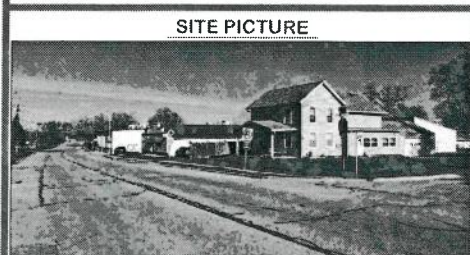


SCHEDULE B-II ITEMS

(X) — THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE HEREON.



VICINITY MAP
NOT TO SCALE

LAND AREA
52,232.52 SQUARE FEET±
1.199 ACRES±

PARKING SPACES
REGULAR= 21 HANDICAP= 1
TOTAL= 21

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT		XXX
PERMITTED USE		
MINIMUM LOT AREA (SF)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		CONTACT:
FRONT		PHONE:
SIDE		EMAIL:
REAR		REPORT DATE:
NOTES:		PROJ. SITE #:

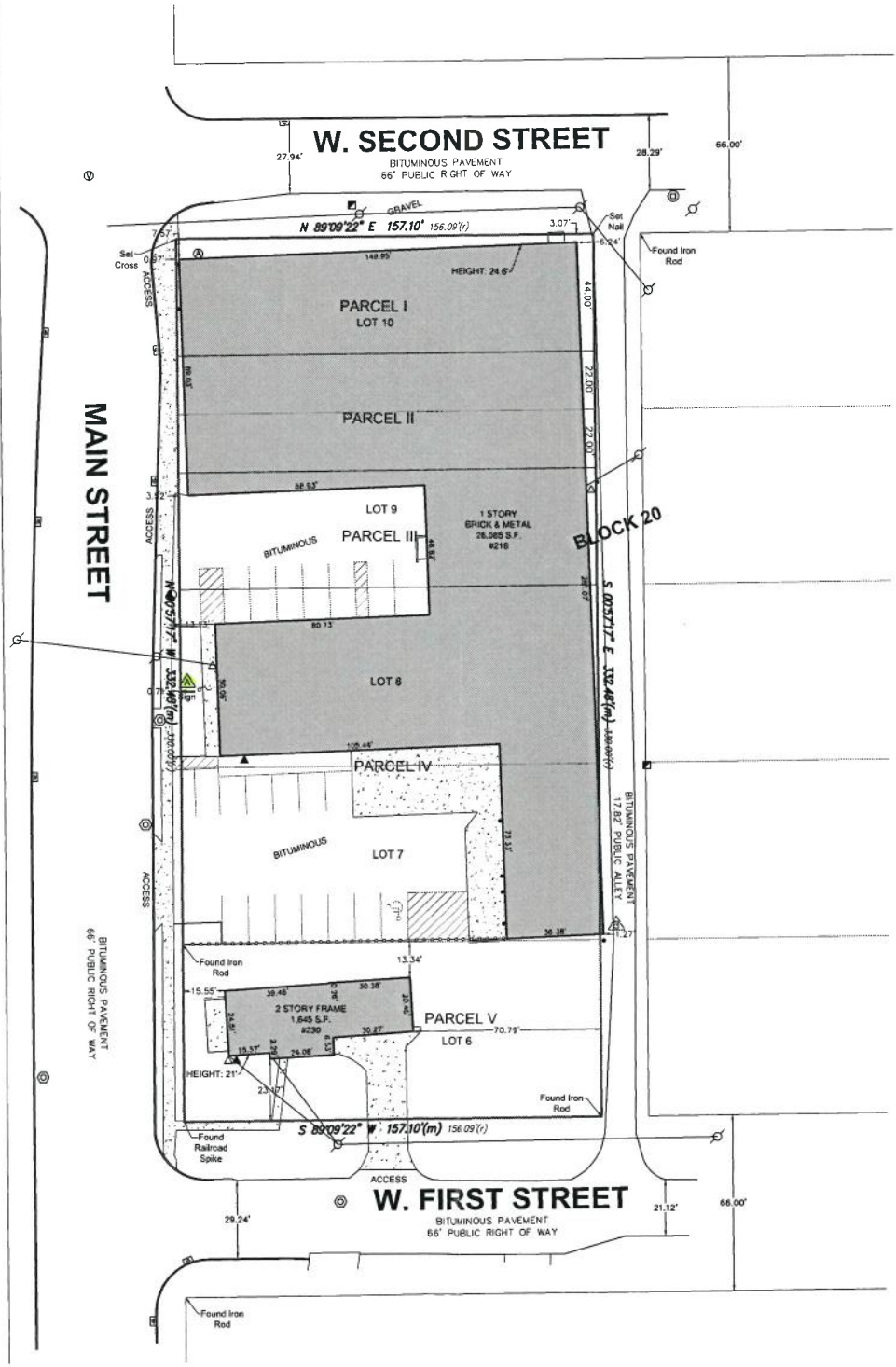
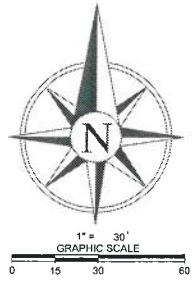
FLOOD NOTE
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE (X) ON FLOOD INSURANCE RATE MAP NUMBER (1720100203E), WHICH BEARS AN EFFECTIVE DATE OF (02/17/2016) AND (IS NOT) IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- ⚠ SIGN IS 0.71' WEST OF THE PROPERTY LINE.
- ⚠ BUILDING IS 1.27' EAST OF THE PROPERTY LINE.

LEGEND

⊙ 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 MASTHEAD	⊙ STORM STRUCTURE (OPEN)	— FEET/INCHES
⊙ METRIC SIGNAL	⊙ CURB WALK	— INCHES/DECIMALS
⊙ SIGNAL BOX	⊙ VALVE VAULT	S.F. SQUARE FEET
⊙ GAS VALVE	⊙ FLARED END SECTION	(B) RECORD BEARING/DISTANCE
⊙ WATER VALVE	— W- WATER LINE	(F) TOP OF FOUNDATION
⊙ ELECTRIC METER	— T- TELEPHONE/COAXIAL LINE	(F) FINISHED FLOOR
⊙ GAS METER	— G- GAS LINE	(P) TOP OF PIPE
⊙ FIRE HYDRANT	— E- ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
⊙ AUTO SPRINKLER	— OHW- OVERHEAD WIRE	P.U.E. PUBLIC UTILITY EASEMENT
⊙ MONITORING WELL	— STM- STORM SEWER	D.E. DRAINAGE EASEMENT
⊙ GROUND LIGHT	— SAN- SANITARY SEWER	L ARC LENGTH
⊙ BOLLARD	— X- CHAIN LINK FENCE	R RADIUS LENGTH
⊙ B/BOX	— □- STOCKADE FENCE	C CHORD LENGTH
⊙ SIGN	— S- GUARD RAIL	CH CHORD BEARING
⊙ FLAG POLE	⊙ CONCRETE SURFACE	DMP CORRUGATED METAL PIPE



RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

PARCEL I:
THE NORTH TWO-THIRDS (2/3) OF LOT TEN (10) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE ORIGINAL PLAT OF THE TOWN (NOW VILLAGE) OF PECATONICA, SITUATED IN THE VILLAGE OF PECATONICA, IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS, THE MAP OF WHICH IS RECORDED IN BOOK Y OF DEEDS ON PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS.

PARCEL II:
THE NORTH 22 FEET IN WIDTH OF LOT NINE (9) AND THE SOUTH 1/3 OF LOT TEN (10) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, WHICH MAP IS RECORDED IN BOOK Y OF DEEDS, PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, THE NORTH AND SOUTH LINES OF SAID TRACT BEING PARALLEL WITH THE LINE BETWEEN SAID TWO LOTS, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

PARCEL III:
THE SOUTH FORTY-FOUR (44) FEET IN WIDTH OF LOT NINE (9) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, WHICH MAP IS RECORDED IN BOOK Y OF DEEDS ON PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, THE NORTH LINE OF SAID TRACT BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

PARCEL IV:
LOTS SEVEN (7) AND EIGHT (8) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, THE PLAT OF WHICH IS RECORDED IN BOOK Y OF DEEDS ON PAGE 496 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

PARCEL V:
LOT SIX (6) IN BLOCK TWENTY (20) AS DESIGNATED UPON THE MAP OF THE VILLAGE OF PECATONICA, THE PLAT OF WHICH IS RECORDED IN BOOK Y OF DEEDS ON PAGE 496 IN THE RECORDER'S OFFICE IN WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

TITLE COMMITMENT INFORMATION
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. WW302195COM, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2021.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PREVIOUS REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE ASSUMED BEARING, THE EAST RIGHT OF WAY LINE OF MAIN STREET TO BE NORTH 00 DEGREES 57 MINUTES 17 SECONDS WEST.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- WE FIND NO GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM MAIN STREET AND W. FIRST STREET.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 7(B), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF W. FIRST STREET.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALTA/NSPS LAND TITLE SURVEY
ANPC
216 MAIN STREET
WINNEBAGO COUNTY PECATONICA, IL 61063

SURVEYOR'S CERTIFICATE
TO: CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP:
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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 17, 2021.
DATE OF PLAT OR MAP: XXXX.

LICENSED SURVEYOR: JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO.: 3190
STATE OF ILLINOIS, EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

SURVEYED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-728-4000
info@jhsurveying.com

DATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

DATE: 12/20/2021
REVISION HISTORY: FIRST DRAFT
SCALE: 1" = 30'
DRAWN BY: JAH
APPROVED BY: JLH