W Washington 53 SESQUICENTENNIAL NEIGHBORHOOD W Church St W Park Ave W Park Ave W University Ave

FE MORAN (201 W UNIVERSITY AVE) ALTA

PART OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 19 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

LEGEND

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© CLEAN OUT W.C. WITNESS CORNER D STORM SEWER MANHOLE R.O.W. RIGHT-OF-WAY STORM SEWER CURB INLET 23.90' BOUNDARY DIMENSION BUILDING ROOF DRAIN 23.90' MEASURED DIMENSION WATER VALVE (23.90') DIMENSION OF RECORD		SET MAG NAIL	B/B	FROM BACK TO BACK OF CURB
© STORM SEWER MANHOLE R.O.W. RIGHT-OF-WAY STORM SEWER CURB INLET 23.90' BOUNDARY DIMENSION BUILDING ROOF DRAIN 23.90' MEASURED DIMENSION WATER VALVE (23.90') DIMENSION OF RECORD	<u>s</u>	SANITARY SEWER MANHOLE	B.M.	BENCHMARK
□ STORM SEWER CURB INLET 23.90' BOUNDARY DIMENSION □ BUILDING ROOF DRAIN 23.90' MEASURED DIMENSION □ WATER VALVE (23.90') DIMENSION OF RECORD	©	CLEAN OUT	W.C.	WITNESS CORNER
BUILDING ROOF DRAIN 23.90' MEASURED DIMENSION DIMENSION OF RECORD	(STORM SEWER MANHOLE	R.O.W.	RIGHT-OF-WAY
WATER VALVE (23.90') DIMENSION OF RECORD		STORM SEWER CURB INLET	23.90'	BOUNDARY DIMENSION
	ŋ	BUILDING ROOF DRAIN	23.90'	MEASURED DIMENSION
Ø FIRE HYDRANT [OWNER NAME] ADJACENT PROPERTY OWNER	\bowtie	WATER VALVE	(23.90')	DIMENSION OF RECORD
	Ø	FIRE HYDRANT	[OWNER NAME]	ADJACENT PROPERTY OWNER
Љ WATER SPIGOT	₽	WATER SPIGOT		I

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 17019C 0426D with effective date October 2, 2013.

PARKING SUMMARY

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

Regular Spaces: 132
Handicap Accessible (H.A.) Spaces: 8
Total Vehicular Spaces: 140

ZONING CLASSIFICATION

The surveyed tract is zoned **CB2** (**Central Business Downtown**) by the **City of Champaign**. Restrictions and requirements for this zoning classification include:

Minimum Front Yard Building Setback: (none)
Minimum Side Yard Building Setback: (none)
Minimum Rear Yard Building Setback: (none)
Maximum Building Height: 115'
Minimum Lot Area: (none)
Minimum Lot Width: (none)
Maximum Floor Area Ratio (FAR): (none)
Minimum Open Space Ratio (OSR): (none)

SURVEYOR'S NOTES

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

201 West University Avenue 214 West Clark Street Champaign, IL 61820 Champaign, IL 61820

- 3. The surveyed tract has direct access to West University Avenue, South Randolph Street, West Clark Street, and South State Street, dedicated public right-of-ways along its north, east, south, and west sides, respectively, which are used by the public as roadways. The surveyed tract also has access to a dedicated mid-block public alley running between tracts as depicted on this plat of survey.
- 4. Pursuant to Table A item 4, the gross land area of the surveyed tract is **1.911 acres**, more or less.
- 5. 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 vertical datum.
- 6. With regard to Table A items 6(a) and 6(b), the client did not provide a zoning report or letter to the surveyor. Zoning 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.
- 7. Surfaces not otherwise labeled can be assumed to have grass surface covering.
- 8. With regard to Table A item 11, the locations of underground utilities as shown on this plat of survey are based on above-ground evidence observed by the surveyor, documents provided to the surveyor by utility companies or the client, and/or markings request by the surveyor by a private locate performed by GPRS on February 19, 2019. Pursuant to a JULIE design locate request, AT&T (Distribution), Campus Communications (aka Pavlov Media), the City of Champaign, Comcast, CenturyLink, Consolidated Cooperative Fiber, Illinois Network Alliance (aka Bluebird Network), Ameren, Windstream KDL, MCI (aka Verizon), Metro Communications Company, Illinois American Water (ILAW), PEG Bandwidth, and UC2B (aka iTV-3) have provided descriptions or maps of their utility locations which have been reproduced approximately on this plat of survey while AT&T (Transmission) issued an "all-clear" for the site. Lacking excavation, the exact location, size, depth, or condition of underground features cannot be accurately, completely, and reliably depicted.
- 9. The surveyor did not make an examination of or consider environmental or subsurface conditions as part of this survey.
- 10. 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.
- 11. 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.
- 12. 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.

LIST OF POTENTIAL ENCROACHMENTS

Encroachments Note: Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location, and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting fieldwork (e.g. doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, and signs) by or into adjoining property, or into right-of-ways, easements, or setbacks disclosed in documents provided to or obtained by the surveyor are listed below.

A. Potential encroachment of a fence onto the surveyed tract across the west line of Lot 3 by at most 1.50'.

LEGAL DESCRIPTION

Parcel 1:

Lot 1, Lot 2, Lot 3 and Lot 4 in Block 12 of Farnham, Clark and White's Addition to the City of Urbana, now a part of the City of Champaign, as per Plat recorded in Deed Record "E", Page 400, situated in Champaign County, Illinois.

Parcel 2:

Lot 10 of a Replat of Lot 10, Lot 11 and Lot 12 in Block 12 of Farnham, Clark and White's Addition to the City of Urbana, now a part of the City of Champaign, as per Plat recorded in Plat Book "B", Page 78, situated in Champaign County, Illinois.

Parcel 3:

Lot 11 of a Replat of Lot 10, Lot 11 and Lot 12 in Block 12 of Farnham, Clark and White's Addition to the City of Urbana, now a part of the City of Champaign, as per Plat recorded in Plat Book "B", Page 78, situated in Champaign County, Illinois.

Parcel 4:

Lot 12 of a Replat of Lot 10, Lot 11 and Lot 12 in Block 12 of Farnham, Clark and White's Addition to the City of Urbana, now a part of the City of Champaign, as per Plat recorded in Plat Book "B", Page 78, situated in Champaign County, Illinois.

Parcel 5:

Lot 14 of a Replat of Lot 10, Lot 11 and Lot 12 in Block 12 of Farnham, Clark and White's Addition to the City of Urbana, now a part of the City of Champaign, as per Plat recorded in Plat Book "B", Page 78, situated in Champaign County, Illinois.

Surveyor's Note: Lots 7, 8, and 9 of Block 12 of Farnham, Clark and White's Addition are shows as being within the boundary of this survey but are NOT included in the legal description provided in the title commitment.

SCHEDULE B EXCEPTION ITEMS

Schedule B of Allied Capital Title Commitment Number 532784 with commitment date January 11, 2019 will contain the following exceptions:

- 10. Covenants, conditions, easements, building lines and/or restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) contained in Warranty Deed recorded October 10, 1910 in Book 149, Page 427, which does not contain a reversionary or forfeiture clause. (Affects Parcel 4 and Parcel 5)
- 11. Terms, provisions and conditions of an easement for ingress and egress as contained in Agreement recorded February 4, 1949 as Document Number 436677, Book 296, Page 291. (Affects Parcel 4 and Parcel 5)
- 12. Terms, provisions and conditions of an easement granted to Illinois Power Company, its successors, assigns and lessees, recorded October 10, 1957 as Document Number 596684, Book 583, Page 500. (Affects Parcel 3)

Surveyor's Note: Undefined width; non-plottable.

- 13. Terms, provisions and conditions of an easement granted to Illinois Power Company, its successors, assigns and lessees, recorded May 27, 1968 as Document Number 777125, Book 876, Page 177. (Affects Parcel 2)
- 14. Terms, provisions and conditions of an easement for ingress and egress for water services as contained in Document recorded as Document Number 793072, Book 904, Page 235. (Affects Parcel 4)
- 15. Terms, provisions and conditions of an easement granted to Illinois Power Company, its successors, assigns and lessees, recorded October 10, 1974 as Document Number 74R14082, Book 1041, Page 57. (Affects Parcel 5)

ALTA/NSPS CERTIFICATION

To: Core Champaign Hockey, LLC
RMR Ventures LLC, an Illinois limited liability company
Allied Capital Title
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, and 20 of Table A thereof. This professional service also conforms to the current Illinois minimum standards for ALTA/NSPS Land Title Surveys. The field work was completed on November 19, 2018, February 15, 2019, and February 18, 2019.

Date of Plat or Map: February 25, 2019

David E. Atchley
Illinois Professional Land Surveyor No. 2950
License Expires November 30, 2020



BENCHMARK #1000 = 740.18
Chiseled □ on retaining wall adjoining back of

walk in the southwest quadrant of West Clark Street and South State Street ±31' south of the West Clark Street centerline and ±33' west of the South State Street centerline.

PROJEC	T NO.:	14241016	SCALE: AS SHO	NWC	NO.	DATE	REVISION	BY		
PROJEC	T DATE:	FEBRUARY 2019	DRAWN BY:	CBP						
F.B. :	2299: 3	1-36 & 2301: 51-56	CHECKED BY:	DEA						
						•			7	
PLOT DATE: 2/25/19 G:\14\14241\14241\14241016\CADD\C3D\14241016 ALTA dwg										



ENGINEERING | ARCHITECTURE | SURVEYING FUNDING | PLANNING | ENVIRONMENTAL 201 W Springfield Avenue, Champaign IL 61820 (217) 352-6976 www.msa-ps.com FE MORAN (201 W UNIVERSITY AVE) ALTA

CORE CAMPUS LLC

CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

14241016

1 OF 2

