



MEMORANDUM

TO: Mayor Laurel Lunt Prussing and Members of the City Council
FROM: William R. Gray, P.E., Public Works Director
DATE: March 10, 2016
RE: Lincoln Avenue Right-of-Way Acquisition – Shirley Squire Tract

Introduction

City and county staff have been negotiating with Ms. Shirley Squire to acquire 0.158 acres of land for the proposed construction of Lincoln Avenue (Project X) between Saline Court and Olympian Drive. The road project is 1.0 miles in length and is estimated to cost over \$4 million. (See the attached location map for the Shirley Squire tract location.)

Acquisition of the subject tract is necessary to locate and build initially two lanes (two additional lanes at some future date) of Lincoln Avenue starting at the north terminus of existing Lincoln Avenue at Saline Court to meet the soon to be completed Olympian Drive.

City and county staff have been in discussion with Ms. Shirley Squire and she has agreed in writing to the terms as stated in the attached Real Estate Transfer Agreement. Key terms included in the agreement are:

- The city is purchasing 0.158 acres from Ms. Shirley Squire.
- The city is purchasing this land for \$5,530 (\$35,000 per acre).
- The city plans to close on this property, pending city council approval, by April 29, 2016.

Fiscal Impact

Property acquisition is being funded by Federal Surface Transportation Urban at 80%, Champaign County at 10% and City of Urbana at 10%. There are sufficient funds budgeted for this land acquisition. Engineering fees, appraisal services, surveying expenses, negotiation expenses, and outside legal assistance expenses incurred are also reimbursed as stated above.

Recommendation

It is recommended that an Ordinance Authorizing the Purchase of Certain Real Estate (A Portion of a Real Estate Parcel with Permanent Index Number 25-15-29-300-004) be approved.

ORDINANCE NO. 2016-03-019

AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE

**(A Portion of a Real Estate Parcel with Permanent Index Number
25-15-29-300-004)**

WHEREAS, Urbana City Code Section 2-118, Subsection (d), provides that the City may purchase real estate for any corporate purposes found and declared by the City Council and that the City Council may authorize the purchase thereof under any terms and any conditions by ordinance duly passed; and

WHEREAS, the City desires to purchase a portion of a real estate parcel with Permanent Index Number 25-15-29-300-004 in Champaign County, Illinois, and more particularly described below, for construction of a roadway known as FAU Route 7177 on North Lincoln Avenue; and

WHEREAS, the City Council expressly finds and declares that said real estate is needed for governmental purposes of the City of Urbana.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

The purchase of a portion of a real estate parcel with Permanent Index Number 25-15-29-300-004 in Champaign County, Illinois, and legally described below, substantially on such terms as contained in the Real Estate Transfer Agreement attached hereto and incorporated herein, is hereby approved:

Parcel 105

Being a part of Permanent Index Number: 25-15-29-300-004

Legally described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (1997):

COMMENCING AT A STONE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 539.44' FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 53.95 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 8 SECONDS WEST 27.70 FEET; THENCE NORTH 67 DEGREES 48 MINUTES 28 SECONDS EAST 46.19 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 18 SECONDS EAST 115.89 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 22 SECONDS EAST 44.16 FEET; THENCE

SOUTH 34 DEGREES 25 MINUTES 22 SECONDS WEST 171.65 FEET, TO THE POINT OF BEGINNING, CONTAINING 6902 SQUARE FEET, OR 0.158 OF AN ACRE, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

Section 2.

The Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Real Estate Transfer Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

Section 3.

The Mayor of the City of Urbana, Illinois, or her designee, be and hereby is authorized to perform all acts necessary on behalf of the City of Urbana to effectuate the acquisition of the real estate.

Section 4.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 5.

This Ordinance shall be in full force and effect from and after its passage.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSENT:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

REAL ESTATE TRANSFER AGREEMENT

This agreement is made between SHIRLEY C. SQUIRE (the "Seller"), and the CITY OF URBANA, an Illinois municipal corporation (the "Buyer"), and is effective on the last date signed by a party hereto. The parties agree as follows:

1. **Property.** The Seller hereby agrees to sell, and the Buyer hereby agrees to purchase, the following described property (the "Property"):

Parcel 105

Being a part of Permanent Index Number: 25-15-29-300-004

Legally described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (1997):

COMMENCING AT A STONE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 539.44' FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 53.95 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 8 SECONDS WEST 27.70 FEET; THENCE NORTH 67 DEGREES 48 MINUTES 28 SECONDS EAST 46.19 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 18 SECONDS EAST 115.89 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 22 SECONDS EAST 44.16 FEET; THENCE SOUTH 34 DEGREES 25 MINUTES 22 SECONDS WEST 171.65 FEET, TO THE POINT OF BEGINNING, CONTAINING 6902 SQUARE FEET, OR 0.158 OF AN ACRE, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

The said real estate also being shown by the plat hereto attached and made a part hereof.

2. **Payment.** The Buyer shall pay to the Seller at closing the sum of \$5,530, minus credits and prorations, as provided in this agreement.

3. **Deed.** The Seller shall convey the Property to the Buyer by a good and sufficient Warranty Deed, subject only to those exceptions listed in Paragraph 4(B).

4. **Evidence of title.**

A. Within a reasonable time before closing, the Buyer shall deliver to the Seller a Commitment for Title Insurance issued by a title insurance company doing business in Champaign County, committing the company to issue a policy in the

usual form insuring title to the Property in the Buyer's name for the amount of the purchase price. The Buyer shall pay the premium and search charges.

- B. The following are permissible exceptions to title: liens of general taxes and special assessments; zoning laws and building ordinances; easements, apparent or of record that do not underlie the improvements; covenants and restrictions of record that do not restrict reasonable use of the Property; and existing mortgages to be paid by the Seller at closing.
- C. If title evidence discloses exceptions other than those permitted, the Buyer shall give written notice of such exceptions to the Seller within a reasonable time. The Seller shall have a reasonable time to have such title exceptions removed, or, any such exception that may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If the Seller is unable to cure such exception, the Buyer may terminate this agreement.

5. **Taxes and assessments.** Real estate taxes apportioned through the date of possession shall be at the Seller's expense. The Seller shall pay all 2015 general real estate taxes for the Property at or before the closing. The Buyer shall be responsible for paying the 2016 and subsequent general real estate taxes accrued after the closing date for the 18% of Permanent Index Number 25-15-29-300-004 (0.158 acres out of 0.88 acres) that the Buyer is purchasing under this agreement, until such time as the Property is separately billed under its own permanent index number. Upon the Seller's proof of payment of the 2016 and subsequent general real estate taxes, the Buyer will pay its share to the Seller. The proration thereof shall be calculated upon the basis of the most current tax information, including confirmed multipliers. Transfer tax and all special assessments which are a lien upon the real estate as of the date of this agreement shall be at the Seller's expense. All such taxes and special assessments shall constitute a credit to the Buyer against the purchase price and shall release the Seller from any further liability to the Buyer in connection therewith.

6. **Possession.** The Seller shall deliver possession of the Property to the Buyer concurrently with the closing of this transaction. The parties shall hold the closing not later than June 30, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, 61801, or at such other place as the parties may agree.

7. **Encumbrances.** The Seller warrants that no contracts for the furnishing of any labor or material to the Property or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the Property or any improvements thereon as fixtures, will at the time of closing be outstanding and not fully performed and satisfied, and further warrants that there are not and will not be any unrecorded leases or contracts relating to the Property at the time of the closing.

8. **Disclosures.** Because the Property is vacant and without any improvements, there is no need to provide for the possible loss of any improvement, and the Buyer waives the Seller's compliance with any required disclosures.

9. **Environmental disclosure.** The Seller warrants that to the best of her knowledge and belief the Property is free of pollution, contamination, and any other environmental condition that may affect the marketability or usability of the Property for commercial or residential purposes. If the Buyer becomes aware of the existence of any environmental

concern or violation of any environmental law or regulation not previously disclosed at any time prior to closing that affects either the value of the Property or its use for a commercial or residential purpose, the Buyer shall notify the Seller in writing of such concern or violation. If the parties do not come to an agreement regarding an adjustment of the purchase price based upon the cost of environmental remediation and associated costs within 30 days of written notice to the Seller, the Buyer shall have the right to terminate the contract by written notice to the Seller.

10. **Default.**

- A. If the Buyer fails to make any payment due to the Seller under this agreement or fails to perform any acts required by this agreement by the due date thereof, the Seller may, at her option by written notice, demand that said defaults be cured within ten days. If said defaults are not cured within ten days from said notice, the Seller may take one or more of the following actions: re-sell the Property to another buyer; maintain a claim for monetary damages for breach of contract; maintain a specific performance action against the Buyer; and maintain any other different remedy allowed by law.
- B. In the event of the Seller's default, the Buyer may take one or more of the following actions: maintain a claim for monetary damages for breach of contract; maintain a specific performance action against the Seller; and maintain any other or different remedy allowed by law.
- C. If either party defaults in any of its obligations under this agreement, the party not in default will be entitled to recover its costs and attorneys' fees caused by the other's default from the defaulting party.

11. **Notices.** The parties shall give all notices required or permitted by this agreement in writing, addressed as set forth below. Notices will be deemed given when personally delivered; deposited in the U.S. mail, postage prepaid, first class; or delivered to a commercial courier.

12. **Condition of property.** Except as provided in Paragraph 9, the Buyer agrees to accept the Property in its "as-is" condition, and the Seller disclaims all warranties express or implied as to the condition of the Property.

13. **Execution and counterparts.** The parties may execute this agreement in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. By executing this agreement, the person executing it as Seller covenants that she is the record owner of the Property and has full power and authority to so execute and deliver this agreement.

14. **Binding effect.** This agreement is binding upon the respective parties and on their successors and assigns.

15. **City Council approval.** This agreement will be valid only after the Buyer's City Council approves it by resolution or ordinance.

The parties are signing this agreement on the dates indicated below their signatures.

Seller

Shirley C. Squire
3913 North Lincoln Avenue
Champaign, IL 61822

Buyer

City of Urbana, Illinois
400 South Vine Street
Urbana, Illinois 61801

BY:

BY:

Shirley C. Squire

Laurel Lunt Prussing, Mayor

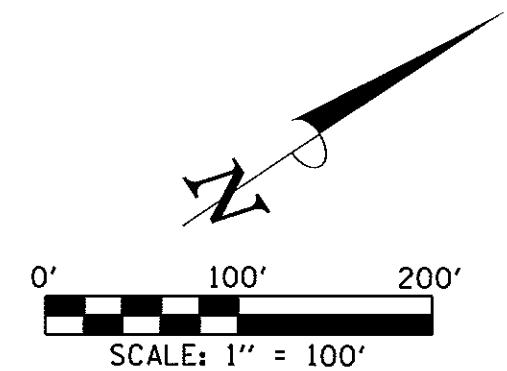
Date

Date

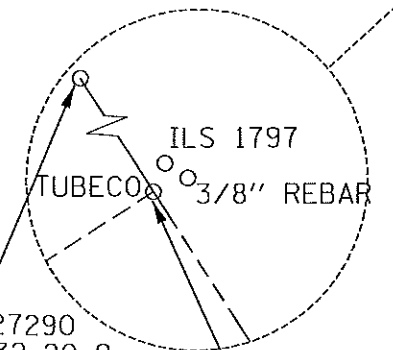
ATTEST:

Phyllis D. Clark, City Clerk

RIGHT-OF-WAY PLAT



FOUND I.P. PER
MON. RECORD
DOC. NO. 2011R27290
NW. COR. SEC. 32-20-9



FOUND TUBECO PIPE
AT NE. COR. NW1/4,
NW1/4, SEC. 32-20-9

DETAIL
NOT TO SCALE

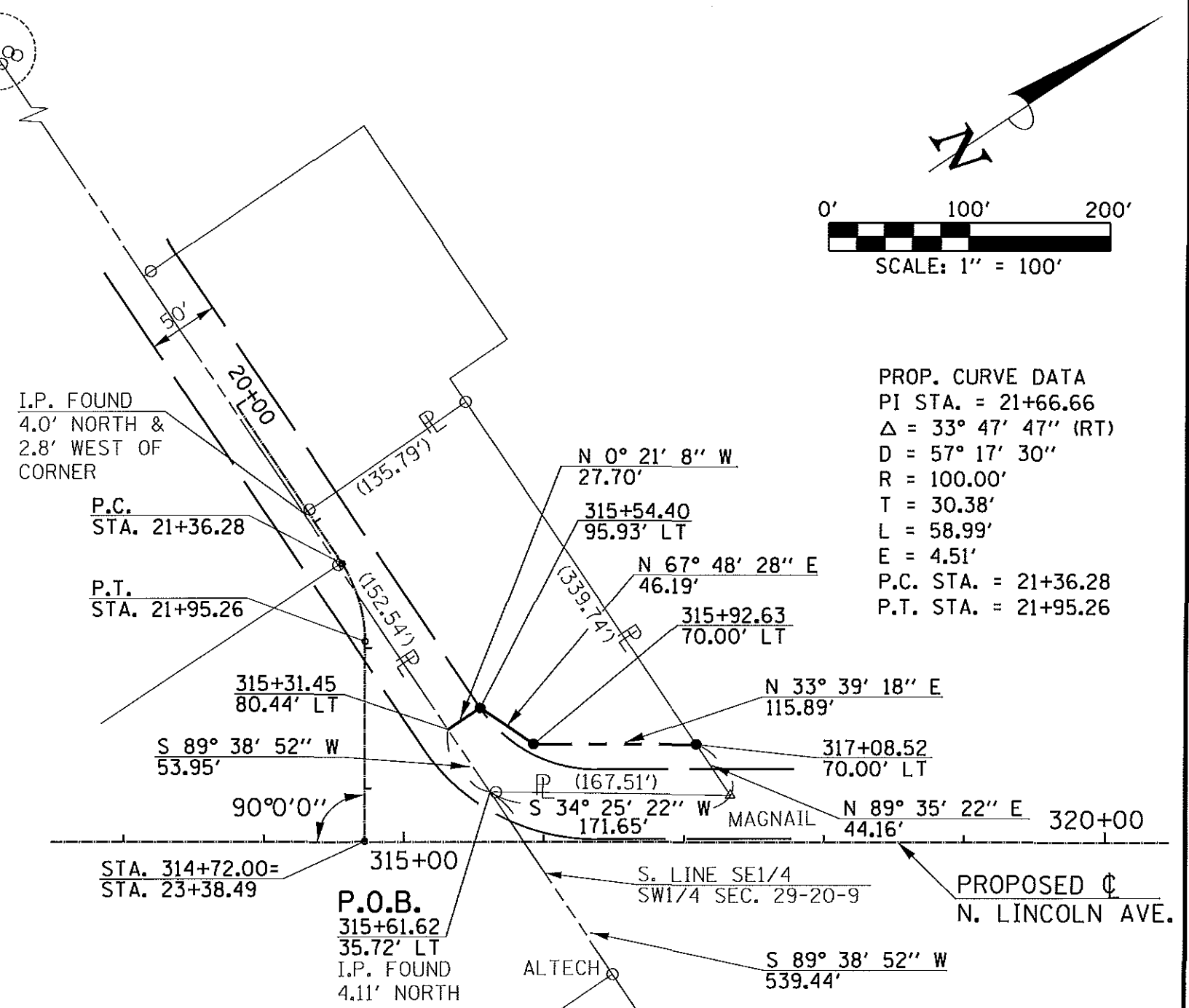
LEGEND

- 1470 ○ FOUND IRON PIN/PIPE WITH CAP IMPRINT (IF ANY)
- 5/8" DIA. REBAR SET WITH PLASTIC CAP "ILS 3137"
- ▭ PROPERTY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- WC WITNESS CORNER
- PROPOSED RIGHT-OF-WAY LINE

PARENT TRACT:	0.86 ACRES
PROPOSED RIGHT-OF-WAY PARCEL 105	0.158 ACRES
REMAINDER:	0.702 ACRES

NOTE: PARENT TRACT ACREAGE AS REPORTED BY THE CHAMPAIGN COUNTY ASSESSOR.

PROP. CURVE DATA
PI STA. = 21+66.66
Δ = 33° 47' 47" (RT)
D = 57° 17' 30"
R = 100.00'
T = 30.38'
L = 58.99'
E = 4.51'
P.C. STA. = 21+36.28
P.T. STA. = 21+95.26



NOTES:

1. BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1997).
2. PLAT AND LEGAL DESCRIPTION DISTANCES SHOWN ARE GRID DISTANCES. CONVERSION TO GROUND DISTANCES, DIVIDE BY A COMBINED GRID FACTOR OF 0.999941623.
3. EXISTING RIGHT-OF-WAY SHOWN IS BY PRESCRIPTION AND BASED ON CURRENT OCCUPATION LIMITS.
4. 10' WIDE EASEMENT TO ILLINOIS POWER (AMEREN) FOR GAS PIPELINE ALONG WEST SIDE OF PROPERTY. EXACT LOCATION NOT IDENTIFIED, PER DOC. NO. 778590, IN BOOK 878 AT PAGE 636.
5. EASEMENT TO ILLINOIS POWER (AMEREN) FOR ELECTRIC POLES AND ANCHORS ON OR NEAR PUBLIC HIGHWAY (N. LINCOLN AVE.) AS PRACTICABLE, PER DOC. NO. 391192 IN BOOK 267 AT PAGE 589.
6. RECORD DIMENSION SHOWN ARE FROM A BERNS, CLANCY AND ASSOCIATES SURVEY DATED DECEMBER 15, 1998 AND RECORDED AS DOC. NO. 99R00920.

P.O.C.
STONE FOUND AT
SE. COR. SW1/4
SEC. 29-20-9
MON. REC. 2001R27290

"SHIRLEY SQUIRE TRACT"
RIGHT-OF-WAY PARCEL 105

Clark Dietz
ENGINEERS

125 WEST CHURCH STREET
CHAMPAIGN, IL 61820
PHONE: (217) 373-8900
JOB NO. H0610020

REVISED: 12-1-2015

SURVEYOR'S REPORT

THIS IS TO CERTIFY THAT I, DAVID L. MILAZZO, AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THIS SURVEY WAS PREPARED AT THE REQUEST OF HANSON PROFESSIONAL SERVICES, INC., AND THE FOLLOWING LEGAL DESCRIPTION AND ACCOMPANYING PLAT HAVE BEEN MADE FOR THE PURPOSE OF ACQUIRING PROPOSED RIGHT-OF-WAY BY CHAMPAIGN COUNTY, ILLINOIS, AND SAID PROPOSED RIGHT-OF-WAY BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (1997):

PARENT TRACT:

TRACT "A": BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 533.44 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 451.35 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST, 181.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 184.50 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, 49.30 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 360.05 FEET; THENCE SOUTH 34 DEGREES 48 MINUTES 45 SECONDS WEST, 160.80 FEET TO THE PLACE OF BEGINNING;

EXCEPTING FROM TRACT A THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A STONE SURVEY MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOMER TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 29, SAID LINE BEING WITHIN LINCOLN AVENUE, A DISTANCE OF 780.15 FEET TO AN IRON PIPE SURVEY MONUMENT SET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND WITHIN SAID LINCOLN AVENUE, A DISTANCE OF 204.81 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 00 DEGREES 59 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE ABOVE DESCRIBED TRACT "A" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 183.54 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89 DEGREES 34 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 184.50 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND AT A JOG IN THE NORTH LINE OF SAID TRACT "A"; THENCE SOUTH 00 DEGREES 58 MINUTES 51 SECONDS EAST ALONG A JOG IN THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 49.27 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND AT A JOG IN THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST ALONG A NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 20.25 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 01 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 135.79 FEET TO THE POINT OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

"SHIRLEY SQUIRE TRACT" RIGHT-OF-WAY PARCEL 105

Clark Dietz
ENGINEERS

125 WEST CHURCH STREET
CHAMPAIGN, IL 61820
PHONE: (217) 373-8900
JOB NO. H0610020

REVISED: 12-1-2015

SHEET 2 OF 3

NORTH LINCOLN AVENUE RIGHT-OF-WAY PARCEL 105:

COMMENCING AT A STONE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 539.44' FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 53.95 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 8 SECONDS WEST 27.70 FEET; THENCE NORTH 67 DEGREES 48 MINUTES 28 SECONDS EAST 46.19 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 18 SECONDS EAST 115.89 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 22 SECONDS EAST 44.16 FEET; THENCE SOUTH 34 DEGREES 25 MINUTES 22 SECONDS WEST 171.65 FEET, TO THE POINT OF BEGINNING, CONTAINING 6902 SQUARE FEET, OR 0.158 OF AN ACRE, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I, DAVID L. MILAZZO, AM LICENSED PROFESSIONAL LAND SURVEYOR NUMBER 3137, AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MADE FOR HANSON PROFESSIONAL SERVICES, INC.

SURVEY COMPLETED THIS 30TH DAY OF JULY, 2015 A.D.

David L. Milazzo

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3137
LICENSE EXPIRES 11/30/2016
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-000450
LICENSE EXPIRES 04/30/2017

"SHIRLEY SQUIRE TRACT"
RIGHT-OF-WAY PARCEL 105



125 WEST CHURCH STREET
CHAMPAIGN, IL 61820
PHONE: (217) 373-8900
JOB NO. H0610020

REVISED: 12-1-2015

SHEET 3 OF 3

