

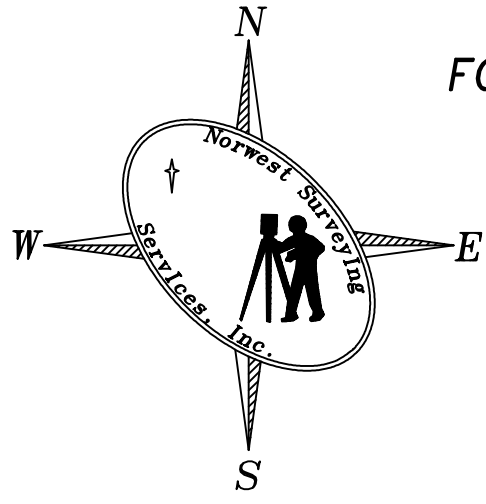
"GREENVIEW ESTATES"

A PLANNED UNIT DEVELOPMENT

ALTA/ACSM LAND TITLE SURVEY

OF PART OF THE EAST HALF (E 1/2) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE
SECTION 17, TOWNSHIP 21 NORTH (T21N),
RANGE 5 EAST (R5E) OF THE
FOURTH PRINCIPAL MERIDIAN (4TH PM)
WHITESIDE COUNTY, ILLINOIS

2006



0 25' 50' 100'
SCALE: 1"=50'

Surveyor's Certification

To Morrison Elderly Limited Partnership, Illinois Housing Development Authority, Southwest Design Associates, Inc., Community Housing Alliance II Limited Partnership, H.B. Wilkinson Title Co. and Chicago Title Insurance Company:

- This is to certify that this map or plan and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association, and the National Society of Professional Surveyors (a member organization of the American Congress on Surveying and Mapping) in 2005, and includes items 3, 6, 7(a), 8, 9, 10, 11(a) and 11(b) of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by American Land Title Association, and the National Society of Professional Surveyors and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The Survey was made on the ground on January 30, 2006 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the property.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated April 22, 2005, issued by Chicago Title Insurance Company with respect to the subject property, has been shown on the survey, together with the appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with the minimum setback provisions and the restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities or ingress or egress.
- All observable evidence of water, sewer, gas and electric lines and mains are located as shown on this survey.
- All required building setback lines on the subject property are noted thereon.
- The record description of the subject property forms a mathematically closed figure.
- The entire area of the parcel shown hereon lies within Flood Zone "X", according to F.E.M.A. - F.I.R.M. Panel 170691 0001 B, which bears an effective date of September 30, 1988.

The parties listed above, their successors and/or assigns, are entitled to rely on the survey and this certificate as being true and accurate.

William E. Holt
Illinois Professional Land Surveyor
License Number 35-2584
License Expires Nov. 30, 2006

Dated: _____

(SEAL)



CURRENT ZONING:
MULTI FAMILY

MARVIN T. WOODS EST.

St. Peter's Lutheran Church
BOOK 547, PAGE 156
SCHEDULE B ITEM NO. 3

STORM SEWER SCHEDULE

STRUCTURE	A/B RIM	A/B INV	DESIGN RIM	DESIGN INV
INLET A	705.4	12" (E) 702.4	702.3	699.3
INLET B	705.2	12" (W) 702.2 15" (N) 702.2	702.3	699.1
INLET C	706.4	15" (S) 700.2 15" (N) 700.2	705.4	698.9
MANHOLE A	706.7	15" (S) 699.5 15" (E) 699.5	705.9	698.8
MANHOLE B	705.9	15" (W) 698.3 12" (S) 700.5 15" (E) 698.2	705.9	698.8
INLET D	705.7	12" (N) 702.2	RELOCATED	RELOCATED
INLET E	704.7	12" (N) 701.3	703.6	700.1
INLET F	704.9	12" (N) 701.3 12" (S) 701.2	703.6	699.8
MANHOLE C	705.3	12" (SW) 700.5 18" (N) 697.0	704.1	699.8 (S) 696.4 (N)
F.E.S. A	N/A	FL=696.9	N/A	FL=696.0
F.E.S. B	N/A	FL=695.1	N/A	FL=695.0
MANHOLE D	700.8	18" (SW) 694.7 12" (NE) 694.8	701.0	694.5
F.E.S. C	N/A	FL=693.7	N/A	FL=694.0

SANITARY SEWER SCHEDULE

STRUCTURE	A/B RIM	A/B INV	DESIGN RIM	DESIGN INV
SAN MH A (PUMP STA.)	706.5	697.7	704.6	696.6
SAN MH B	707.4	8" (W) 698.1 8" (E) 698.3	706.4	697.1
SAN MH C	705.9	8" (W) 699.1 8" (S) 699.2	705.0	698.3

OPERATES 24 Hours 365 Days

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: WHITESIDE
CITY/TOWNSHIP: MORRISON - MT. PLEASANT
SEC. & 1/2 SEC. NO.: E 1/2 NW 1/4 SEC. 17
48 Hours Before You Dig.
EXCLUDING SAT., SUN., & HOLIDAYS



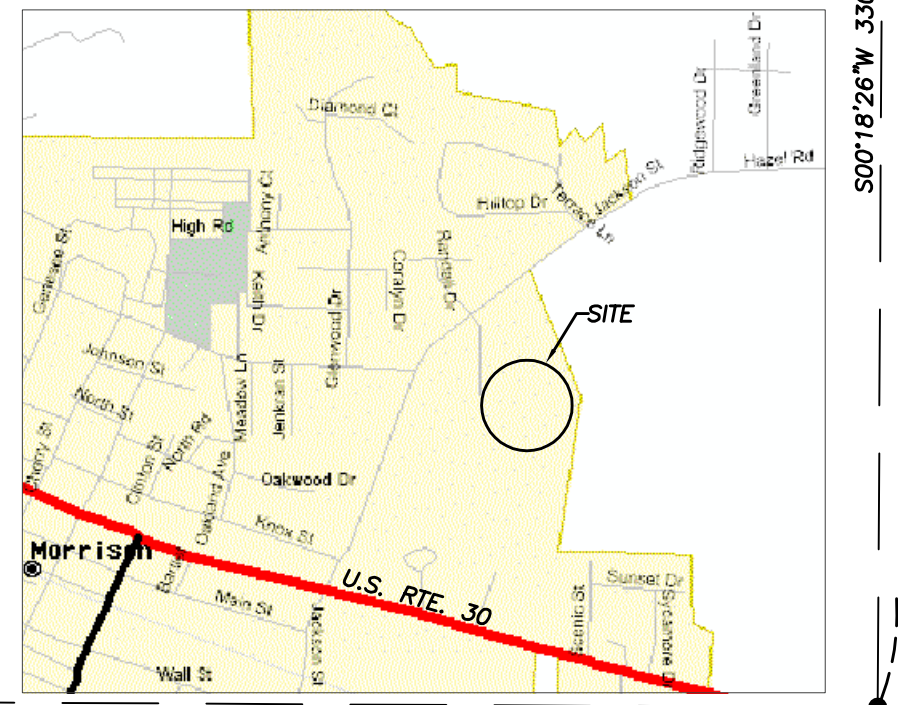
Surveyor's Note:

1.) This project was approved by the City of Morrison as a Planned Unit Development. This approval included setback, building height and floor space restrictions. Any additions to the Planned Unit Development design approved by the City of Morrison, must again be reviewed and approved by the City of Morrison.

Source: Joe Woith, City Manager
City of Morrison, Illinois

2.) Utility locations shown hereon are from the best visible evidence available at the time of this survey. Before digging on this site, please call JULIE with the information listed hereon.

LOCATION PLAN



EXCEPTION TO TRACT "A"
5.00 ACRES

BOUNDARY DESCRIPTION

TRACT "A"
Part of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 17 in Township 21 North (T21N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the intersection of the Southerly line of Jackson Street in the City of Morrison, and the West line of said East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 17; thence North 52 Degrees 55 Minutes 36 Seconds East, along said Southerly line, a distance of 430.13 feet (430.18 feet deeded) to a point on the West line of the property described on the deed recorded as Document No. 1275-72 in the Office of the Whiteside County Recorder, said point being the Point of Beginning of the hereinafter described parcel; thence South 00 Degrees 18 Minutes 26 Seconds West, along said West line, a distance of 441.91 feet (442.19 feet deeded) to the Southwest corner of said Parcel; thence South 89 Degrees 41 Minutes 40 Seconds East, along the South line of said Parcel and the Easterly extension thereof, a distance of 630.00 feet; thence South 00 Degrees 18 Minutes 26 Seconds West, a distance of 660.00 feet; thence North 89 Degrees 41 Minutes 40 Seconds West, a distance of 660.00 feet to the Southerly extension of the East line of the property described on the deed recorded in Book 547 at Page 156 in the Office of said Whiteside County Recorder; thence North 00 Degrees 18 Minutes 26 Seconds East, along said East line and the Southerly extension thereof, a distance of 1120.60 feet to said Centerline of Jackson Street; thence North 52 Degrees 55 Minutes 36 Seconds East, along said Centerline, a distance of 37.75 feet to the Northwest corner of said property described as Document No. 1275-72; thence South 00 Degrees 18 Minutes 26 Seconds West, along the West line thereof, a distance of 41.61 feet (41.51 feet deeded) to the Point of Beginning; Containing 10.33 acres, more or less.

Excepting Therefrom the Southerly 330.00 feet thereof;

Together With and Subject To an easement for the purpose of ingress, egress and the installation and maintenance of public utilities, over, under, across and through a 60 foot wide strip of land laying Easterly of and adjacent to the West line of the above described parcel, including the exception; said Easement extending from the Southerly line of said parcel to the Centerline of Jackson Street.

The Net Area of the above described Tract "A" being 5.33 acres, more or less.

UTILITY COMPANIES

CITY OF MORRISON (WATER)
NCCO (GAS)
FRONTIER (TEL)
COM ED (ELEC)
MEDACOM (CIV)

NORWEST SURVEYING SERVICES, INC.

PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
formerly VanderSchaaf & Associates
301 EAST LINCOLNWAY, MORRISON, ILLINOIS 61270
PHONE: 815-272-1779

DATE	BY	DATE	BY
DESIGNED BY	JRW/SMS	DESIGNED BY	2006023
DRAWING NO.	200-14	DRAWING NO.	2006023
REVISION DATES	9/11/06, 11/02/06	CHECKED BY	15 FEB 06
PROJECT	"GREENVIEW ESTATES"	SCALE	1"=50'

TITLE
ALTA/ACSM SURVEY

LEGEND

—	BOUNDARY OF SURVEY	●	MONUMENT FOUND
- - -	SECTION LINE	○	IRON PIN/W/ CAP SET
- · - · -	RIGHT OF WAY LINE	⊗	R.I.W. MONUMENT
- - - - -	CENTER LINE	+	CHISELED "X"
- · - · -	BUILDING SETBACK	⊕	TELEPHONE POLE
- · - · -	GAS MAIN	⊕	TELEPHONE PEDESTAL
- · - · -	WATER MAIN W/SIZE	⊕	POWER POLE
- · - · -	ELECTRIC LINE	⊕	ELEC. PAD W/TRANS.
- · - · -	TELEPHONE LINE	⊕	GAS METER/REGULATOR
- · - · -	ELECTRIC SERVICE LINE	⊕	ORNAMENTAL LIGHT
- · - · -	UNDERGROUND ELECTRIC	⊕	STREET LIGHT
- · - · -	UNDERGROUND TELEPHONE	⊕	HYDRANT
- · - · -	CATV	⊕	MANHOLE
- · - · -	FENCE LINE	⊕	WATER VALVE
- · - · -	CHAIN LINK FENCE	⊕	GAS VALVE
- · - · -	STORM SEWER W/SIZE	⊕	DROP INLET
- · - · -	SANITATION SEWER W/SIZE	⊕	INLET
- · - · -	BITUMINOUS SURFACE	⊕	BILLBOARD
- · - · -	BUILDING LINES	⊕	SIGN
- · - · -	CURB AND GUTTER	⊕	WATER METER
- · - · -	DEPRESSED CURB	⊕	BEED DIMENSION
- · - · -	DECIDUOUS SHRUB	⊕	PLATTED DIMENSION
- · - · -	CONIFEROUS SHRUB	⊕	AS MEASURED DIMENSION
- · - · -	DECIDUOUS TREE	⊕	
- · - · -	CONIFEROUS TREE	⊕	
- · - · -	STUMP	⊕	