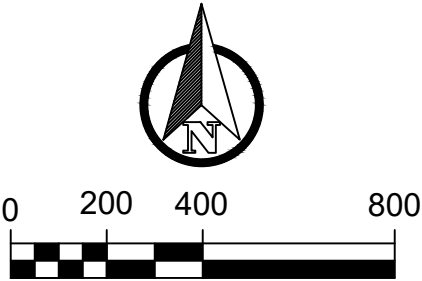
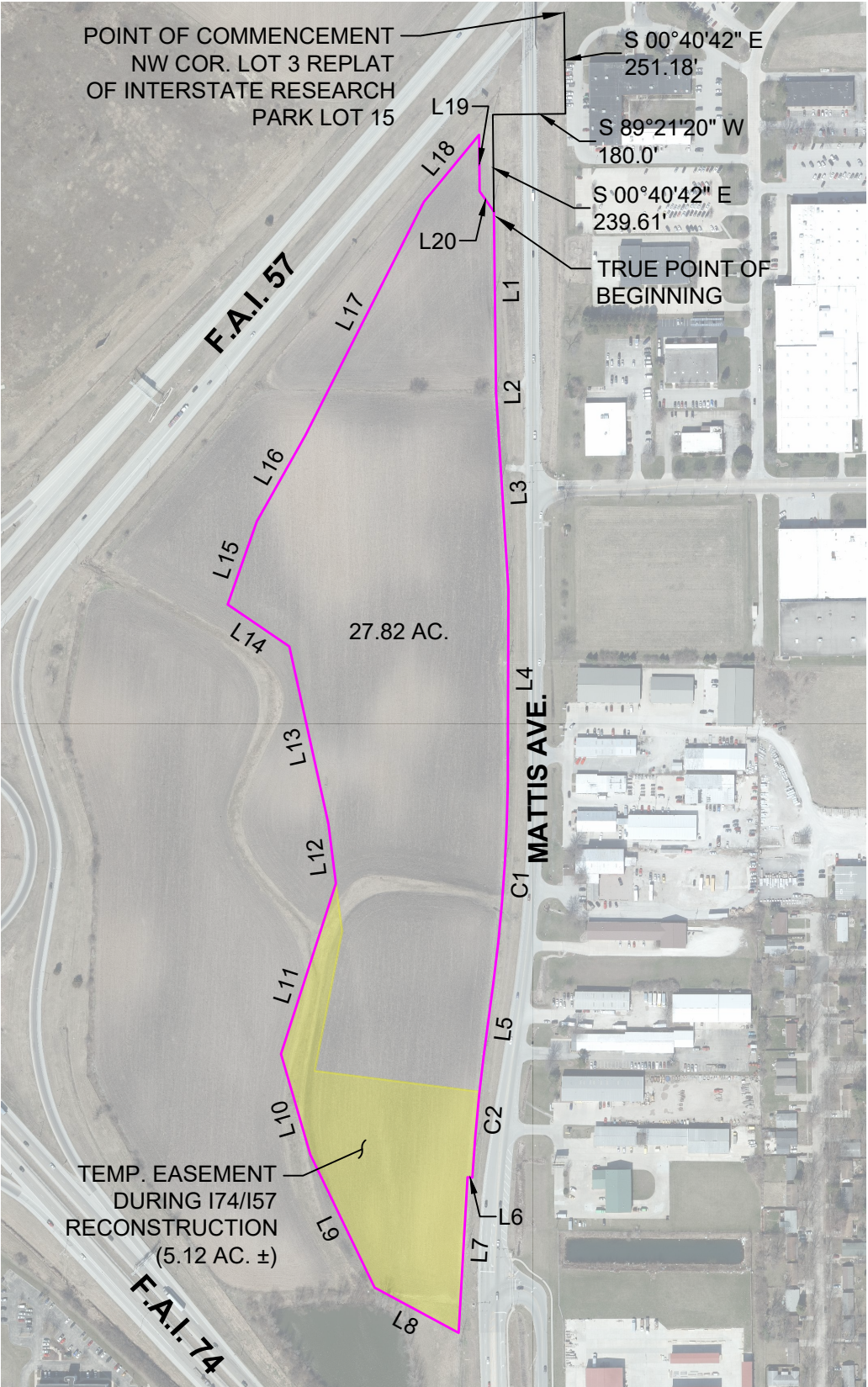


Line Table		
Line #	Direction	Length
L1	S 00°40'41" E	445.12
L2	S 00°50'14" E	3.70
L3	S 03°32'39" E	488.80
L4	S 00°08'53" W	376.67
L5	S 07°33'56" W	177.24
L6	N 87°01'20" W	12.32
L7	S 03°14'07" W	385.76
L8	N 61°37'17" W	236.37
L9	N 25°53'14" W	365.93
L10	N 16°13'38" W	259.38
L11	N 17°51'34" E	444.00
L12	N 07°10'51" W	149.62
L13	N 12°25'09" W	448.98
L14	N 55°51'20" W	184.79
L15	N 19°18'55" E	217.76
L16	N 29°28'05" E	245.63
L17	N 26°54'34" E	647.99
L18	N 39°23'28" E	214.95
L19	S 00°37'58" E	140.00
L20	S 35°33'26" E	60.98

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	599.51'	4227.18'	N 3°27'45" E	599.01'
C2	307.49'	4162.56'	S 5°16'38" W	307.42'



LEGAL DESCRIPTION
West Side Mattis Avenue

A Part of the Northeast Quarter and the Southeast Quarter of Section 34, Township 20 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois lying East of FAI 57 and West of Mattis Avenue being more particularly described as follows with bearings based on Illinois State Plane (East) Datum:

Commencing at a Right of Way marker at the Northwest corner of Lot 3 in Replat of Interstate Research Park Lot 15 as recorded as Document No. 2003R03446 in the Office of the Recorder for Champaign County, Illinois, proceed South 00° 40' 42" East along the East Right of Way line of Mattis Avenue 251.18 feet; thence South 89° 21' 20" West 180.0 feet to a point on the former West Right of Way line of Mattis Avenue; thence South 00° 40' 42" East 239.61 feet along said former Right of Way line to the current Right of Way line of Mattis Avenue and for the True Point of Beginning; thence South 00° 40' 41" East 445.12 feet along said Right of Way to the Northeast corner of a tract of land shown on a Plat of Survey prepared by William E. Sheridan, Illinois Professional Land Surveyor No. 2031 for the Harris Estate dated January 27, 1995; thence South 00° 50' 14" East 3.70 feet along said Right of Way line as shown on said Plat of Survey; thence South 03° 32' 39" East 488.80 feet along said Right of Way line as shown on said Plat of Survey; thence South 00° 08' 53" West 376.67 feet along said Right of Way line as shown on said Plat of Survey; thence continue Southerly along said Right of Way 599.51 feet on the arc of a curve concave to the West having a radius of 4227.18 feet a chord bearing of South 03° 27' 45" West and a chord length of 599.01 as shown on said Plat of Survey; thence South 07° 33' 56" West 177.24 feet along said Right of Way line as shown on said Plat of Survey; thence continue Southerly along said Right of Way 307.49 feet on the arc of a curve concave to the East having a radius of 4162.56 feet a chord bearing of South 05° 16' 38" West and a chord length of 307.42 feet as shown on said Plat of Survey; thence North 87° 01' 20" West 12.32 feet along said Right of Way line as shown on said Plat of Survey; thence South 03° 14' 07" West 385.76 feet along said Right of Way line as shown on said Plat of Survey to the current Right of Way line of FAI 74 and FAI 57 Interchange; thence North 61° 37' 17" West 236.37 feet along said Right of Way; thence North 25° 53' 14" West 365.93 feet along said Right of Way; thence North 16° 13' 38" West 259.38 feet along said Right of Way; thence North 17° 51' 34" East 444.00 feet along said Right of Way; thence North 07° 10' 51" West 149.62 feet along said Right of Way; thence North 12° 25' 09" West 448.98 feet along said Right of Way; thence North 55° 51' 20" West 184.79 feet along said Right of Way; thence North 19° 18' 50" East 217.76 feet along said Right of Way; thence North 29° 28' 05" East 245.63 feet along said Right of Way; thence North 26° 54' 34" East 647.99 feet along said Right of Way; thence North 39° 23' 38" East 214.95 feet along said Right of Way; thence South 00° 37' 58" East 140.00 feet along said Right of Way; thence South 35° 33' 26" East 60.98 feet along said Right of Way to the True Point of Beginning, encompassing 27.82 acres, more or less.

FILE # 10719021	2401 NORTH MATTIS CHAMPAIGN, IL		
SHEET 1 OF 1			
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585			
DATE: 03/14/22			
FIELD BOOK: -----			
DRAWN BY: MAM			
CHECKED BY: SJP			