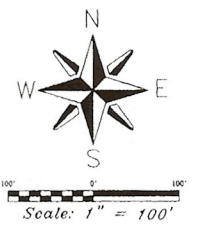


# PLAT OF SURVEY

IN THE SE. 1/4, SW. 1/4 & SW. 1/4, SE. 1/4, SEC. 13 AND THE NW. 1/4, NE. 1/4, SEC. 24, T.20N., R.7E., 3RD PM., CHAMPAIGN COUNTY, ILLINOIS



LEGEND	
---	BOUNDARY OF SURVEY
---	EXIST. CENTERLINE
⊙	SET 1/2" DIAMETER BY 30" LONG REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS, IPLS No. 2803"
⊠	RECOVERED CONC. R-O-W MARKER
△	RECOVERED SURVEY STONE
○	RECOVERED REBAR
( )	RECORD MEASUREMENT AND INFORMATION
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER
⋈	RECORD BEARING FROM LEGAL DESCRIPTION PER PLAT OF SURVEY BY D. WAYNE SHOEMAKER, DATED DECEMBER 30, 1971
⊙	RECORD BEARING FROM DRAWING PER PLAT SURVEY BY D. WAYNE SHOEMAKER, DATED DECEMBER 30, 1971

**SURVEYOR'S COMMENTS:**

THIS SURVEY IS BASED ON TWO LEGAL DESCRIPTIONS (TRACT 1 AND 2) CONTAINED WITHIN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 1253 000842230 CHA, WITH EFFECTIVE DATE JANUARY 19, 2007.

THE LEGAL DESCRIPTION FOR TRACT 1 FORMS A PERFECT MATHEMATICAL BOUNDARY CLOSURE.

THE LEGAL DESCRIPTION FOR TRACT 2 IS THE SAME LEGAL DESCRIPTION THAT APPEARS ON A PLAT OF SURVEY FOR FLOYD DAVIS BY D. WAYNE SHOEMAKER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1684, DATED DECEMBER 30, 1971. IT IS ASSUMED THAT THE LEGAL DESCRIPTION FOR TRACT 2 OF THE CURRENT SURVEY ORIGINATES FROM THE SHOEMAKER SURVEY. THE LEGAL DESCRIPTION FOR TRACT 2 CONTAINS A MATHEMATICAL BOUNDARY MISCLOSURE. THERE IS A CONFLICT ON THE MENTIONED SURVEY BY D. WAYNE SHOEMAKER BETWEEN THE DIRECTION OF THE BEARING SHOWN FOR THE NORTH LINE OF TRACT 2 ON THE DRAWING PORTION OF THE PLAT AND THE DIRECTION OF THE BEARING FOR THE NORTH LINE OF THE SURVEY CONTAINED WITHIN THE LEGAL DESCRIPTION ON THE PLAT. THE DRAWING REFERENCES THE BEARING OF THE NORTH LINE TO BE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST. THE LEGAL DESCRIPTION REFERENCES THE BEARING TO BE NORTH 89 DEGREES 54 MINUTES 26 SECONDS EAST. IN EITHER CASE THE BOUNDARY OF TRACT 2 FORMS A MATHEMATICAL LINEAR MISCLOSURE OF 21.34 FEET 22.89 FEET, DEPENDING ON WHICH BEARING IS USED FOR THE NORTH LINE OF THE TRACT. THE MISCLOSURE DISTANCE, WHICHEVER IS USED NOMINALLY IN THE EAST - WEST DIRECTION.

FOR PURPOSES OF THE ATTACHED SURVEY, VEGRZYN, SARVER AND ASSOCIATES, INC., HAS HELD THE BEARING OF SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST AS THE BASIS OF BEARING FOR THE DIRECTION FOR THE NORTH LINE OF TRACT 2. THIS DIRECTION MATCHES THE BEARING FOR THE NORTH LINES OF TRAILSIDE FIRST SUBDIVISION TRAILSIDE THIRD SUBDIVISION WHICH SHARE THE COMMON LINE FOR TRACT 2 OF THE CURRENT SURVEY.

THE CURRENT SURVEY BY VEGRZYN, SARVER AND ASSOCIATES, INC. DOES NOT RESOLVE THE BOUNDARY MISCLOSURE CONTAINED WITHIN THE LEGAL DESCRIPTION FOR TRACT 2.

A NEW COMBINED LEGAL DESCRIPTION FOR TRACTS 1 AND 2 HAS BEEN WRITTEN IN CONJUNCTION WITH THE CURRENT SURVEY.

- NOTES**
- BEARINGS REFER TO THE NORTH LINE OF A SURVEY BY D. WAYNE SHOEMAKER, IPLS No. 1684, DATED DECEMBER 30, 1971, FOR FLOYD DAVIS, BEING PART OF THE SE. 1/4, SW. 1/4 AND SW. 1/4, SE. 1/4 SEC. 13, T.20N., R.7E., 3RD P.M., SHOWN AS S89°54'26"E ON THE DRAWING PORTION OF SAID SURVEY.
  - I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, ZONING OR LAND USE, OWNERSHIP OR TITLE EVIDENCE, AND DETAILED FLOOD HAZARD INFORMATION IN CONJUNCTION WITH THIS SURVEY.
  - SCALE 1 INCH = 100 FEET.
  - REFER TO THE FOLLOWING SURVEYS FOR ADDITIONAL INFORMATION:
    - PLAT OF SURVEY BY D. WAYNE SHOEMAKER, IPLS No. 1684, DATED DECEMBER 30, 1971, FOR FLOYD DAVIS, BEING PART OF THE SE. 1/4, SW. 1/4 AND SW. 1/4, SE. 1/4 SEC. 13, T.20N., R.7E., 3RD P.M.
    - PLAT OF SURVEY FOR TRAILSIDE FIRST SUBDIVISION, RECORDED IN PLAT BOOK "Z" AT PAGE 75 AS DOC. 79 R 7082 IN CHAMPAIGN COUNTY, ILL.
    - PLAT OF SURVEY FOR TRAILSIDE THIRD SUBDIVISION, RECORDED IN PLAT BOOK "Z" AT PAGE 64 AS DOC. 79 R 179 IN CHAMPAIGN COUNTY, ILL.
    - PLAT OF SURVEY FOR TRAILSIDE FOURTH SUBDIVISION, RECORDED IN PLAT BOOK "CC" AT PAGE 210 AS DOC. 96 R 26498 IN CHAMPAIGN COUNTY, ILL.
    - FEDERAL AID INTERSTATE 74 R-O-W STRIP MAP, SEC. 10-4, STA. 1594+00 TO STA. 1670+37.87
  - THERE ARE NO MAJOR ABOVE GROUND IMPROVEMENTS LOCATED ON THE PROPERTY SURVEYED.

<b>Project</b>	Plat of Survey in the SE. 1/4, SW. 1/4 & SW. 1/4, SE. 1/4, Sec. 13 and the NW. 1/4, NE. 1/4, Sec. 24, T.20N., R.7E., 3rd PM., Champaign County, Illinois
<b>Sheet Title</b>	Plat of Survey, Champaign Co., IL
<b>VEGRZYN, SARVER AND ASSOCIATES, INC.</b>	
CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE	
24 East Green Street, Ste. 18 - Champaign, Illinois 61820 - (217) 359-6603	
REVISD: 4/10/07	CAD File 13684\13694surv.dwg Plot Date 4/10/07 Plot Scale 1"=100' Sheet