

PLAT OF SURVEY
LOT 19 IN SOUTHGATE EAST
A COMMERCIAL SUBDIVISION
IN THE VILLAGE OF TILTON

SECTION 20, TOWNSHIP 19 NORTH, RANGE 11 WEST
OF THE 2nd P.M.

VERMILION COUNTY, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1

Part of Lot 19 in Southgate East, a Commercial Subdivision to the Village of Tilton, situated in part of the East Half of the Northwest Quarter, Northeast Quarter and the Southeast Quarter of Section 20, Township 19 North, Range 11 West of the 2nd. P.M., Vermilion County, Illinois as shown and described in Document Number 08-09067 in the Office of the Vermilion County Recorder, being more particularly described as follows: Beginning at an iron rod situated at the northwest corner of Lot 19 in said Southgate East Subdivision; thence East on a local azimuth of 88°31'21", along the north line of said Lot 19, a distance of 35.00 feet to an iron pipe; thence South 177°43'20", parallel with the west line of said Lot 19, a distance of 153.86 to an iron pipe; thence Southeasterly 148°08'36", a distance of 169.34 feet to an iron pipe; thence East 88°16'04", a distance of 66.47 feet to an iron pipe; thence South 177°43'20", parallel with said west line, a distance of 30.00 feet to an iron pipe; thence East 88°16'04", a distance of 184.98 feet to an iron pipe situated on the east line of said Lot 19; thence South 177°42'05", along said east line, a distance of 238.14 feet to an iron rod situated at the southeast corner of said Lot 19; thence West 268°33'20", along the south line of said Lot 19, a distance of 370.16 feet to an iron rod situated at the southwest corner of said Lot 19; thence North 357°43'20", along the said west line, a distance of 566.79 feet to the point of beginning, all being situated in Vermilion County, Illinois, encompassing 2.525 acres, more or less.

PARCEL 2

Part of Lot 19 in Southgate East, a Commercial Subdivision to the Village of Tilton, situated in part of the East Half of the Northwest Quarter, Northeast Quarter and the Southeast Quarter of Section 20, Township 19 North, Range 11 West of the 2nd. P.M., Vermilion County, Illinois as shown and described in Document Number 08-09067 in the Office of the Vermilion County Recorder, being more particularly described as follows: Commencing at an iron rod situated at the northwest corner of Lot 19 in said Southgate East Subdivision; thence East on a local azimuth of 88°31'21", along the north line of said Lot 19, a distance of 35.00 feet to an iron pipe being the point of beginning; thence East 88°31'21", along said north line, a distance of 37.23 feet to an iron rod; thence East 89°36'51", along said north line, a distance of 99.84 feet to an iron rod situated at a point of curve; thence Southeasterly around a curve to the right, an arc distance of 13.23 feet to an iron pipe, said curve having a radius of 60.50 feet, a chord of 13.20 feet and a chord azimuth of 96°15'46"; thence South 177°43'20", parallel with the west line of said Lot 19, a distance of 296.00 feet to an iron pipe; thence West 268°16'04", a distance of 66.47 feet to an iron pipe; thence Northwesterly 328°08'36", a distance of 169.34 feet to an iron pipe; thence North 357°43'20", parallel with said west line, a distance of 153.86 feet to the point of beginning, all being situated in Vermilion County, Illinois, encompassing 0.890 acres, more or less.

PARCEL 3

Part of Lot 19 in Southgate East, a Commercial Subdivision to the Village of Tilton, situated in part of the East Half of the Northwest Quarter, Northeast Quarter and the Southeast Quarter of Section 20, Township 19 North, Range 11 West of the 2nd. P.M., Vermilion County, Illinois as shown and described in Document Number 08-09067 in the Office of the Vermilion County Recorder, being more particularly described as follows: Commencing at an iron rod situated at the northwest corner of Lot 19 in said Southgate East Subdivision; thence East on a local azimuth of 88°31'21", along the north line of said Lot 19, a distance of 72.23 feet to an iron rod; thence East 89°36'51", along the north line of said Lot 19, a distance of 99.84 feet to an iron rod situated at a point of curve; thence Southeasterly around a curve to the right, an arc distance of 13.23 feet to an iron pipe being the point of beginning, said curve having a radius of 60.50 feet, a chord of 13.20 feet and a chord azimuth of 96°15'46"; thence Southeasterly around a curve to the right, an arc distance of 16.23 feet to an iron rod, said curve having a radius of 60.50 feet, a chord of 16.19 feet and a chord azimuth of 110°12'52"; thence Southeasterly 117°38'43", a distance of 62.68 feet to an iron rod situated at a point of curve; thence Southeasterly around a curve to the right an arc distance of 48.13 feet to an iron pipe situated at a point of reverse curve, said curve having a radius of 130.50 feet, a chord of 47.86 feet and a chord azimuth of 127°52'08"; thence Southeasterly around a curve to the left an arc distance of 102.15 feet to an iron rod situated at the northeast corner of said Lot 19, said curve having a radius of 241.50 feet, a chord of 101.39 feet and a chord azimuth of 126°30'01"; thence South 177°42'05", along the east line of said Lot 19, a distance of 195.95 feet to an iron pipe; thence West 268°16'04", a distance of 184.98 feet to an iron pipe; thence North 357°43'20", parallel with the west line of said Lot 19, a distance of 326.00 feet to the point of beginning, all being situated in Vermilion County, Illinois, encompassing 1.127 acres, more or less.

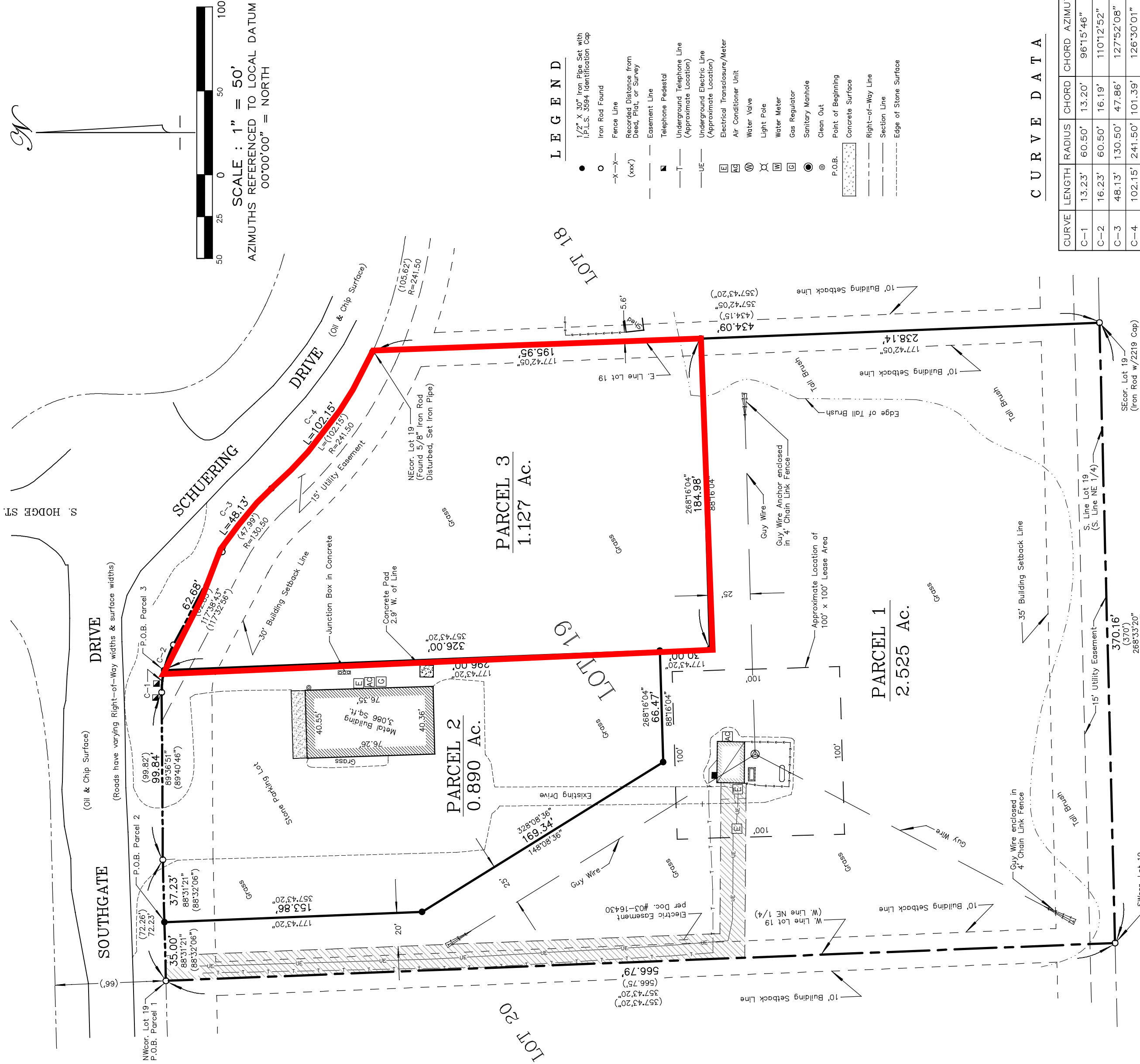
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dimensions are shown in feet, tenths, and hundredths.

Signed and dated in Ogden, Illinois, this 27th day

of April, 2015.

Illinois Professional Land Surveyor No. 3594



NOTES

1. Client Name: Barbeck Real Properties, LLC
2. Field Work Completed 4/01/15
3. This plat represents a boundary survey of a tract of land as described in Document No. 08-09068, recorded in the Vermilion County Recorder's Office.
4. Lot 19A is Subject to Memorandum of Lease as recorded in Doc. #07-10959.
5. All parcels are subject to terms & conditions set forth in the owner's certificate recorded in Doc. #07-10959.
6. Pursuant to restrictions set forth in Doc. #08-09067 item "p" (Right to Subdivide), this lot shall not be subdivided without written approval given by the Village of Tilton.

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	CHORD AZIMUTH
C-1	13.23'	60.50'	13.20'	96°15'46"
C-2	16.23'	60.50'	16.19'	110°12'52"
C-3	48.13'	130.50'	47.86'	127°52'08"
C-4	102.15'	241.50'	101.39'	126°30'01"

LEGEND

- 1/2" x 30" Iron Pipe Set with I.P.L.S. 3594 Identification Cap
- Iron Rod Found
- Fence Line
- Recorded Distance from Dead, Flat, or Survey
- Easement Line
- Telephone Pedestal
- Underground Telephone Line (Approximate Location)
- Underground Electric Line (Approximate Location)
- Electrical Transclosure/Meter
- Air Conditioner Unit
- Water Valve
- Light Pole
- Water Meter
- Gas Regulator
- Sanitary Manhole
- Clean Out
- P.O.B.
- Point of Beginning
- Concrete Surface
- Right-of-Way Line
- Section Line
- Edge of Stone Surface