



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**.

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

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

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)**

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 Champaign, IL 61820	214 West Clark Street Champaign, IL 61820
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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 GPVS on February 19, 2019. Pursuant to a JULIE design locate request, AT&T (Distribution), Campus Communications (aka Pavly Media), the City of Champaign, Comcast, CenturyLink, Consolidated Cooperative Fiber, Illinois Network Alliance (aka Bluebird Network), Ameren, Westream KDL, MCI (aka Verizon), Metro Communications Company, Illinois American Water (ILAW), PEG Bandwidth, and UCB2 (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.

	PROPERTY BOUNDARY LINE		
	PROPERTY LINE		
	EASEMENT LINE		
	EASEMENT CENTERLINE		
	RIGHT-OF-WAY CENTERLINE		
	RIGHT-OF-WAY LINE		
	ROAD CENTERLINE		
	CONCRETE CURB AND GUTTER		
	EDGE OF CONCRETE PAVEMENT		
	EDGE OF ASPHALT PAVEMENT		
	PAVEMENT MARKING		
	EDGE OF CONCRETE SIDEWALK		
	FENCE WITH FENCE POST / GATE POST		
	RETAINING WALL		
	EDGE OF BUILDING		
	EDGE OF BUILDING OVERHANG		
	AREA BENEATH OVERHANG		
	EDGE OF LANDSCAPING		
	TREE LINE / SHRUB LINE / CROP LINE		
	SANITARY SEWER PIPE		
	STORM SEWER PIPE		
	WATER LINE		
	UNDERGROUND GAS LINE		
	UNDERGROUND TELEPHONE LINE		
	UNDERGROUND CABLE TV LINE		
	UNDERGROUND FIBER OPTIC LINE		
	UNDERGROUND ELECTRIC LINE		
	BENCHMARK		
	FOUND CHISELED CROSS IN PAVEMENT		
	FOUND IRON ROD OR PIPE		
	SET 1/2"x30" IRON ROD WITH "MSA" CAP		
	FOUND MAG NAIL		
	SET MAG NAIL		
	SANITARY SEWER MANHOLE		
	CLEAN OUT		
	STORM SEWER MANHOLE		
	STORM SEWER CURB INLET		
	BUILDING ROOF DRAIN		
	WATER VALVE		
	FIRE HYDRANT		
	WATER SPIGOT		

BENCHMARK #1000 = 740.18

Chiseled ☐ on retaining wall adjoining back of walk in the southwest quadrant of West Clark Street and South State Street $\pm 31'$ south of the West Clark Street centerline and $\pm 33'$ west of the South State Street centerline.

PROJECT NO.:	14241016	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	FEBRUARY 2019	DRAWN BY:	CBP	-	-	-	-
F.B.:	2299: 31-36 & 2301: 51-56	CHECKED BY:	DEA	-	-	-	-
				-	-	-	-
				-	-	-	-

PLOT DATE: 2/25/19, G:\14\14241\14241016\CADD\C3D\14241016 ALTA.dwg



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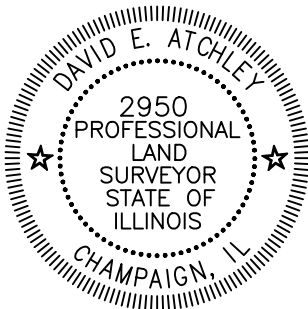
FE MORAN (201 W UNIVERSITY AVE) ALTA
CORE CAMPUS LLC
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

ALTA NSPS LAND TITLE SURVEY

FILE NO.

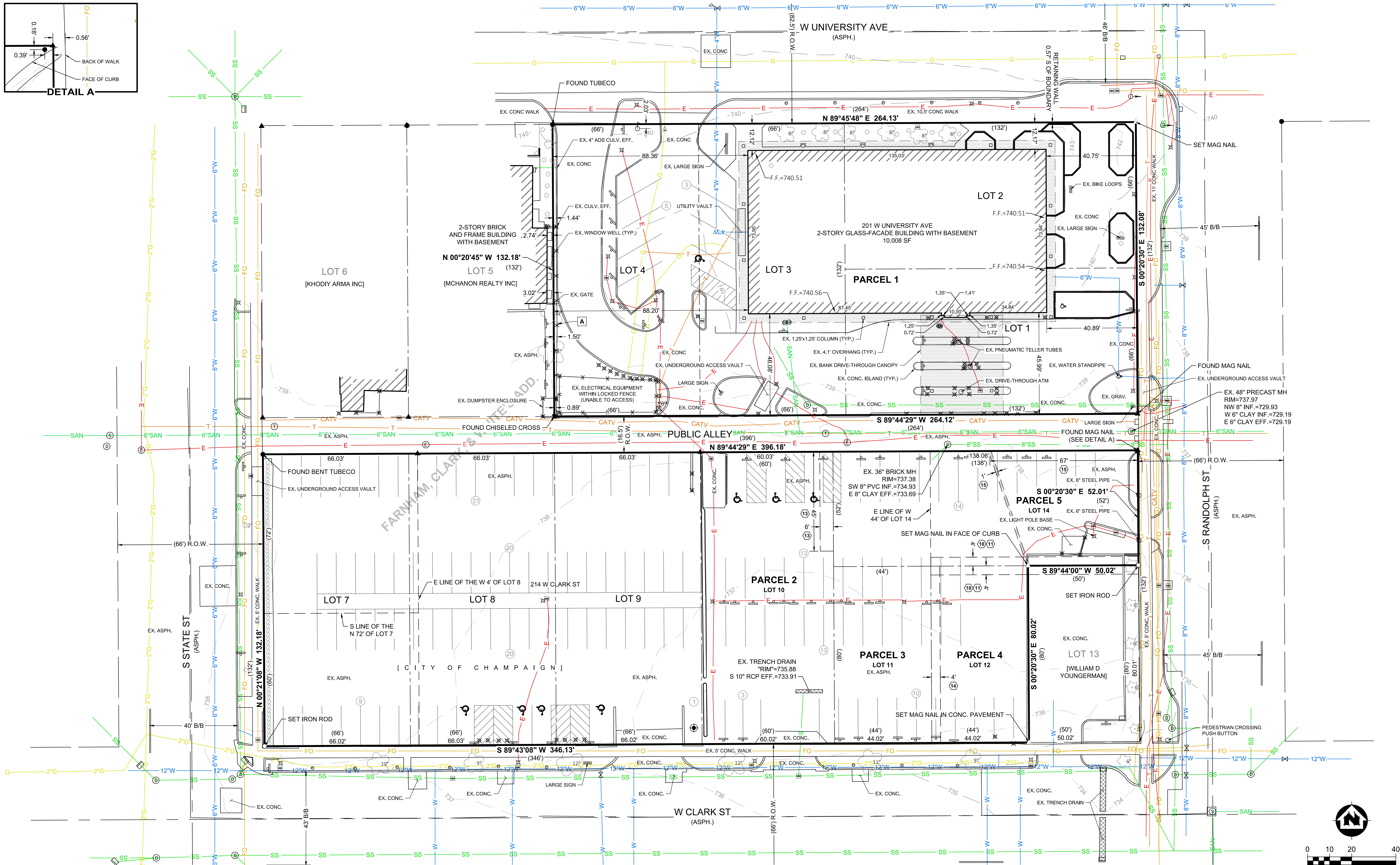
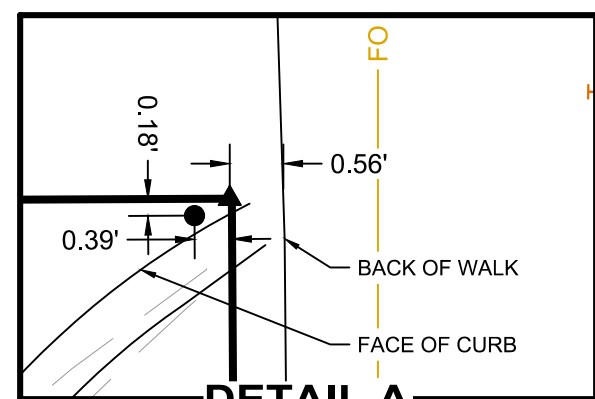
SHEET

OF 2



Date of Plat or Map: February 25, 2019

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



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2 OF 2