

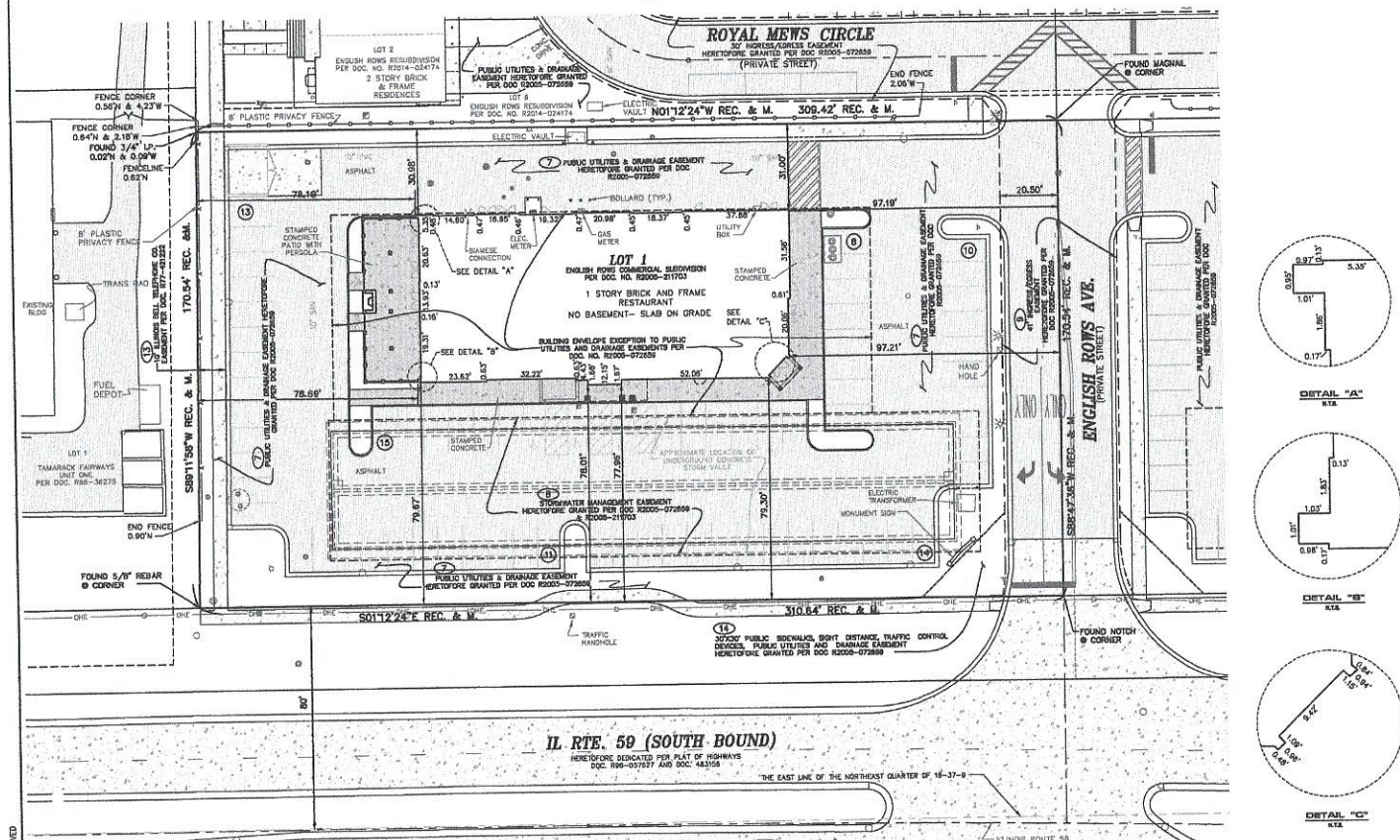
ALTA/NSPS LAND TITLE SURVEY

OF
PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

FILE ADDRESS 01-18-207-012-0000
333 ENGLISH ROWS AVENUE
NAPEVILLE, IL 60564



BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST
QUARTER OF 16-37-9, HAVING A
BEARING OF 501°23'28"E.

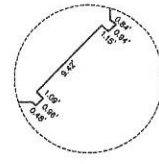
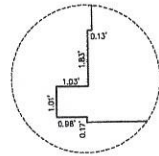
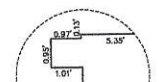


LEGEND

ABBREVIATIONS	
000.00' MEAS.	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' REC.	RECORD DATA
R=	RADIUS
A=	ARC LENGTH
FIN	PERMANENT INDEX NUMBER

LINETYPE LEGEND	
---	BOUNDARY LINE
---	ADJOINER LOT LINE
---	CENTER LINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	BUILDING LINE
---	SECTION LINE
---	UNDERLYING LOT LINE
---	BITUMINOUS PAVEMENT
---	CONCRETE
---	STAMPED CONCRETE

LEGAL DESCRIPTION	
○	MANHOLE
○	CATCH BASIN
○	INLET
○	VALVE & VAULT
○	VALVE & BOX
○	FIRE HYDRANT
○	CLEANOUT
○	BUFFALO BOX
○	STREET LIGHT
○	FLUSH GROUND LIGHT
○	BOLLARD LIGHT
○	GROUND FLOOD LIGHT
○	UTILITY POLE
○	GAS VALVE
○	GAS METER
○	TELEPHONE MANHOLE
○	TELEPHONE PEAHOLE
○	ELECTRIC MANHOLE
○	ELECTRIC FEDESTAL
○	ELECTRIC METER
○	AIR CONDITIONER
○	ELECTRIC HAND HOLE
○	CABLE TELEVISION PEDESTAL
○	ROADWAY/HANDICAP SIGN
○	FENCE LINE
○	GUARDRAIL
○	SIDEWALK
○	CURB
○	DEPRESSED CURB



LOT 1 IN ENGLISH ROWS COMMERCIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 2005 AS DOCUMENT NUMBER 82005-211703 IN WILL COUNTY, ILLINOIS.

AREA SUMMARY
LOT 1 GROSS AREA: 52,572 SF (1.214 ACRES)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

- TOMMY NEVENS REAL ESTATE NAPERVILLE, LLC
- COUNTRYSIDE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED 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 DOES NOT INCLUDE ANY ITEMS OF TABLE A THEREOF; THE FIELDWORK WAS COMPLETED ON SEPTEMBER 26, 2016.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2021, UNDER MY PERSONAL SUPERVISION FOR THE EXCLUSIVE USE OF THE CLIENT. ANY REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS _____ DAY OF _____ A.D. 20____
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2020



SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON TITLE COMMITMENT W18002859, RECEIVED JANUARY 28, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THESE PROPERTIES ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING ON PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
- BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF 16-37-9, HAVING A BEARING OF 501°23'28" E.
- NO PER ZONING REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY, PER NAPERVILLE ONLINE GIS ZONING. THE SURVEYED PROPERTY IS ZONED B2 PD.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.
- THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMUM FLOOD HAZARD, ACCORDING TO MAP NO. 171870003003 WITH EFFECTIVE DATE OF FEBRUARY 15, 2018.
- THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THE UNDERSIGNED OBSERVED PARKING AS FOLLOWS:
REGULAR SPACES: 63
HANDICAP SPACES: 7
TOTAL SPACES: 70
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCHEDULE B - PART I

- 1-18 NOT PLOTTABLE

SCHEDULE B - PART II

- 1-2 NOT PLOTTABLE
- 3 COVENANTS AND RESTRICTIONS PER DOC. R2005-141921 - NOT PLOTTABLE
- 4 RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS & LATERALS, IF ANY - NOT PLOTTABLE
- 5 TERMS, PROVISIONS AND CONDITIONS PER DOC. R2004-172802 & R2004-172804 - NOT PLOTTABLE
- 6 TERMS, PROVISIONS AND CONDITIONS PER DOC. R2005-054903 - NOT PLOTTABLE
- 7 PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. R2005-72859 - PLOTTED

SCHEDULE B II TERMS

- 8 STORMWATER MANAGEMENT EASEMENT PER R2005-072859 & R2005-211703 - PLOTTED
- 9 INGRESS & EGRESS EASEMENT PER DOC. R2005-72859 - PLOTTED
- 10 TERMS, PROVISIONS & CONDITIONS PER DOC. R2005-01770 - NOT PLOTTABLE
- 11 TERMS, PROVISIONS & CONDITIONS PER DOC. R2005-01771 - NOT PLOTTABLE
- 12 TERMS, PROVISIONS & CONDITIONS PER DOC. R2005-01772 - NOT PLOTTABLE
- 13 ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOC. R77-42122 - PLOTTED
- 14 30'x30' PUBLIC SIDEWALK, SHORT DISTANCE, TRAFFIC CONTROL DEVICES & PUBLIC UTILITIES & DRAINAGE EASEMENT PER DOC. R2005-72859 - PLOTTED
- 15 DEVELOPER'S RIGHTS PER DOC. R2005-111148 - NOT PLOTTABLE
- 16 COVENANTS & RESTRICTIONS PER DOC. R2005-177014 - NOT PLOTTABLE
- 17 NOTE FOR INFORMATION - NOT PLOTTABLE

ROAKE AND ASSOCIATES, INC.
Part of Civil & Environmental Consultants, Inc.
1230 E. Duell Road, Suite 200, Naperville, IL 60563
Tel. (877) 943-6026 Fax. (630) 943-6027



PREPARED FOR:
PETE MILLER'S, NAPERVILLE
7900 JOLIET ROAD
WILLOWBROOK, ILLINOIS 60527
PH. (630) 325-3732
FX. (630) 325-7193

REVISIONS		
NO.	DATE	DESCRIPTION

LOT 1 ENGLISH ROWS COMMERCIAL SUBDIVISION				
ALTA/NSPS LAND TITLE SURVEY				
DRN./C/D. BY: SRH/DRM	FILE: 185146-SV01-ALTA	PL. BK./PG.: 173/95	SHEET NO. 1 OF 1	
SCALE: 1"=20'	DATE: 10/01/19	JOB NO.: 195-148		