

PROPOSED 2.99 ACRE PARCEL

RECEIVED
AUG 09 2017
CHAMPAIGN CO. P & Z DEPARTMENT

ARCHITECT
GLSD ARCHITECTS, LLC
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

Drawn By
Checked By
Project Number

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE SAME BID.

DATES AND REVISIONS
2017-08-08

OCCUPANCY DATE



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

RUSH TRUCK CENTERS
309 W. HENSLEY RD.
CHAMPAIGN, IL 61822



ZBA

Z-1



LEGEND

- X — FENCE
- T — TEL.
- UE — UND. ELEC.
- OU — OVERHEAD ELEC.
- — DITCH FLOW LINE
- 735 — CONTOUR LINE
- X — LIGHT POLE

BENCHMARKS:

- BM 2097-03
ROCK MONUMENT, LOGO CAP, IN VAULT, AT CL. CL.
HENSLEY ROAD AND MARKET STREET.
ELEV. = 736.07
- BM 16-041-FF
FINISH FLOOR @ OH DOOR ON S. SIDE OF EXISTING
RUSH TRUCK CENTERS BLDG. -309 W. HENSLEY ROAD

NOTE:

PROJECT VERTICAL DATUM IS NAVD 83 (GPS RTK SYSTEM)

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } S.S. SURVEYORS STATEMENT

I, RANDALL D. EVANS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2378, DO HEREBY STATE THAT AT THE REQUEST OF RUSH ENTERPRISES, INC. OWNER, I HAVE PROVIDED THIS PROFESSIONAL SERVICE, AND THAT SAID SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A TOPOGRAPHIC SURVEY.

I FURTHER STATE, THAT THE FIELD WORK, COMPLETED ON JULY 17, 2017 AND THE ATTACHED PLAT OF SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT CORRECTLY REPRESENTS CONDITIONS FOUND IN THE FIELD.

SIGNED AND SEALED THIS 26th DAY OF July, 2017.

Randall D. Evans
RANDALL D. EVANS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2378
CHAMPAIGN, ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2018.



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FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN
LICENSE DESIGN FIRM NO. 164-000005
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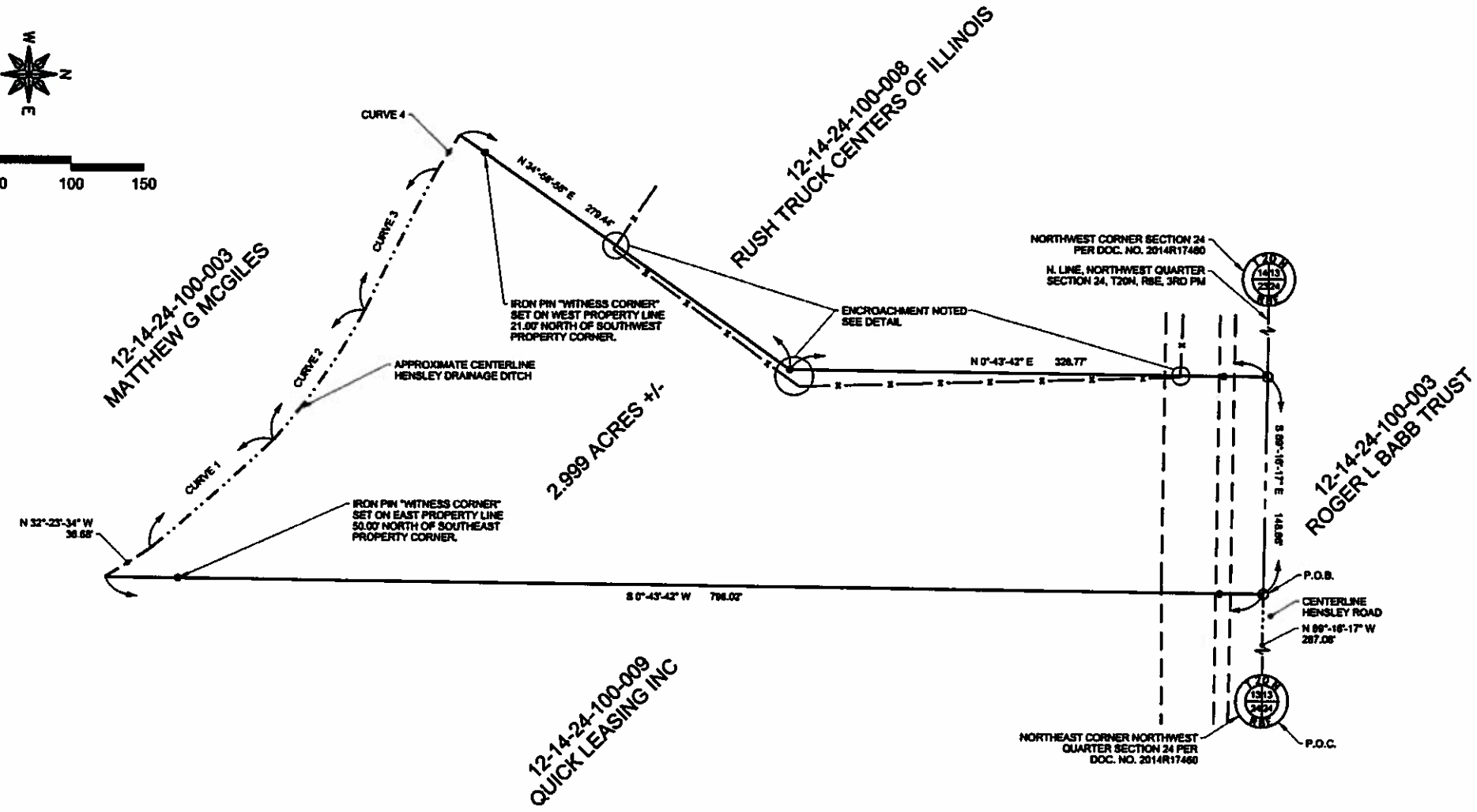
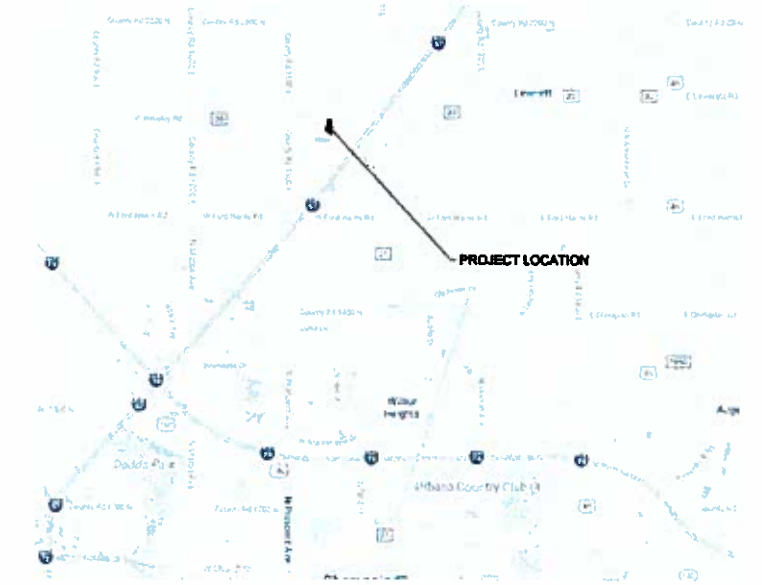
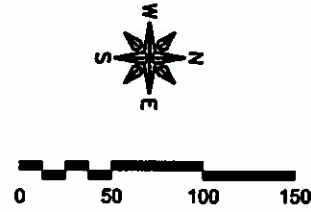
OWNER/RECORDER:
RUSH TRUCK CENTERS OF ILLINOIS
309 WEST HENSLEY RD.
CHAMPAIGN, IL 61822

PROJECT:
PLAT OF TOPOGRAPHIC SURVEY

JOB NUMBER:
17-018
SHEET NUMBER:
1 of 1

ALTA/NSPS LAND TITLE SURVEY
 PART OF THE NORTHEAST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 24
 TOWNSHIP 20 NORTH, RANGE 8 EAST, 3RD PM
 CHAMPAIGN COUNTY, IL

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
1	1721.74'	112.40'	N 41° 28' 33" W	112.42'
2	478.55'	108.60'	N 55° 00' 40" W	108.84'
3	3603.62'	108.69'	N 62° 48' 26" W	108.70'
4	1056.52'	27.85'	N 56° 58' 14" W	27.85'

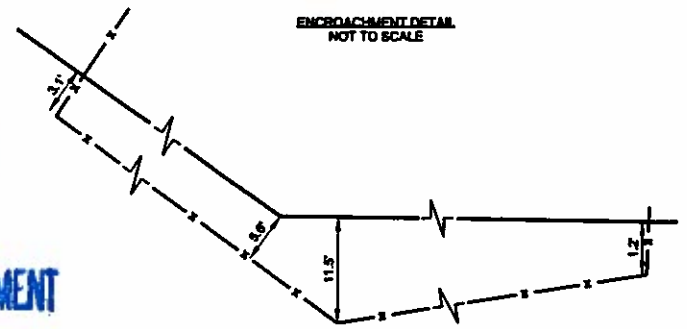


LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 89° 16' 17" WEST, ON A BEARING REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 287.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 43' 42" WEST, A DISTANCE OF 798.02 FEET TO THE CENTERLINE OF THE HENSLEY DRAINAGE DITCH; THENCE NORTH 32° 23' 34" WEST ALONG SAID CENTERLINE, A DISTANCE OF 38.88 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 1721.74 FEET AND A CHORD LENGTH OF 112.40 FEET BEARING AT NORTH 41° 28' 33" WEST, FOR AN ARC LENGTH OF 112.42 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 478.55 FEET AND A CHORD LENGTH OF 108.60 FEET BEARING AT NORTH 55° 00' 40" WEST, FOR AN ARC LENGTH OF 108.84 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 3603.62 FEET AND A CHORD LENGTH OF 108.69 FEET BEARING AT NORTH 62° 48' 26" WEST, FOR AN ARC LENGTH OF 108.70 FEET; THENCE CONTINUING ALONG SAID CENTERLINE ON A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 1056.52 FEET AND A CHORD LENGTH OF 27.85 FEET BEARING AT NORTH 56° 58' 14" WEST, FOR AN ARC LENGTH OF 27.85 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED ON NOVEMBER 4, 2015 AS DOCUMENT NUMBER 2015R21301 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE NORTH 34° 58' 58" EAST ALONG SAID EAST LINE, A DISTANCE OF 279.44 FEET; THENCE NORTH 0° 43' 42" EAST ALONG SAID EAST LINE, A DISTANCE OF 328.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 89° 16' 17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 148.86 FEET TO THE POINT OF BEGINNING, CONTAINING 2.999 ACRES, MORE OR LESS, AND BEING SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

- LEGEND**
- PROPERTY LINE
 - - - SECTION LINE
 - - - - - EASEMENT LINE
 - - - - - ROAD CENTERLINE
 - - - - - DITCH CENTERLINE
 - - - - - FENCE
 - N 87°-28'-28" W 372.22' BEARING & DISTANCE MEASURED THIS SURVEY
 - FO FIBER OPTIC LINE
 - U UNDERGROUND ELECTRIC
 - O OVERHEAD ELECTRIC
 - POWERPOLE
 - MAG NAIL SET
 - IRON PIN SET

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- NOTES**
- DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

ALTA/NSPS SURVEY CERTIFICATION
 TO RUSH TRUCK CENTERS OF ILLINOIS, INC., FIRST COMMUNITY TITLE SERVICES, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2017.
 SIGNED THIS 26 DAY OF JULY, 2017
 RANDALL D. EVANS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2978
 CURRENT EXPIRATION DATE: NOVEMBER 30, 2018



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 ENGINEERING & ENVIRONMENTAL
 ILLINOIS IOWA WISCONSIN
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OWNER/DEVELOPER:
 RUSH ENTERPRISES, INC.
 555 IH-35 SOUTH
 SUITE 500
 NEW BRAUNFELS, TX 78130

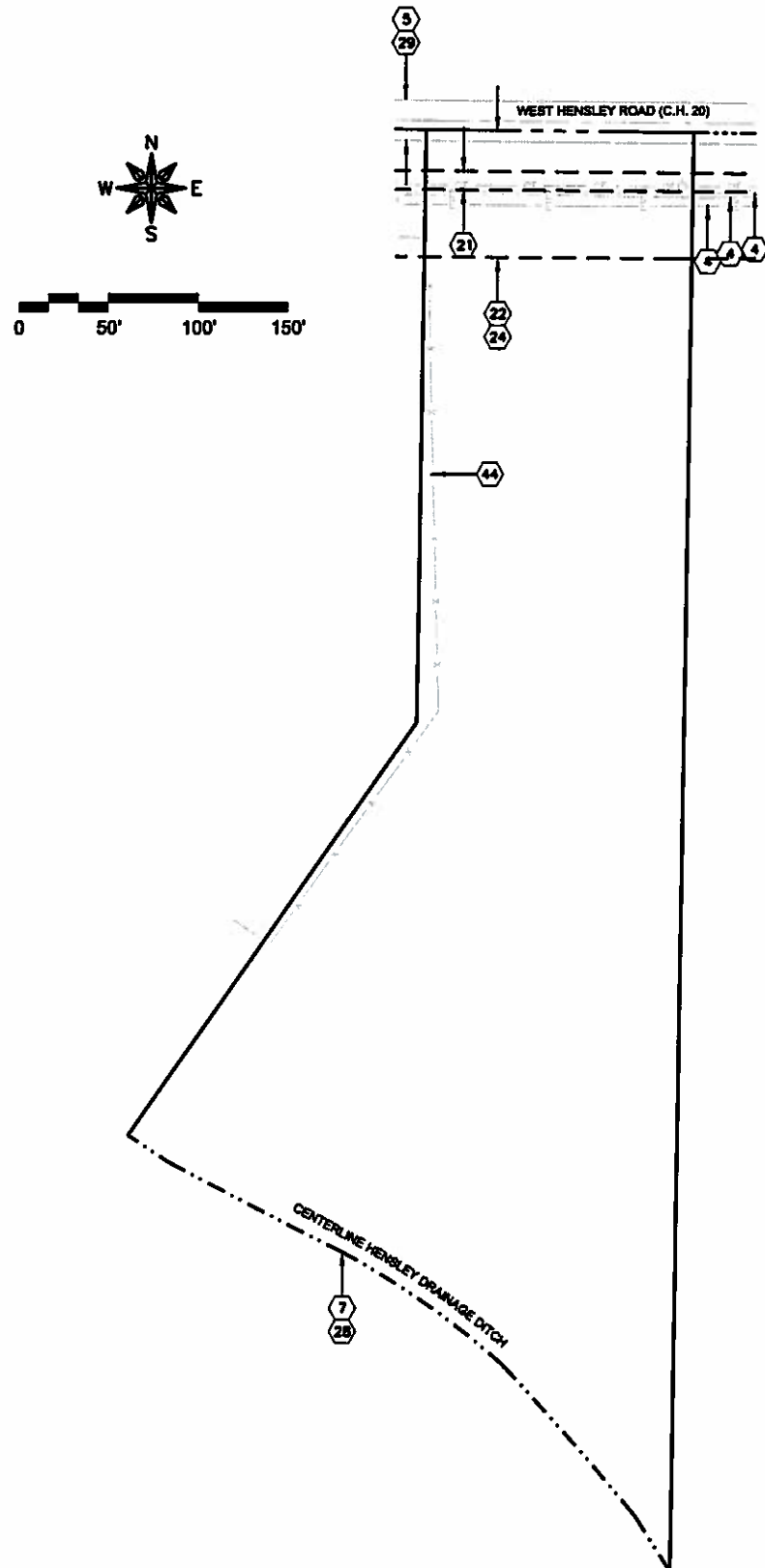
PROJECT AND LOCATION:
 309 W. HENSLEY RD.
 CHAMPAIGN, IL 61822

DRAWN BY: LRE
 APPROVED BY: RDE
 DATE: 07/26/2017
 SCALE: AS SHOWN

REV. NO.	DESCRIPTION	DATE

DRAWING:
 ALTA-NSPS LAND TITLE SURVEY PLAT

JOB NUMBER:
 17-618
 SHEET NUMBER:
 1 of 2



SCHEDULE B EXCEPTIONS FROM COVERAGE

NOTE: TITLE COMMITMENT NUMBER 170206 FROM FIRST COMMUNITY TITLE SERVICES, WITH AN ISSUE DATE OF JULY 2, 2017, HAS BEEN SUPPLIED AND USED FOR THIS ALTA/NSPS LAND TITLE SURVEY.

- ① DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
SURVEYOR'S NOTE: NO DOCUMENTS PROVIDED.
- ② NOT A MATTER OF SURVEY
- ③ ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
SURVEYOR'S NOTE: FENCE ALONG WEST LINE AS SHOWN ON SURVEY, NO OTHERS NOTED.
- ④ RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
SURVEYOR'S NOTE: THE UNDERGROUND TELEPHONE AND ELECTRIC LINES CROSSING THE PROPERTY ARE NOT LISTED AS SCHEDULE B EXCEPTIONS AND NO EASEMENT DOCUMENTS HAVE BEEN PROVIDED.
- ⑤ ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.
SURVEYOR'S NOTE: SEE SURVEYOR'S NOTE ON ITEM 23 CONCERNING HENSLEY ROAD, NO OTHERS NOTED.
- ⑥ NOT A MATTER OF SURVEY
- ⑦ RIGHT OF WAY FOR DRAINAGE DITCHES, FEEDERS, TILES, LATERALS AND UNDERGROUND PIPES, IF ANY.
SURVEYOR'S NOTE: THE PREMISES APPEARS TO FALL WITHIN THE BOUNDARIES OF THE BEAVER LAKE DRAINAGE DISTRICT.
- ⑧-⑭ NOT A MATTER OF SURVEY
- ⑮ RIGHTS OF OWNERS OF LAND BORDERING ON THE HENSLEY DRAINAGE DITCH WITH RESPECT TO THE WATER AND USE OF THE SURFACE OF SAID BODY OF WATER.
SURVEYOR'S NOTE: NO DOCUMENTS PROVIDED.
- ⑯ EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR TELEPHONE SERVICES, RECORDED SEPTEMBER 7, 1961 AS DOCUMENT NO. 668612 IN BOOK 680 AT PAGE 436. (FOR MORE PARTICULARS SEE RECORDED DOCUMENT.)
SURVEYOR'S NOTE: THIS EASEMENT LIES ON AN ADJOINING TRACT AND DOES NOT EFFECT THIS TRACT.
- ⑰ EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY FOR ELECTRIC SERVICES, RECORDED AUGUST 31, 1872 AS DOCUMENT NO. 72R12430. (FOR MORE PARTICULARS SEE RECORDED DOCUMENT.)
SURVEYOR'S NOTE: NOTED ON SURVEY.
- ⑱ EASEMENT IN FAVOR OF CENTRAL ILLINOIS PUBLIC SERVICE COMPANY FOR ELECTRIC SERVICES, RECORDED JULY 27, 1988 AS DOCUMENT NO. 88R15896 AND RECORDED AUGUST 24, 1988 AS DOCUMENT NO. 88R18433. (FOR MORE PARTICULARS SEE RECORDED DOCUMENT.)
SURVEYOR'S NOTE: NOTED ON SURVEY. DOCUMENT DESCRIBES THE SAME EASEMENT AS ITEM 24.
- ⑳ DELETED.
- ㉑ RIGHT OF WAY GRANT IN FAVOR OF CENTRAL ILLINOIS PUBLIC SERVICE COMPANY, ITS SUCCESSORS AND OR ASSIGNS FOR ELECTRIC SERVICES, RECORDED JULY 27, 1988 AS DOCUMENT NO. 88R15897. (FOR MORE PARTICULARS SEE RECORDED DOCUMENT.)
SURVEYOR'S NOTE: NOTED ON SURVEY. DOCUMENT DESCRIBES THE SAME EASEMENT AS ITEM 22.
- ㉒ EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY FOR ELECTRIC SERVICES, ITS SUCCESSORS AND OR ASSIGNS, RECORDED MAY 14, 2003 AS DOCUMENT NO. 2003R20404. (FOR MORE PARTICULARS SEE RECORDED DOCUMENT.)
SURVEYOR'S NOTE: THIS DOCUMENT GRANTS AN EASEMENT ON THE PROPERTY TO THE EAST (EXISTING RUSH ENTERPRISES SITE) ONLY.
- ㉓-㉔ NOT A MATTER OF SURVEY
- ㉕ RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS, TILES, LATERALS AND UNDERGROUND PIPES, IF ANY.
SURVEYOR'S NOTE: SEE NUMBER 7.
- ㉖ RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
SURVEYOR'S NOTE: NOTED ON SURVEY. NO RIGHT OF WAY DEDICATION FOR HENSLEY ROAD PROVIDED.
- ㉗-㉘ NOT A MATTER OF SURVEY
- ㉙ PLAT OF SURVEY.
SURVEYOR'S NOTE: PLAT ATTACHED.
- ㉚ FENCE ENCROACHMENT ALONG THE WEST SIDE OF THE PROPERTY.
SURVEYOR'S NOTE: NOTED ON SURVEY.
- ㉛ EASEMENT FOR UNDERGROUND ELECTRIC SERVICES IN FAVOR OF AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS, RECORDED JUNE 23, 2016 AS DOCUMENT NO. 2016R11375.
SURVEYOR'S NOTE: THE EASEMENT GRANTED BY THIS DOCUMENT IS NOT ON THIS PROPERTY. PIN ON THE DOCUMENT IS INCORRECT. EASEMENT IS NOT PLOTTABLE ON THIS DRAWING.
- ㉜-㉝ NOT A MATTER OF SURVEY

TABLE A - ITEM NOTES

- ① TABLE A - ITEM 1) ALL MONUMENTS WERE FOUND AS SHOWN.
- ② TABLE A - ITEM 2) THE PROPERTY ADJOINS 309 WEST HENSLEY RD. IN CHAMPAIGN, IL.
- ③ TABLE A - ITEM 3) THE FIRM MAP PANEL, NO. 17D19C02822, FOR THIS PROPERTY WAS NOT PRINTED. NO FLOOD ZONE DETERMINATION WAS MADE BY THE SURVEYOR.
- ④ TABLE A - ITEM 4) THE GROSS AREA OF THE PROPERTY IS 2.999 ACRES, MORE OR LESS.
- ⑥ TABLE A - ITEM 6(a)) NO ZONING INFORMATION PROVIDED.
- ⑦ TABLE A - ITEM 7(a)) NO BUILDINGS ON THE PROPERTY.
- ⑧ TABLE A - ITEM 8) AS SHOWN ON SURVEY.
- ⑨ TABLE A - ITEM 9) NO PARKING ON TRACT.
- ⑪ TABLE A - ITEM 11) UTILITIES SHOWN ARE FROM PREVIOUS SURVEYS AND OBSERVED SURFACE EVIDENCE.
- ⑬ TABLE A - ITEM 13) AS SHOWN ON SURVEY.
- ⑮ TABLE A - ITEM 16) NONE NOTED.
- ⑰ TABLE A - ITEM 18) NO WETLAND MARKERS OBSERVED.

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REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	REV	MM/DD/YY
1	REV	MM/DD/YY
1	REV	MM/DD/YY
1	REV	MM/DD/YY