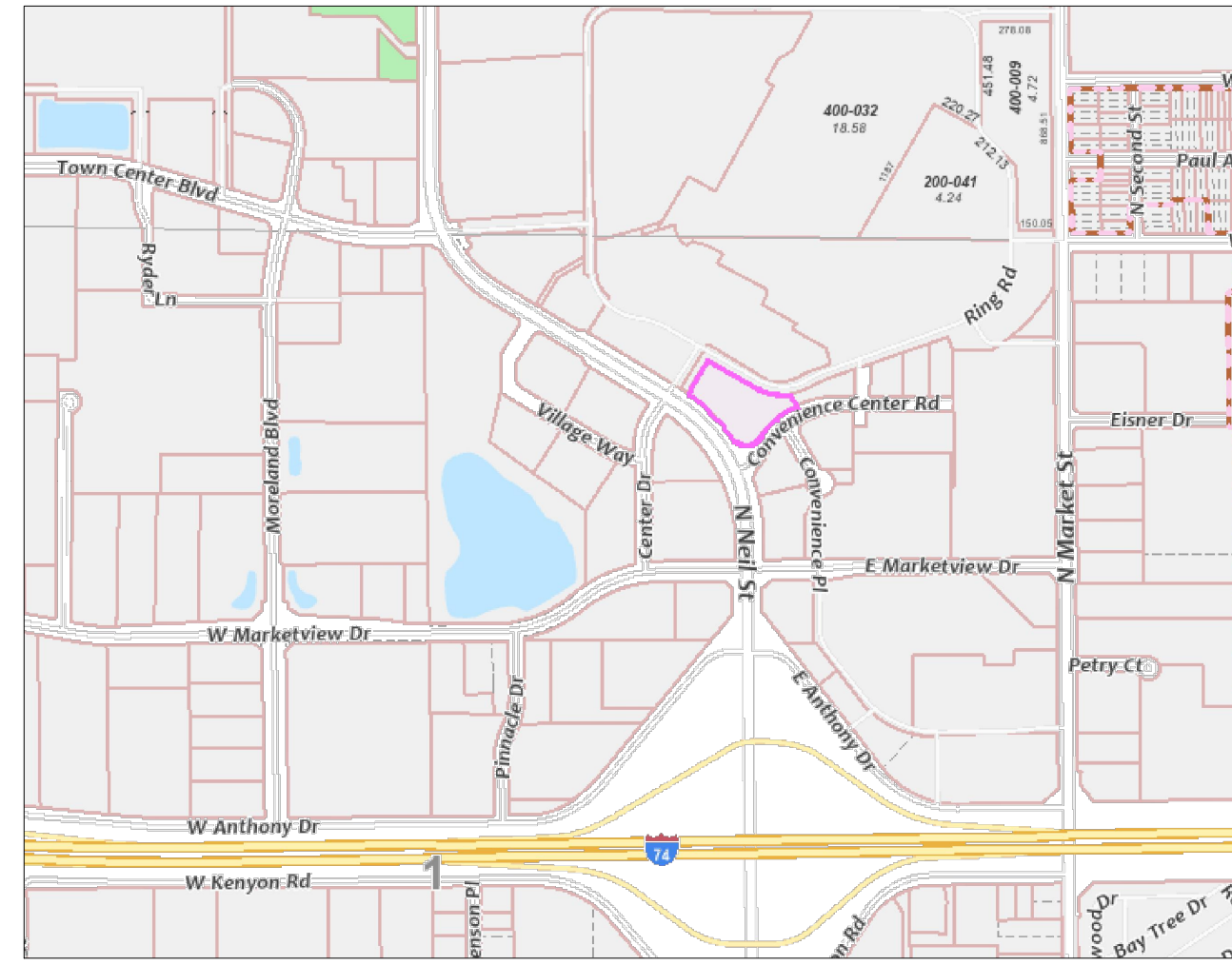


ALTA/NSPS LAND TITLE SURVEY

SMOKEY BONES BAR & GRILL

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN CHAMPAIGN COUNTY, ILLINOIS



LOCATION MAP
NOT TO SCALE

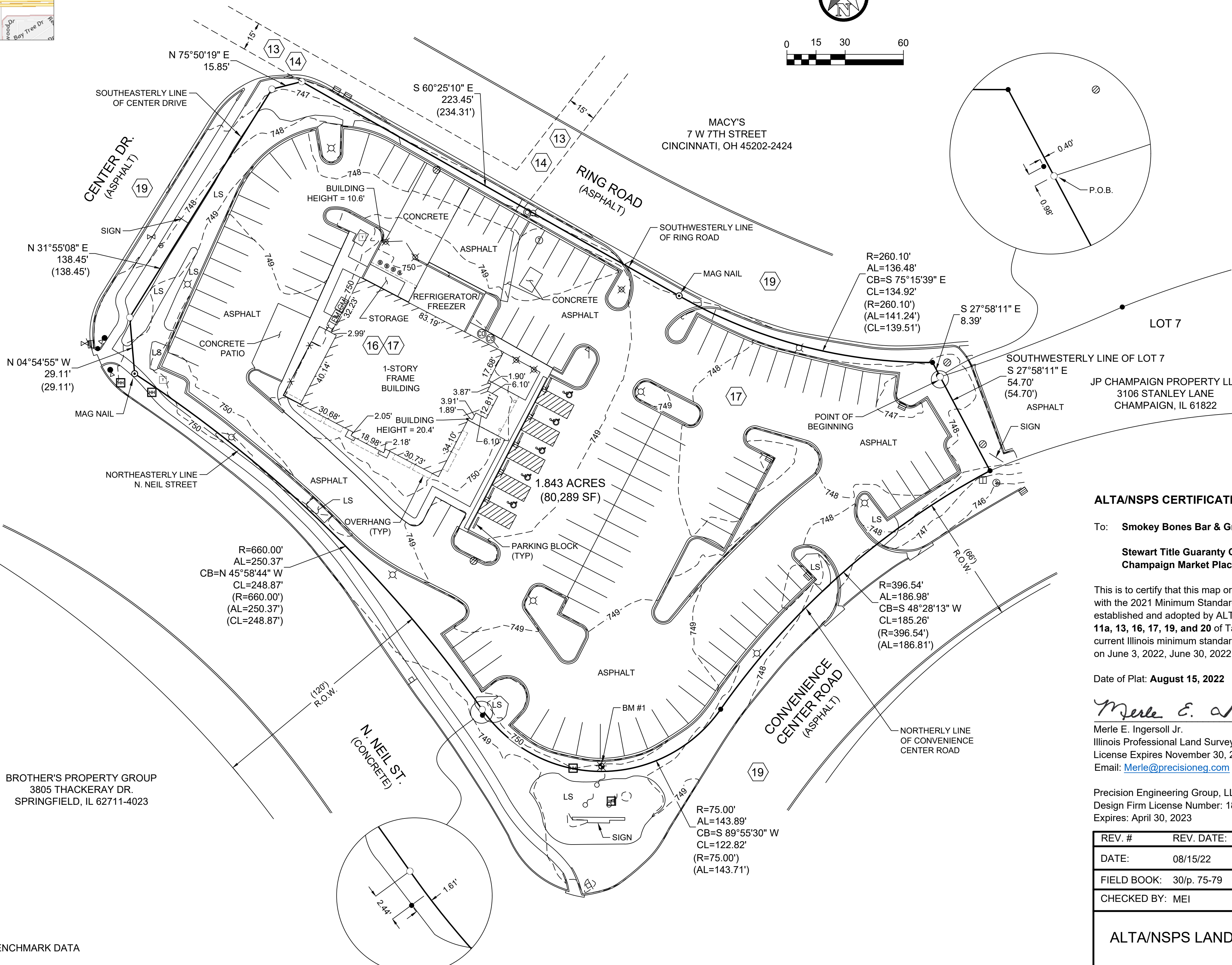
SURVEYOR'S NOTES

- Pursuant to Table A item 1, all property boundary corner monuments, as found or set, are shown on this plat of survey.
- Pursuant to Table A item 2, the surveyed tract includes tracts addressed as follows per taxpayer information maintained by the Champaign County Assessment Office:

1910 N. Neil Street
Champaign, Illinois 61820
- The surveyed tract has direct access to **Ring Road**, a dedicated public right-of-way along its **Northeast** side and **Convenience Center Road**, a dedicated public right-of-way along its **Southeast** side which are used by the public as roadways.
- Pursuant to Table A item 4, the gross land area of the surveyed tract is **1.843** acres, more or less.
- Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system. Elevations shown on this plat of survey are based on the NAVD 88 vertical datum.
- With regard to Table A items 6(a), the client did not provide a zoning report or letter to the surveyor. Zoning information shown is per the Champaign County GIS Consortium Interactive Web Map found online at <http://www.maps.ccgisc.org/> and related restrictions and requirements shown are per Table IV-A of the Champaign, IL Code of Ordinances.
- Surfaces not otherwise labeled can be assumed to have grass surface covering. Trees and bushes are not part of this survey.
- With regard to Table A items 11(a), the locations of underground utilities as shown on this plat of survey are based on above-ground evidence observed by the surveyor. Lacking excavation, the exact location, size, depth, or condition of underground features cannot be accurately, completely, and reliably depicted.
- The surveyor did not make an examination of or consider environmental or subsurface conditions as part of this survey.
- With regard to Table A item 13, names of adjoining owners shown on this plat of survey are per taxpayer information maintained by the Champaign County Assessment Office.
- Pursuant to Table A item 16, in the process of conducting the fieldwork for this plat of survey, the surveyor **DID NOT** observe evidence of recent earth moving work, building construction, or building additions.
- Pursuant to Table A item 17, the surveyor **IS NOT** aware of proposed changes in street right-of-way lines. In the process of conducting the fieldwork for this plat of survey, the surveyor **DID NOT** observe evidence of recent street or sidewalk construction or repairs.
- The surveyor has not made a search of the records for exceptions to this tract of land. All exceptions shown are from title insurance commitment noted on this plat of survey.
- A legal description was not provided to the surveyor for this ALTA. The legal description shown on this ALTA was prepared by the surveyor and is based a combination of adjacent legal descriptions, occupation of improvements and GIS information.

BENCHMARK DATA

BENCHMARK #1: CHISLED SQUARE ON NORTH SIDE OF LIGHT POLE BASE, LIGHT POLE LOCATED IN SOUTH CORNER OF PARKING LOT.
ELEVATION = 752.76 (NAVD 1988)



LEGEND	
	BOUNDARY OF TRACT(S) SURVEYED
	EXISTING SURVEY LINE
	FENCE LINE
	FOUND IRON ROD
	SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PRECISION"
	DIMENSION OF RECORD
	MEASURED DIMENSION
	SIGN
	TRAFFIC SIGNAL
	UTILITY HAND HOLE
	STORM SEWER INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	MANHOLE (UNKNOWN UTILITY)
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	GAS METER
	AUTO SPRINKLER CONNECTION
	WATER VALVE
	WATER CURB STOP
	LIGHT POLE
	FLAG POLE
	MAIL BOX
	FENCE POST
	CONTOUR ELEVATION LINE
	LANDSCAPING AREA
	KEY TO SCHEDULE B EXCEPTION
	KEY TO POTENTIAL ENCROACHMENT

ALTA/NSPS CERTIFICATION

To: **Smokey Bones Bar & Grill**

Stewart Title Guaranty Co.
Champaign Market Place, LLC, a Delaware limited liability 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, 5, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, 19, and 20 of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. Field work was performed on June 3, 2022, June 30, 2022, July 12, 2022, and July 19, 2022.

Date of Plat: **August 15, 2022**

Merle E. Ingersoll, Jr.
Merle E. Ingersoll Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2022
Email: Merle@precisioneg.com



Precision Engineering Group, LLC
Design Firm License Number: 184-007585-0010
Expires: April 30, 2023

REV. #	REV. DATE:	REVISION MADE:
DATE:	08/15/22	SCALE: AS SHOWN
FIELD BOOK:	30/p. 75-79	DRAWN BY: MAM
CHECKED BY:	MEI	
ALTA/NSPS LAND TITLE SURVEY		
1910 NORTH NEIL STREET PART OF SEC. 1, T.19 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS		PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585
FILE # 33722001		SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY
SMOKEY BONES BAR & GRILL
A PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 19 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS

SCHEDULE B, PART II EXCEPTION ITEMS

Schedule B, Part II of **Stewart Title Guaranty Company** Commitment Number **22000030875** with an effective date **May 25, 2022** will contain the following exceptions:

4. Easement in favor of Illinois Bell Telephone Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded June 11, 1957 in Book 575 at Page 465 as document number 590966, affecting the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. Is for a guy anchor and tree removal in the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

5. Easement in favor of Illinois Bell Telephone Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded September 18, 1961 in Book 681 at Page 412 as document number 669063, affecting part of the East 75 feet of the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is for an easement and right of way along the West side of North Market Street in the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

6. Easement in favor of Northern Illinois Water Corporation, and its successors and assigns, and the provisions relating thereto contained in the grant recorded October 5, 1977 in Book 1134 at Page 223 as document number 77R22464, affecting the South 60 acres of Section 36, Township 20 North, Range 8 East and part of the Northeast 1/4 of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Affects property surveyed. A blanket 15 feet wide easement for over any pipelines constructed by water main in the area of the North half of the Northeast Quarter centered on the as-built pipeline and as agreed to between parties.

7. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded March 9, 1978 in Book 1148 at Page 786 as document number 78R04681, affecting the North 1/2 of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian, and the South 60 acres of the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is for a blanket easement that is West of North Market Street and East of surveyed property in the SE ¼ of Section 36, T20N, R8E and the North Half of the Northeast Quarter of Section 1, T19N, R8E of the 3rd PM.

8. Easement in favor of Judy Emin, her successor and assigns, as owners of Lot 7 of Market Place Subdivision for the purpose of ingress and egress over Convenience Place and Convenience Center Road as contained in the deed recorded November 17, 1978 in Book 1177 at Page 665 as document number 78R24636, and the terms and provisions contained therein.

SURVEYOR'S NOTE: Affects land directly to the East of property surveyed on Lot 7. It is for an access easement from Convenience Center Drive and Ring Road to Lot 7.

9. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded August 6, 1979 in Book 1203 at Page 673 as document number 79R15322, affecting the South 60 acres of the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is for a 5 feet wide easement within the south 60 acres of the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

10. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded October 2, 1981 in Book 1273 at Page 870 as document number 81R15316, and also recorded December 28, 1981 in Book 1280 at Page 189 as Document No. 81R19332, affecting a strip of land 10 feet in width over the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is a 10 feet wide easement for a gas main easement to serve the Sears building, now Dicks Sporting Goods that is North of property located in the SE ¼ of the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

11. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded January 18, 1982 in Book 1281 at Page 591 as document number 82R00639, affecting a strip of land 10 feet in width over the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is a 10 feet wide easement for a gas main easement to serve the west of old Sears building that is North of property located in the SE ¼ of the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

12. Easement in favor of Northern Illinois Water Corporation, and its successors and assigns, and the provisions relating thereto contained in the grant recorded December 10, 1984 in Book 1387 at Page 248 as document number 84R21545, affecting a strip of land 10 feet in width over the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Does not affect the property surveyed. It is a 10 feet wide easement for a watermain easement to property that is Northwest of property surveyed located in the SE ¼ of Section 36, T20N, R8E of the 3rd PM.

13. Easement in favor of Northern Illinois Water Corporation, and its successors and assigns, and the provisions relating thereto contained in the grant recorded August 31, 1999 as document number 99R26278, affecting a strip of land 15 feet in width over the Northeast 1/4 of Section 1, Township 19 North, Range 8 East of the Third Principal Meridian and over the Southeast 1/4 of Section 36, Township 20 North, Range 8 East of the Third Principal Meridian in Champaign County, Illinois.

SURVEYOR'S NOTE: Document is to vacate existing easement and for a 15 feet wide proposed easement to reroute watermain around the west, south and east sides of Macy's centered over water main. Easement appears to be within property surveyed. Exact location of main unknown at this time.

14. Easement in favor of Northern Illinois Water Corporation, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 29, 2003 as document number 2003R55284, affecting a 15.00 wide strip of land the centerline of which is described in the document.

SURVEYOR'S NOTE: Document is for a 15 feet wide proposed easement to reroute watermain around the west, south and east sides of Macy's centered over water main. Easement appears to possibly along north side of property or be within property surveyed. Exact location of main unknown at this time and must be located to locate easement.

16. Lease made between Champaign Market Place, LLC and GMRI, Inc. dated August 14, 2004, a memorandum of which was recorded August 25, 2004 as document number 2004R27412, demising the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

SURVEYOR'S NOTE: Affects the Land and other property, not a plottable easement

17. Easement in favor of Illinois Power Company, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded October 14, 2004 as document number 2004R32720, affecting a 10 foot strip of land, the centerline of which is described in the document.

SURVEYOR'S NOTE: Affects property surveyed directly. A blanket 10 feet wide easement over as-built existing electrical conduits to serve property. Exact location is where electrical lines are located on property.

18. Reciprocal Easement Agreement with Covenants and Conditions dated May 30, 2007 and recorded June 8, 2007 as document number 2007R14546 made by and between Champaign Market Place L.L.C., a Delaware limited liability company, and Peter J. Schmit, and the terms and conditions contained therein.

SURVEYOR'S NOTE: Does not directly affect property surveyed. It is an access easement agreement between 2 adjacent land owners of Lot 3 of Market Place 3rd Addition and Lot 4 of Market Place 6th Addition.

19. Amended and Restated Construction, Operation and Reciprocal Easement Agreement dated as of December 6, 2019 and recorded December 10, 2019 as document number 2019R20706 made by and between Champaign Market Place L.L.C., a Delaware limited liability company, and Costco Wholesale Corporation, a Washington corporation.

SURVEYOR'S NOTE: Affects property surveyed. A shared access easement along Ring Road, Convenience Center Road and Center Drive between Cost Co and all other businesses.

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas of minimal flood hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Map Service Center map number **17019C0313D** with effective date **October 2, 2013**.

PARKING SUMMARY

The surveyed tract has the following number of striped parking spaces:

Regular Spaces: **116**
 Handicap Accessible (H.A.) Spaces: **5**
 Total Vehicular Spaces: **121**
 Total Motorcycle Spaces: **0**

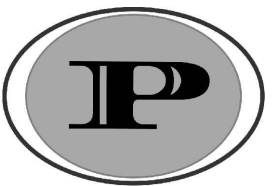
ZONING CLASSIFICATION

The surveyed tract is zoned **CG (Commercial General District)** by the **City of Champaign**. A zoning report was not given to the surveyor by the client.

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of Section 1, Township 19 North, Range 8 East, of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearings on NAD 83 Illinois East Zone datum:

Beginning at an iron rod monument set at the Northwest corner of Lot 7 of Market Place Subdivision as recorded in Plat Book "Y" at Page 282 on Document Number 78R00539 at the Champaign County Recorder's Office; thence South 27° 58' 11" East, 54.70 feet along the Southwesterly line of said Lot 7 to an iron rod monument found on the North line of Convenience Center Road; thence 186.98 feet along a curve to the left, concave to the Southeast, along the Northerly line of said Convenience Center Road with a radius of 396.54 feet and a chord bearing of South 48° 28' 13" West to an iron rod monument found; thence 143.89 feet along a curve to the right, concave to the North, on the North line of Convenience Center Road with a radius of 75.00 feet and a chord bearing of South 89° 55' 30" West to an iron rod monument set on the Northeasterly line of North Neil Street; thence 250.37 feet along a curve to the left, concave to the Southwest, along the Northeasterly line of North Neil Street with a radius of 660.00 feet and a chord bearing of North 45° 58'44" West to a mag nail monument set; thence North 04° 54' 55" West, 29.11 feet to an iron rod monument set on the Southeasterly line of Center Drive; thence North 31° 55' 08" East, 138.45 feet along the Southeasterly line of Center Drive to an iron rod monument set on the Southwesterly line of Ring Road; thence North 75° 50' 19" East, 15.85 feet along Southwesterly line of Ring Road; thence South 60° 25' 10" East, 223.45 feet along the Southwesterly line of Ring Road to iron mag nail monument set; thence 136.48 feet along a curve to the left, concave to the Northeast along the Southwesterly line of Ring Road with a radius of 260.10 feet and a chord bearing of South 75° 15' 39" East to an iron rod monument found on the Northwesterly extension of the Southwesterly line of Lot 7; thence South 27° 58' 11" East, 8.39 feet to the point of beginning, encompassing 1.843 acres, more or less.

REV. #	REV. DATE:	REVISION MADE:	
DATE:	08/15/22	SCALE:	AS SHOWN
FIELD BOOK:	30/p. 75-79	DRAWN BY:	MAM
CHECKED BY:	MEI		
ALTA/NSPS LAND TITLE SURVEY			
1910 NORTH NEIL STREET PART OF SEC. 1, T.19 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS			 PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585
			FILE # 33722001
			SHEET 2 OF 2