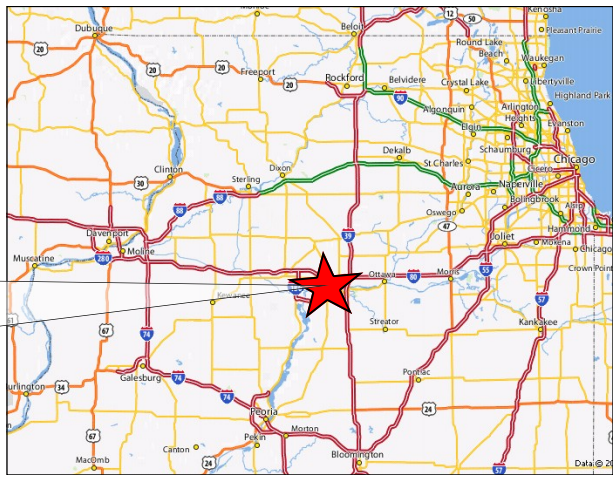
24.457 +/- Acres Undeveloped Land

343 N 30th Road, La Salle, IL 61301

$50,000 Per ACRE

24.457 Acres Undeveloped

- **Highway Retail B-3 Zoning**
- **Highway Visibility**
- **Parcel borders well patronized national truck stop.**
- **9100 Traffic Count at N 30th Rd & IL Rte 351.**
- **City of La Salle Water & Sewer to Site**
- **PIN # 11-34-316-000**
- **Signal light at intersection of IL Rte. 351 & N 30th Rd.**



Mark Janko, CCIM, SIOR
Janko Realty & Development LLC ' 2011 Rock Street, Peru, IL 61354
Phone 815-223-3875, Ext.13, Fax 815-223-7612 www.jankorealty.com

The information provided is believed to be accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

PLAT of SURVEY

PLAT OF SURVEY

FOR

PART OF THE S.W. 1/4 OF SEC. 34, T. 34 N., R. 1 E., 3RD P.M.
LASALLE COUNTY, ILLINOIS
JANUARY, 2012
24.457± AC.

LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 34, Township 34 North, Range 1 East of the Third Principal Meridian in LaSalle County, Illinois described as follows:

Commencing at the Southwest Corner of said Section 34; thence North 89° 47' 18" East (bearings assumed for description purposes only) along the South Line of said Section 34, a distance of 666.00 feet to the East Right-of-Way Line of Corporation Drive as dedicated per Document R0099-10135 for a Point of Beginning; thence North 00° 00' 25" East along said East Line parallel with the West Line of the Southwest Quarter of said Section 34, a distance of 750.00 feet to the North Line of said Right-of-Way; thence South 89° 47' 18" West along the North Line of said Corporation Drive parallel with the South Line of said Section 34, a distance of 80.00 feet to the East Line of detention parcel as per Dedication Deed recorded as Document No. R0099-10135; thence North 00° 00' 25" East 197.06 feet along said East Line to the Southerly Right-of-Way of Federal Aid Interstate Route 80 as established by the Right-of-Way Plat recorded as Document No. 475879; thence Easterly along said Southerly Right-of-Way Line, being along a curve concave Southerly having a radius of 3,714.72 feet, an arc distance of 651.28 feet, the chord of said curve bearing North 61° 46' 54" East to the Westerly most corner of "Parcel 3HM001" as established by the Right-of-Way Plans recorded as Document R95-13381 and conveyed by Document No. R96-00260; thence North 74° 08' 19" East along the Southerly Line of said "Parcel 3HM001", 280.27 feet; thence South 00° 12' 42" East 388.65 feet; thence South 60° 12' 42" East 230.94 feet; thence South 00° 12' 42" East 823.97 feet to the South Line of the Southwest Quarter of said Section 34; thence South 89° 47' 18" West 1,313.41 feet along said South Line to the Point of Beginning, containing 24.457 acres, more or less, all situated in LaSalle County, Illinois.

SURVEYOR'S CERTIFICATE

I, Dan L. Adrian, Professional Land Surveyor No. 035-003632, do hereby certify that the within plat is a true and correct representation of a survey made under my direction.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Dated this 27TH day of JANUARY, A.D., 2012

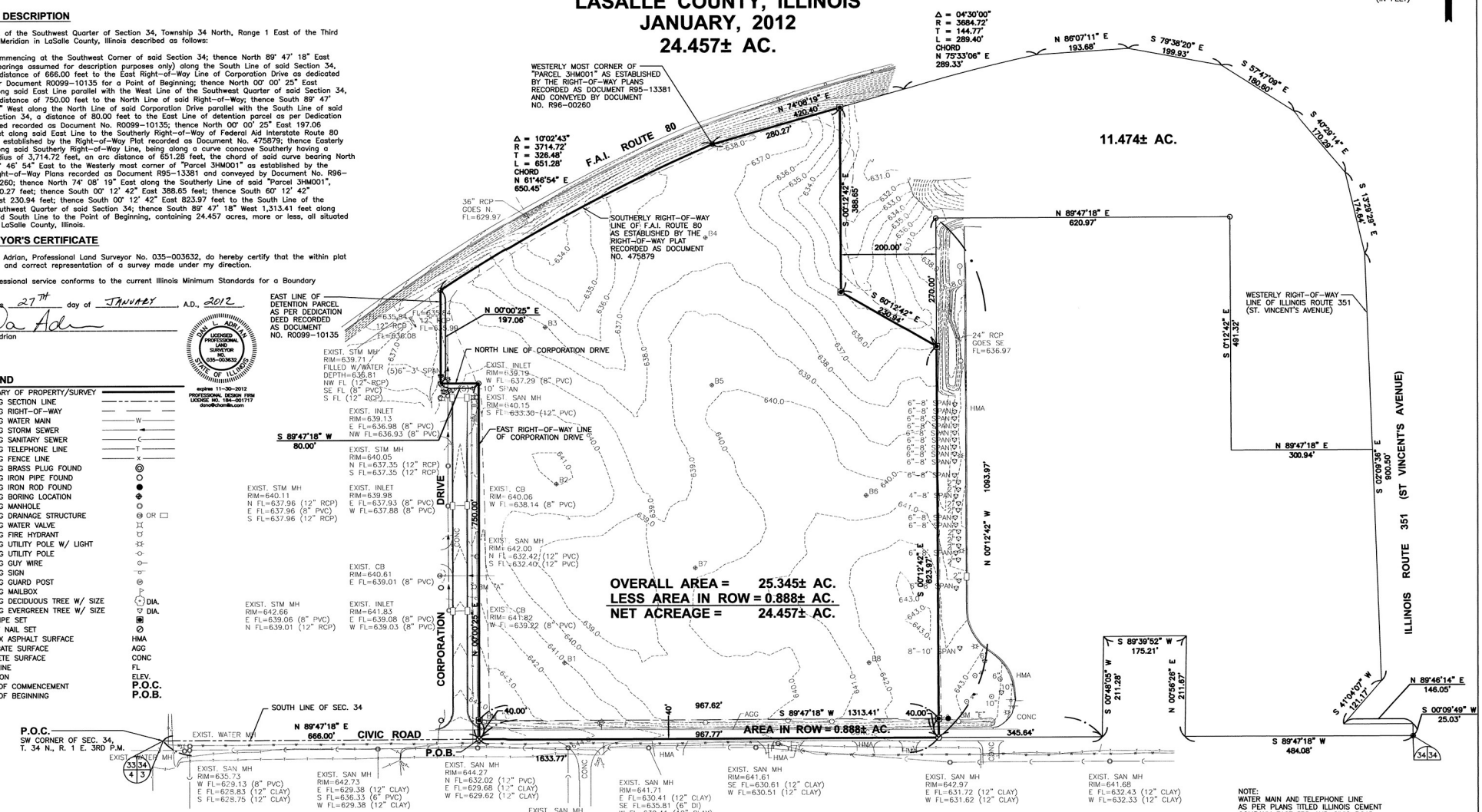
Dan L. Adrian

DAN L. ADRIAN LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-003632 STATE OF ILLINOIS

expires 11-30-2012
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001717
dana@chamlin.com

LEGEND

BOUNDARY OF PROPERTY/SURVEY	
EXISTING SECTION LINE	
EXISTING RIGHT-OF-WAY	
EXISTING WATER MAIN	W
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	C
EXISTING TELEPHONE LINE	T
EXISTING FENCE LINE	X
EXISTING BRASS PLUG FOUND	
EXISTING IRON PIPE FOUND	
EXISTING IRON ROD FOUND	
EXISTING BORING LOCATION	
EXISTING MANHOLE	
EXISTING DRAINAGE STRUCTURE	OR
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING UTILITY POLE W/ LIGHT	
EXISTING UTILITY POLE	
EXISTING GUY WIRE	
EXISTING SIGN	
EXISTING GUARD POST	
EXISTING MAILBOX	
EXISTING DECIDUOUS TREE W/ SIZE	DIA.
EXISTING EVERGREEN TREE W/ SIZE	DIA.
IRON PIPE SET	
SURVEY NAIL SET	
HOT MIX ASPHALT SURFACE	HMA
AGGREGATE SURFACE	AGG
CONCRETE SURFACE	CONC
FLOW LINE	FL
ELEVATION	ELEV.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.



NOTE:
WATER MAIN AND TELEPHONE LINE AS PER PLANS TITLED ILLINOIS CEMENT COMPANY EAST 3RD AND CIVIC ROAD IMPROVEMENTS LASALLE COUNTY PREPARED BY CHAMLIN & ASSOCIATES, INC. DATED JANUARY 6, 1999 FILE NO. 6415.00

BENCHMARKS:

BM "A"	BM "B"	BM "C"	BM "E"
CHISELED "X" ON SOUTH BOLT OF FIRE HYDRANT EAST SIDE OF CORPORATION DRIVE FIRST FIRE HYDRANT NORTH OF CIVIC ROAD ELEV.=643.72	CHISELED "X" ON SOUTH BOLT OF FIRE HYDRANT EAST SIDE OF CORPORATION DRIVE SECOND FIRE HYDRANT NORTH OF CIVIC ROAD ELEV.=642.23	RAILROAD SPIKE IN NORTH SIDE OF POWER POLE AT NORTHEAST CORNER OF CORPORATION DRIVE AND CIVIC ROAD ELEV.=645.72	RAILROAD SPIKE IN NORTH SIDE OF POWER POLE NORTH SIDE OF CIVIC ROAD AT SOUTHEAST CORNER OF PROPERTY ELEV.=643.83

PREPARED FOR: STARVED ROCK INVESTMENT GROUP
DATE OF FIELD WORK COMPLETION: 01/20/12
CHAMLIN & ASSOCIATES 3017 5TH STREET PERU, ILLINOIS 61354 815-223-3344

CHAMLIN & ASSOCIATES

PERU MORRIS ILLINOIS

DRAWN BY: NV	REVISIONS				PLAT OF SURVEY	CURRENT AS OF: 01/27/12	
CHECKED BY: DLA	LEVEL	BY	DATE	DESCRIPTION		SCALE: AS NOTED	SHEET 1
DATE: 01/12						FILE NO.: 3677.00 Y-1	OF 1

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