

Legend of Symbols & Abbreviations

	Power Pole		Stockade Fence	N.	North
	Light Pole		Chain Link Fence	S.	South
	Transformer		Guard Rail	E.	East
	Utility Pedestal		Auto Sprinkler	W.	West
	Gas Valve		Flared End Section	°	Degrees
	Water Valve		Found Iron Rod	'	Feet or Minutes
	B-Box		Found Iron Pipe	"	Inches or Seconds
	Manhole		Monitoring Well	Sq.	Square
	Catch Basin		Parking Stop	Ft.	Feet
	Fire Hydrant		Bollard	Vol.	Volume
	Electric Meter		Soil Boring Location	Pg.	Page
	Gas Meter		Concrete	Calc.	Calculated
	Ground Light		Buried Utilities	Rec.	Record
	Air Condition		Telephone	Meas.	Measured
	Traffic Signal		Gas	ROW	Right of Way
	Sign		Electric	CL	Centerline
	Flag Pole		OHW Overhead Wires	P.U.E	Public Utility Easement
	Storm Sewer		Sanitary Sewer	(S)	Survey Bearing

Utility Notes

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Significant Observations

FENCE IS 0.83' NORTH OF THE SOUTH PROPERTY LINE.

Zoning Information

The Surveyor was provided with the following zoning information by the insurer pursuant to Table A item 8b. Bock & Clark Zoning Report #7201400631.057 dated August 28, 2014 was reviewed.

Existing Zoning - (CG) General Commercial District.

Floor Area Ratio (FAR) - 1.00.

Setbacks - Front - 10' minimum. Side - 5' minimum; 15' minimum adjacent to residential. Rear - 5' minimum; 15' minimum adjacent to residential.

Required Parking - Commercial Retail: 1 space per 250 sq. ft. of FA.

Maximum Building Height - 35' / 2.5 stories.

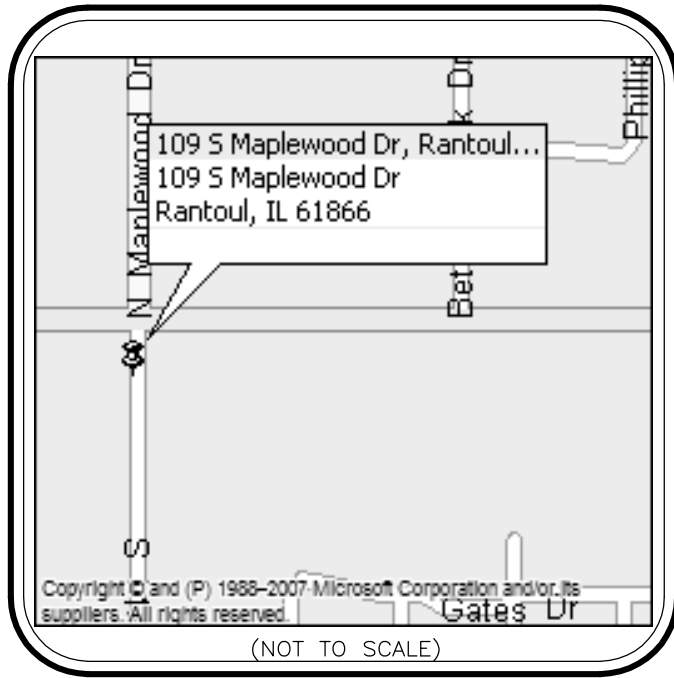
Minimum Lot Area - 8,000 sq.ft.

Minimum Lot Width - 50'.

Minimum Lot Depth - No requirement noted.

Minimum Lot Coverage - No requirement noted.

Vicinity Map



EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
HANDICAP	0
TOTAL	0

Items Corresponding to Schedule B

- ⑩ Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes. Item does apply and is platted.
- ⑪ Easement for power line purposes to Central Illinois Public Service Co. along the west side of the land as referred to in Warranty Deed dated November 1, 1951 and recorded November 2, 1951 in Book 447 at Page 250 as Document No. 484083, made by Herschel H. Kael and Blanche Kael, husband and wife, to George R. Burn. Item does not affect the subject property and is not platted.
- ⑫ Release and Right of Entry dated January 23, 1995 and recorded April 3, 1995 in Book 2184 at Page 321 as Document No. 85H05858 made by Amoco Oil Co. and Donald Kamick. Item does apply, is blanket in nature and is not platted.

Miscellaneous Notes

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF S. MAPLEWOOD DRIVE TO BE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 109 S. MAPLEWOOD DRIVE.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM S. MAPLEWOOD DRIVE AND E. GROVE AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF RANTOUL.
- MN7 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN8 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN9 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN10 IN REGARDS TO TABLE "A" ITEM 21, PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 IS IN EFFECT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17019C02000, WHICH BEARS AN EFFECTIVE DATE OF 10/2/2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 7/1/2014 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

AREA: 30,000.00 SF± OR 0.69 ACRES±

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ALTA/ACSM Land Title Survey

Project Fuel Project

B&C Project No. 201401174, 057

Store No. - Rantoul BP Closed

109 S. Maplewood Dr., Rantoul, IL 61866-2707

Based on Chicago Title Insurance Company Commitment

No. 21401569

bearing an effective date of May 6, 2014.

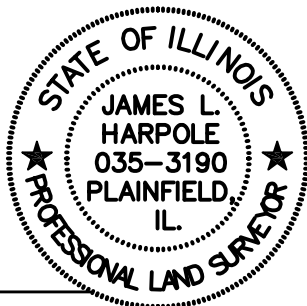
Surveyor's Certification

To: Tri Star Marketing, Inc.; Mac's Convenience Stores LLC; Chicago Title Insurance Company and Bock & Clark Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 7, 2014.

James L. Harpole

Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016



Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-254-2200
www.jlhsurvey.com

Network Project No. 201401174,057

Page 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys

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