

General Notes

1. THERE WAS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ILLINOIS ROUTE 251, A PUBLIC RIGHT OF WAY.

2. THE ADDRESS OF THE SITE WAS 4989 ILLINOIS 251, DAVIS JUNCTION, ILLINOIS 61020.

3. THE LOCATION OF UTILITIES SHOWN ON THE SURVEY ARE FROM OBSERVED EVIDENCE OR ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND UTILITY PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

4. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

5. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF ANY CHANGES IN THE STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED.

6. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR AS A SANITARY LANDFILL.

7. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY OBSERVED IN THE FIELD.

8. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

9. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ILLINOIS STATE PLANE COORDINATE SYSTEM, WESTERN ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF SECTION 24-T42N-R1E WHICH BEARS N88°42'34"E PER GPS COORDINATE OBSERVATIONS

LATITUDE: 42°05'37.79460" LONGITUDE: -89°04'25.99439"

CONVERGENCE ANGLE: 0°43'57.32588"

WITH NO OVERLAPS, GAPS OR GORES.

10. THE NEAREST INTERSECTING STREET IS THAT OF ILLINOIS ROUTE 251 AND ROLLING MEADOWS ROAD, WHICH ABUTS THE SW CORNER OF PARCEL 1.

12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

13. THERE ARE A TOTAL OF 207 MOBILE HOME LOTS BASED ON AERIAL PHOTOGRAPHY. 14. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS

15. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

Land Area

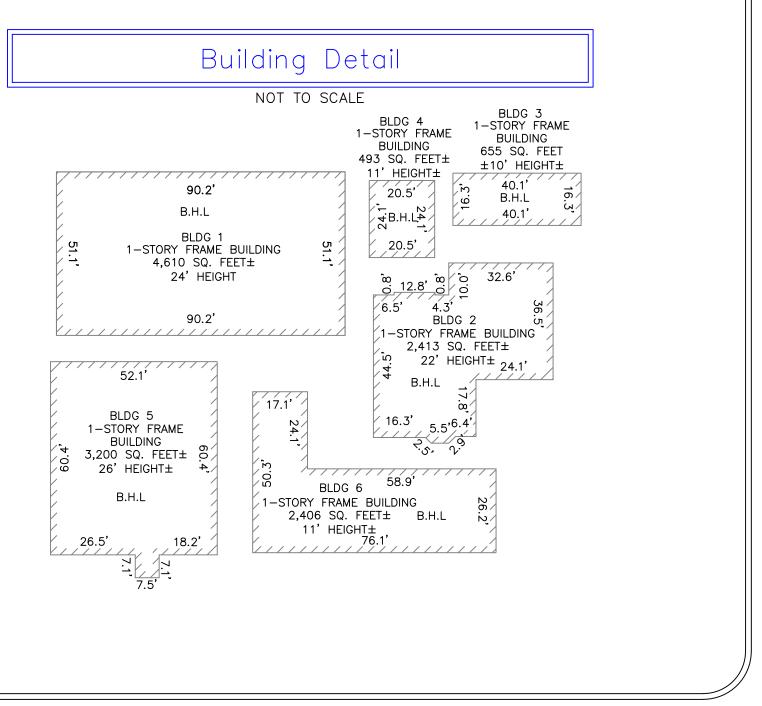
PARCEL 1 854,070 SQ. FEET± 19.607 ACRES± PARCEL 2 1,894,039 SQ. FEET± 43.481 ACRES ± TOTAL LAND AREA 2,747,679 SQ. FEET±

63.078 ACRES±

Current Zoning Information Source of Information: The Edge Group LLC Project No. 20210268-02, Revised December 9, 2021 Address: 4989 Illinois 251 Davis Junction, IL 61020 Phone: 866.235.7366 Fax: Email: Zoning District(s):R—3 Zoning Definition: R—3, Single Family District (Mobile & Manufactured Home Parks) Building Setback Requirements Observed Required Notes Front Yard Setback 109.8' 40' Side: 15 feet (interior side) Side Yard Setback 87.6' see notes 30 feet (corner side) Rear Yard Setback 938' 30' Parking Tabulation Observed Required Notes NONE see notes Dependent on use; Regular Spaces Handicapped Spaces NONE see notes dwellings: Single-family, detached
 Total Parking Spaces
 NONE
 see notes
 awenings.

 2 spaces
 NONE
 see notes
 2 spaces/ unit
 Height Restrictions Observed Max. Allowed Notes 24' N/A Maximum Height 26' Bulk Restrictions Observed Required Notes 63.078 acres 3 acres N/A Lot Area Min. FAR .05 0.25 Min. Lot Width 80' 284'

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.







PARCEL I: THE WEST 874.40 FEET OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH. RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN WINNEBAGO COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4) AT A POINT DISTANT 452 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (1/4); THENCE EAST, ALONG SAID SOUTH LINE, 110 FEET; THENCE NORTH AT RIGHT ANGLES WITH AFORESAID SOUTH LINE, 133 FEET; THENCE WEST, AT RIGHT ANGLES AFORESAID COURSE AND PARALLEL WITH SAID SOUTH LINE, 110 FEET: THENCE SOUTH, AT RIGHT ANGLES WITH AFORESAID COURSE, 133 FEET TO THE PLACE OF BEGINNING; FURTHER EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER (1/4) SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID OUARTER (1/4) SECTION. 333 FEET: THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID OUARTER (1/4) SECTION 233 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID OUARTER (1/4) SECTION 333 FEET TO THE WEST LINE OF SAID OUARTER (1/4) SECTION: THENCE SOUTH 233 FEET TO THE PLACE OF BEGINNING; ALSO EXCEPTING THEREFROM PLAT NO. 4 OF MORRISTOWN, BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH. RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 36 OF PLATS ON PAGE 195 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. ALSO EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST TO THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS. TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST OUARTER (1/4); THENCE, ON AN ASSUMED BEARING, NORTH 89 DEGREES 56' 26" EAST, 333.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST OUARTER (1/4) TO THE POINT OF BEGINNING: SAID POINT BEING THE SOUTHEAST CORNER OF PREMISES CONVEYED BY MANCUSO INVESTMENT CORPORATION TO BARRY AND PATRICIA WELLIVER BY WARRANTY DEED DATED MARCH 26, 1981 AND RECORDED ON MICROFILM NO. 8105-1882 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS: THENCE, ON AN ASSUMED BEARING, NORTH 0 DEGREES 03' 22" WEST, 233.00 FEET ALONG THE EAST LINE OF SAID PREMISES AS CONVEYED TO BARRY AND PATRICIA WELLIVER: THENCE NORTH 89 DEGREES 56' 26" EAST, 118,99 FEET, BEING PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST OUARTER (1/4), TO A POINT ON THE WEST LINE EXTENDED, OF PREMISES CONVEYED BY CAROL L. AND SHIRLEY R. WALKER TO SHIRLEY R. WALKER BY OUIT CLAIM DEED DATED DECEMBER 11, 1989 AND RECORDED ON MICROFILM NO. 8939-0230 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTH 0 DEGREES 03' 34" EAST ALONG SAID WEST LINE EXTENDED, 233.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST OUARTER (1/4), SAID POINT BEING THE SOUTHWEST CORNER OF SAID PREMISES AS CONVEYED TO SHIRLEY R. WALKER; THENCE SOUTH 89 DEGREES 56' 26" WEST 119 00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN. USED OR DEDICATED FOR PUBLIC ROAD PURPOSES, SITUATED IN WINNEBAGO COUNTY IN THE STATE OF ILLINOIS. ALSO EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS, DESCRIBED TRACT. TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25: THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHWEST OUARTER (1/4) OF SAID SECTION A DISTANCE OF 658.88 FEET. TO THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MIDLAND DRIVE AS DESIGNATED UPON PLAT NO. 4 OF MORRISTOWN (NOW KNOWN AS NEW MILFORD), A DISTANCE OF 335.05 FEET: THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SAID SECTION A DISTANCE OF 144.70 FEET; THENCE NORTH, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF MIDLAND DRIVE AS DESIGNATED UPON PLAT NO. 1 OF MORRISTOWN (NOW KNOWN AS NEW MILFORD) 335.05 FEET: THENCE WEST, ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SAID SECTION, A DISTANCE OF 144.70 FEET, TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF PLAT NO. 4 MORRISTOWN, BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 49' 20" EAST ALONG THE SOUTH LINE OF SAID PLAT NO. 4 MORRISTOWN, 168.0 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST OUARTER (1/4) OF SAID SECTION 25. A DISTANCE OF 165.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID PLAT NO. 4 MORRISTOWN, 168.0 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ILLINOIS IN AND TO THOSE PORTIONS USED, TAKEN OR DEDICATED FOR PUBLIC ROAD PURPOSES: FURTHER EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (1/4); THENCE NORTH 89 DEGREES 56' 26" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST OUARTER (1/4), 452.00 FEET; THENCE NORTH 00 DEGREES 03'34" WEST, PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), 133.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PREMISES, TO-WIT: THENCE NORTH 00 DEGREES 03' 34" WEST, PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), 100.00 FEET; THENCE NORTH 89 DEGREES 56' 26" EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), 110.00 FEET; THENCE SOUTH 00 DEGREES 03' 34" EAST PERPENDICULAR TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), 100.00 FEET; THENCE SOUTH 89 DEGREES 56' 26" WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), 110.00 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES, TO-WIT: PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST OUARTER (1/4) OF SAID SECTION 25; THENCE NORTH 0 DEGREES 00' 00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 0 DEGREES 00' 00" EAST ALONG SAID WEST LINE, A

ALTA/NSPS Land Title Survey

DISTANCE OF 196 49 FEET: THENCE NORTH 89 DEGREES 49' 20" EAST A DISTANCE OF 168.00 FEET: THENCE NORTH 0 DEGREES 00' 00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF MORRISTOWN PLAT NO. 4: THENCE NORTH 89 DEGREES 49' 20" EAST ALONG SAID SOUTH LINE A DISTANCE OF 20 00 FEET. THENCE SOUTH 0 DEGREES 00' 00" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 362.06 FEET; THENCE SOUTH 89 DEGREES 59' 46" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST OUARTER (1/4), A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED IN MICROFILM NO. 7226-0006 AND MICROFILM NO. 7226-0008;SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

LOTS ONE (1) THROUGH ONE HUNDRED THREE (103) AS DESIGNATED UPON PLAT NO. 4 OF MORRISTOWN, BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 FAST OF THE THIRD PRINCIPAL MERIDIAN THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 36 OF PLATS ON PAGE 195 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART OF LOT ONE HUNDRED THREE (103) AND MORRIS DRIVE BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: THE SOUTH 90.0 FEET OF THE NORTH 302.00 FEET OF THE WEST 110.0 FEET OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. PARCEL III:

PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID QUARTER (1/4) SECTION AT A POINT DISTANT 874.40 FEET EAST OF THE SOUTHWEST CORNER THEREOF: THENCE EAST ALONG SAID SOUTH LINE 400 FEET: THENCE NORTH. PARALLEL WITH THE WEST LINE OF SAID QUARTER (1/4) SECTION 400 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER (1/4) SECTION, 400 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID OUARTER (1/4) SECTION, 400 FEET TO THE PLACE OF BEGINNING, SUBJECT TO DEDICATION OF RIGHT-OF-WAYFOR PUBLIC ROAD PURPOSES RECORDED IN MICROFILM NO. 7226-0006 AND MICROFILM NO. 7226-0008: SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS

PARCEL IV:

Schedule A Description

LOTS SIXTEEN (16), TWENTY (20), THIRTY (30), SEVENTY-FOUR (74) THROUGH EIGHTY-EIGHT (88), NINETY-THREE (93), NINETY-SIX (96) THROUGH ONE HUNDRED THREE (103), ONE HUNDRED SIX (106) THROUGH ONE HUNDRED FORTY-FIVE (145), ONE HUNDRED FORTY-SEVEN (147) THROUGH TWO HUNDRED SIXTY-SIX (266) AND TWO HUNDRED SEVENTY-ONE (271) THROUGH THREE HUNDRED THIRTY-TWO (332) AS DESIGNATED UPON PLAT NO. 1 OF MORRISTOWN, BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 27 OF PLATS ON PAGE 140 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. ALSO, THAT PART OF MITCHELL DRIVE AS SHOWN ON SAID PLAT NO. 1 OF MORRISTOWN, LYING BETWEEN THE SOUTHERLY LINE OF MORRIS DRIVE AND THE NORTHERLY LINE OF ROTARY ROAD IN THE VILLAGE OF NEW MILFORD. EXCEPTING THEREFROM PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT TWO HUNDRED SEVENTY (270) AS DESIGNATED UPON PLAT NO. 1 OF MORRISTOWN BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST OUARTER (1/4) OF SECTION 25. TOWNSHIP 43 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION BEING RECORDED IN BOOK 27 OF PLATS ON PAGE 140 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF MITCHELL DRIVE AS SHOWN ON PLAT NO. 1 OF MORRISTOWN, TO THE NORTHWEST CORNER OF LOT TWO HUNDRED SIXTY-SEVEN (267); THENCE WEST ALONG THE NORTH LINE OF SAID LOT TWO HUNDRED SIXTY-SEVEN(267) EXTENDED WEST, FIFTEEN (15.0) FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID MITCHELL DRIVE TO THE SOUTH LINE OF LOT TWO HUNDRED SEVENTY (270) EXTENDED WEST: THENCE EAST TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

PARCEL V:

PART OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF PLAT NO. 1 OF MORRISTOWN. BEING A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF SAID QUARTER (1/4) SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT NO. 1 OF MORRISTOWN A DISTANCE OF 1323.66 FEET TO THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID QUARTER (1/4) SECTION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID QUARTER (1/4) SECTION A DISTANCE OF 491.80 FEET. MORE OR LESS. TO A POINT 874.40 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF SAID QUARTER (1/4) SECTION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER (1/4) SECTION TO A POINT 400.00 FEET NORTH OF THE SOUTH LINE OF SAID OUARTER (1/4) SECTION: THENCE EAST PARALLEL WITH AND 400.00 FEET DISTANT NORTH FROM THE SOUTH LINE OF SAID QUARTER (1/4) SECTION, A DISTANCE OF 400.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID OUARTER (1/4) SECTION A DISTANCE OF 400.00 FEET TO THE SOUTH LINE OF SAID QUARTER (1/4) SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER (1/4) SECTION A DISTANCE OF 75.60 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED IN MICROFILM NO. 7226-0006 AND MICROFILM NO. 7226-0008; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO .: NCS-1093815-INDY, WITH AN EFFECTIVE DATE OF OCTOBER 20, 2021

Schedule B - Section II

- 2 2. EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 31, 1956 IN BOOK 1011, PAGE 337, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS. BLANKET IN NATURE)
- (3) 3. EASEMENT GRANTED TO CENTRAL ILLINOIS ELECTRIC AND GAS CO., ITS SUCCESSORS AND ASISGNS, RECORDED AUGUST 2, 1960 IN BOOK 1220, PAGE 160 AS DOCUMENT 989058, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- (4) 4. EASEMENT GRANTED TO CENTRAL ILLINOIS ELECTRIC AND GAS CO., ITS SUCCESSORS AND ASISGNS, RECORDED AUGUST 2, 1960 IN BOOK 1220 ON PAGE 162 AS DOCUMENT 989059, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- (5)-5. EASEMENT GRANTED TO CENTRAL ILLINOIS ELECTRIC AND GAS CO., ITS SUCCESSORS AND ASISGNS, RECORDED AUGUST 2, 1960 IN BOOK 1220 ON PAGE 164 AS DOCUMENT 989060, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- 6 6. EASEMENT GRANTED TO CENTRAL ILLINOIS ELECTRIC AND GAS CO., ITS SUCCESSORS AND ASISGNS, RECORDED AUGUST 2. 1960 IN BOOK 1220 ON PAGE 166 AS DOCUMENT 989061, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- (7)-7. EASEMENT GRANTED TO CENTRAL ILLINOIS ELECTRIC AND GAS CO., ITS SUCCESSORS AND ASISGNS, RECORDED AUGUST 2, 1960 IN BOOK 1220 ON PAGE 168 AS DOCUMENT 989062, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- (8) 8. DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED NOVEMBER 8, 1972 ON MICROFILM NO. 7226-0006 AS DOCUMENT 1297686. (AFFECTS, UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT. DOCUMENT REFERENCES STATIONS NOT PROVIDED TO SURVEYOR)
- 9 9. DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED NOVEMBER 8, 1972 ON MICROFILM NO. 7226-0008 AS DOCUMENT 1297687. (AFFECTS, PLOTTED AND SHOWN)
- 10 10. GAS MAIN EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 13, 1973 ON MICROFILM NO. 7326-1891 AS DOCUMENT 1328125, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS PARCEL I AND II, BLANKET IN NATURE)
- (1)-11. EASEMENT GRANT MADE BETWEEN BARRY WELLIVER AND PATRICIA WELLIVER AND MANCUSO INVESTMENT CORPORATION RECORDED MARCH 26, 1981 ON MICROFILM NO. 8105-1884 AS DOCUMENT 1543653, TERMS, PROVISIONS AND CONDITIONS THEREOF. (DOES NOT AFFECT PROPERTY, AFFECTS LIE WITHIN THE SECOND DESCRIBED LESS AND EXCEPT OF PARCEL D
- 12. AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF NEW MILLFORD, AND ROGER AND JEANNIE PEAKE, AND MANCUSO DEVELOPMENT CORPORATION FOR WATER AND SEWER LINES. RECORDED JANUARY 8, 1998 AS DOCUMENT 9801211, AND THE TERMS AND PROVISIONS THEREOF. (DOES NOT AFFECT, AFFECTS LIE WITHIN THE LESS AND EXCEPT OF PARCEL II)
- 13-13. DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT MADE BY AND BETWEEN THE ESTATE OF BONNIE BEARD AND HAUCK HOMES, INC., RECORDED OCTOBER 13, 2017 AS DOCUMEN 20171032921, AND THE TERMS AND PROVISIONS THEREOF. (AFFECTS, PLOTTED AND SHOWN)
- 14-14. EASEMENTS AND OTHER MATTERS AS SHOWN ON PLAT NO. 4 OF MORRISTOWN SUBDIVISION RECORDED NOVEMBER 5, 1980 IN BOOK 36 OF PLATS, PAGE 119 AS DOCUMENT 1534119. (AFFECTS, APPROXIMATE LOCATION PLOTTED AND SHOWN)
- (15)-15. PLAT OF EASEMENT DEDICATION FOR MORRISTOWN PLAT NO. 1 RECORDED NOVEMBER 5, 1980 IN BOOK 36 OF PLATS, PAGE 195A AS DOCUMENT 1534120. (AFFECTS, PLOTTED AND SHOWN)
- 16. ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED SEPTEMBER 23, 1997 AS DOCUMENT 9746077, AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS THEREOF. (AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- 177-17. ORDINANCE NO. 66 RECORDED SEPTEMBER 14, 1989 ON MICROFILM NO. 8928-1922 AS DOCUMENT 1852259 REGARDING THE VACATION OF PART OF MITCHELL DRIVE. (AFFECTS, PLOTTED AND SHOWN)

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 17201C0387D. WHICH BEARS AN EFFECTIVE DATE OF 09/06/2006 AND IS NOT IN A

Flood Note

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. UNCERTAINTY OF THE FLOOD RISK.

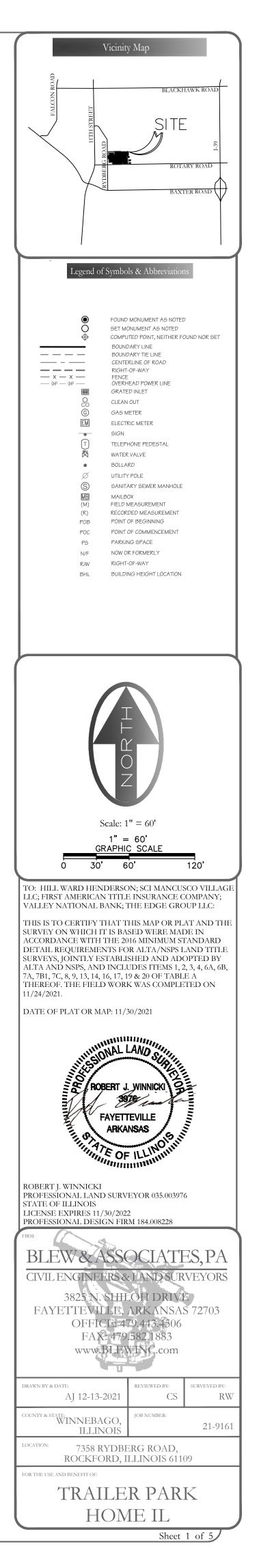
SPECIAL FLOOD HAZARD AREA

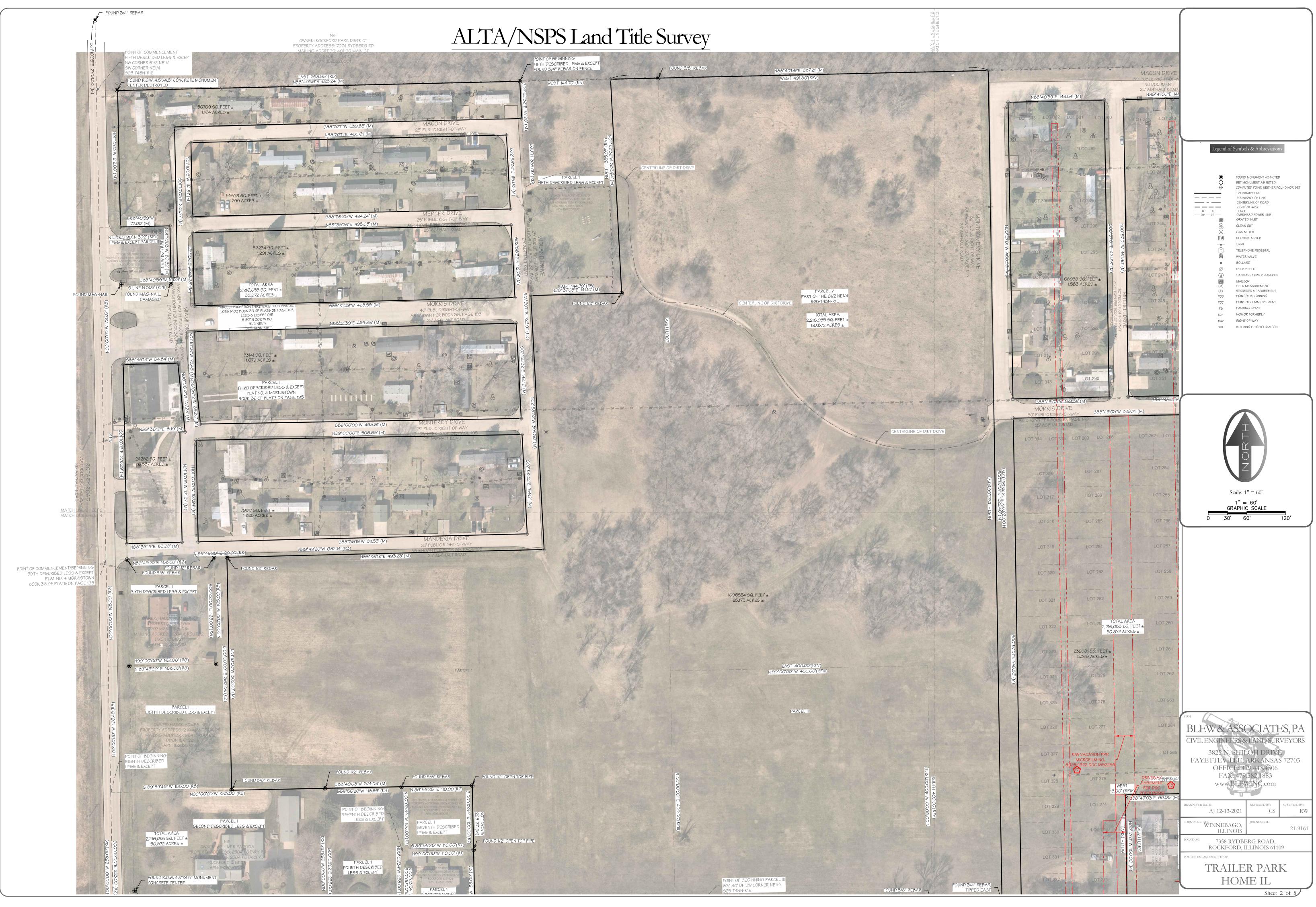
ZONE DEFINITIONS ACCORDING TO THE FEMA WEBSITE.

- Miscellaneous Notes
- FIELD WORK WAS COMPLETED 12/06/2021. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ILLINOIS STATE PLANE, WEST ZONE NAD83-2011. LATITUDE = N42°10'23.8218" LONGITUDE = $N42^{\circ}10'23.8218''$
- CONVERGENCE ANGLE = N $00^{\circ}44'19.6430''$ W 3. DISTANCES SHOWN ON PLAT ARE UNITS OF GROUND
- MEASUREMENT. 4. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE
- FOR CLARITY. 5. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND
- ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED. 6. ANY SERVITUDE'S AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR. AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDE'S AND
- RESTRICTIONS ARE SHOWN HEREON. 7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WINNEBAGO COUNTY TAX CARDS.
- 8. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ILLINOIS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-IL EXCEPTIONS IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- 9. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
- 10. NO PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY FOUR PARKING SPACES ABUT THE WEST LINE OF THE SUBJECT PROPERTY WHICH INCLUDES 2 HANDICAP ACCESSIBLE PARKING SPACES. 11. SURVEYOR NOTES THAT THE PROPERTY ABUTS THE
- RIGHT-OF-WAY OF ROTARY ROAD. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS. 12. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE
- EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS. 13. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE
- EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL 14. AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING
- JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS. 15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- WITHIN RECENT MONTHS. 16. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF RYDBERG ROAD AND ROTARY ROAD, WHICH IS APPROXIMATELY 235' FROM THE SE CORNER OF THE SUBJECT
- PROPERTY. 17. SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING
- PROPERTIES 18. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION



THE EDGE GROUP LLC 575 MCENTEE DRIVE WADSWORTH. OH 44281 866-235-7366 EDGE GROUP REF. #20210268-01

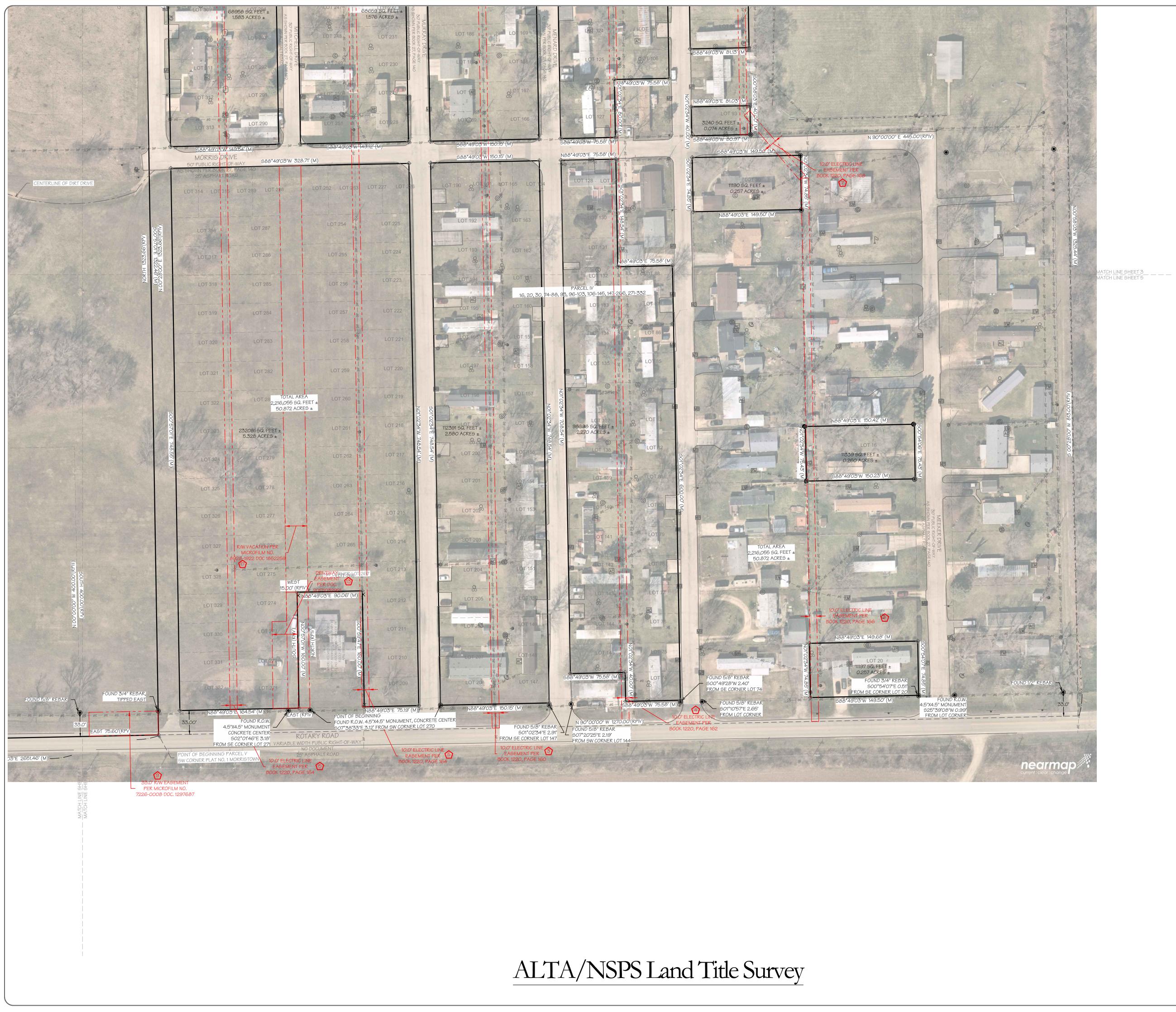






FOUND 1" COPPER ROD IN CONCRETE	
	Legend of Symbols & Abbreviations
	FOUND MONUMENT AS NOTED
	SET MONUMENT AS NOTED COMPUTED POINT, NEITHER FOUND NOR SET
	BOUNDARY LINE BOUNDARY TIE LINE
	— — CENTERLINE OF ROAD — — — RIGHT-OF-WAY — X — FENCE
S (D)	
	COCCLEAN OUT
	EM ELECTRIC METER
	T TELEPHONE PEDESTAL
	BOLLARD UTILITY POLE
	S SANITARY SEWER MANHOLE MB MAILBOX
and a start of the	(M) FIELD MEASUREMENT (R) RECORDED MEASUREMENT
the second s	POB POINT OF BEGINNING POC POINT OF COMMENCEMENT
	PS PARKING SPACE N/F NOW OR FORMERLY
	R/W RIGHT-OF-WAY BHL BUILDING HEIGHT LOCATION
No. 100	
Set A	
	I
O S	
NOC°58'C3"W 1325.44" (M)	\Box
OS W	
1325	
	Scale: 1" = 60'
MATCH LINE SHEET 3	1" = 60' GRAPHIC SCALE
MATCH LINE SHEET 5	0 30' 60' 120'
	FIRM:
T K	BLEW & ASSOCIATES, PA
*	CIVIL ENGINEERS & LAND SURVEYORS
1	3825 N. SHILOH DRIVE
×	FAYETTEVILLE, ARKANSAS 72703 OFFICE: 479.443.4506
×	FAX: 479.582.1883
*	www.BLEWINC.com
*	
Î *	DRAWN BY & DATE: REVIEWED BY: SURVEYED BY: AJ 12-13-2021 CS RW
k	COUNTY & STATE: JOB NUMBER:
X	WINNEBAGO, ILLINOIS 21-9161
	^{LOCATION:} 7358 RYDBERG ROAD, ROCKFORD, ILLINOIS 61109
	FOR THE USE AND BENEFIT OF:
	TRAILER PARK
	HOME IL
	Sheet 3 of 5





Egend of S ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	FOUND MONUMENT AS NOTED SET MONUMENT AS NOTED COMPUTED POINT, NEITHER FOUND NOR SET BOUNDARY LINE BOUNDARY THE LINE CENTERLINE OF ROAD RIGHT-OF-WAY FENCE OVERHEAD POWER LINE GRATED INLET CLEAN OUT GAS METER ELECTRIC METER SIGN TELEPHONE PEDESTAL WATER VALVE BOLLARD UTILITY POLE SANITARY SEWER MANHOLE MAILBOX FIELD MEASUREMENT RECORDED MEASUREMENT POINT OF BEGINNING POINT OF COMMENCEMENT PARKING SPACE NOW OR FORMERLY RIGHT-OF-WAY BUILDING HEIGHT LOCATION
Find the equation of the equ	
FIRME BLEW&ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS A825 N. SHILOH DRIVE FAYETTEVILLE, ARK ANSAS 72703 OFFICE: 479.443.4506 FAX: 479.582.1883 WWWBLEWINC.com DRAWN BY & DATE: AJ 12-13-2021 COUNIY & STATE: WINNEBAGO, ILLINOIS COUNIY & STATE: MINNEBAGO, ILLINOIS COUNIY & STATE: MINNEBAGO, MINNEBAGO, ILLINOIS COUNIY & STATE: MINNEBAGO, MINNEBA	