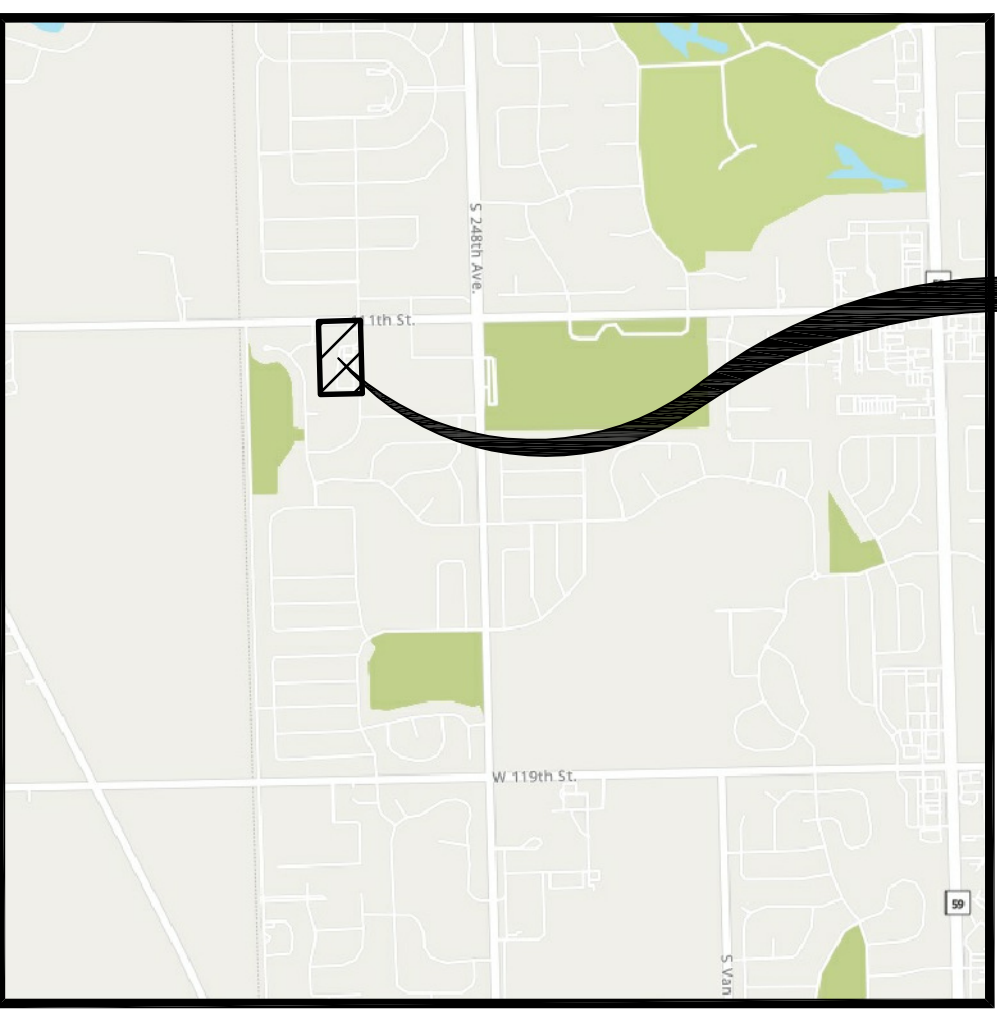


# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PART OF THE WEST HALF OF THE NORTHEAST  
QUARTER OF SECTION 20, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN WILL COUNTY, ILLINOIS.



**SITE LOCATION**

**VICINITY MAP**

**SURVEYOR'S NOTES**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE (COMMITMENT NO. NCS-1248161-CH2) ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF JANUARY 14, 2025. EASEMENTS AND SERVIDITUDES SHOWN HEREON ARE BASED UPON SAID TITLE.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°37'36" E (ASSUMED).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17197C0036G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 435,600 S.F. OR 10,000 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
- ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
- CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
- EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.
- PROPERTY CONTAINS ZERO TOTAL PARKING SPACES.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED TO SURVEYOR AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.

**SURVEY-RELATED SCHEDULE B EXCEPTION NOTES**

- NOTE: EXCEPTIONS 7 AND 16-18 ARE NOT SURVEY RELATED.
- PROPERTY SUBJECT TO UNRECORDED LEASE DISCLOSED BY QUIT CLAIM DEED RECORDED AS DOCUMENT R2003165644: **PARTICULARS DO NOT PLOT.**
  - PROPERTY SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 05-31 ENTITLED AN ORDINANCE APPROVING A RECAPTURE AGREEMENT PROVIDING FOR THE CONSTRUCTION OF A RECAPTURE IMPROVEMENT IN THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2005054901: **PARTICULARS DO NOT PLOT.**

**PARCEL DESCRIPTION**

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**SURVEYOR'S CERTIFICATE**

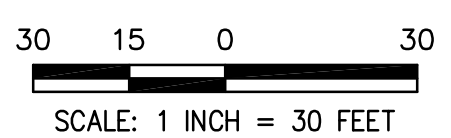
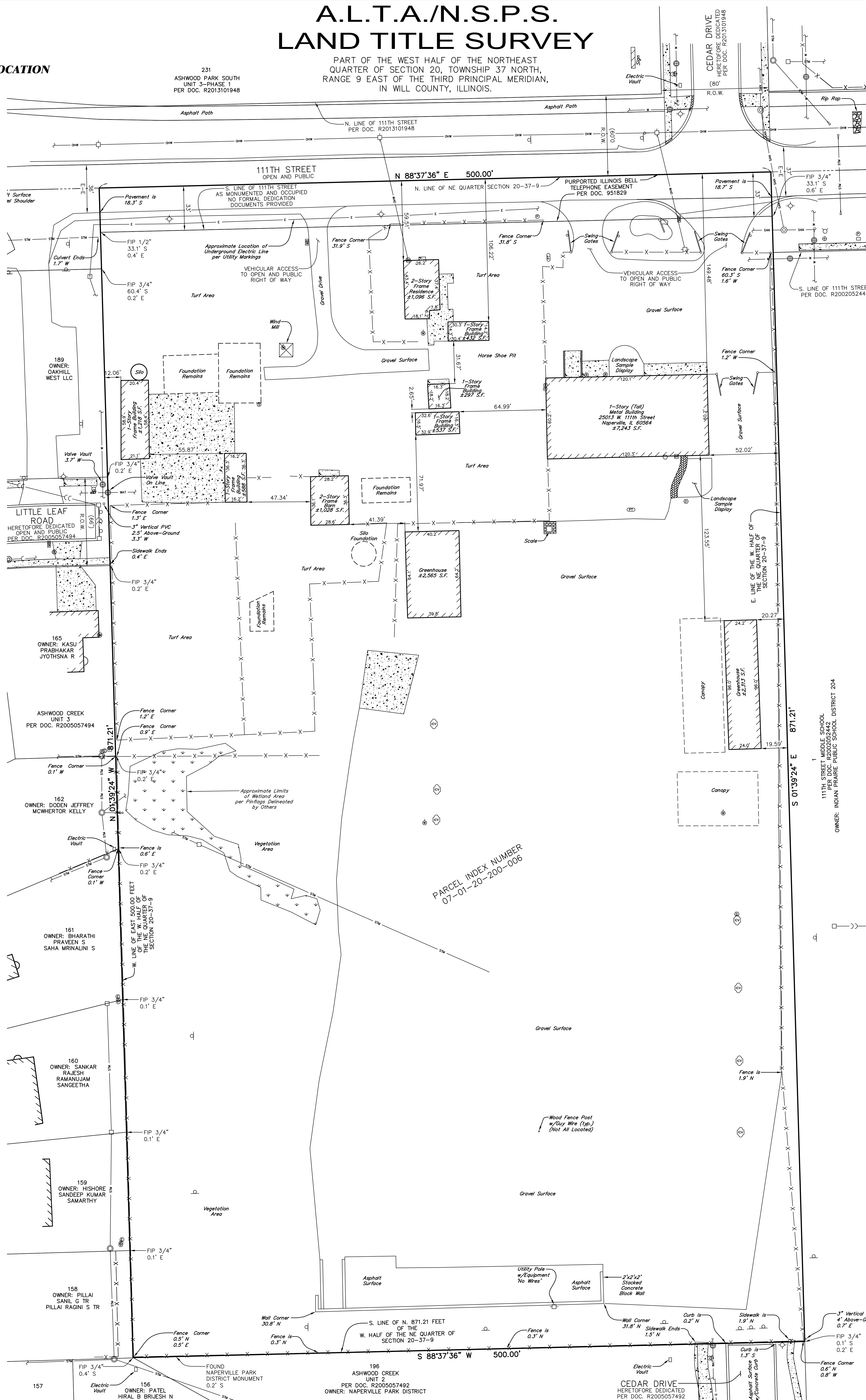
TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
JMRV NAPERVILLE, LLC  
GRUNDY BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, 7b1, 8, 9, 11a, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2024.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



**LINE/SYMBOL/ABBREVIATION LEGEND**

- BOUNDARY LIMITS
- - - ADJACENT PROPERTY OR R.O.W. LINE
- - - EASEMENT LIMITS
- - - SECTION LINE
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- X FENCE
- ⊕ AIR CONDITIONER
- ⊙ BOLLARD
- ⊙ CABLE TV PEDESTAL
- ⊙ CABLE TV MARKER POST
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ INLET
- ⊙ FLARED END SECTION
- ⊙ DRAIN
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ VALVE VAULT
- ⊙ WELL HEAD
- ⊙ WATER SPIGOT
- ⊙ SPRINKLER HEAD
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ GAS MANHOLE
- ⊙ GAS METER
- ⊙ GAS REGULATOR
- ⊙ GAS VALVE
- ⊙ GAS MARKER POST
- ⊙ PROPANE TANK
- ⊙ HAND HOLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC TRANSFORMER
- ⊙ LIGHT STANDARD
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ LANDSCAPE LIGHT
- ⊙ MAILBOX
- ⊙ SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ UTILITY PEDESTAL CLUSTER W/NUMBER
- ▨ CONCRETE SURFACE
- ▨ BRICK SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE
- ⊓ DEPRESSED CURB

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 847020 FILE NAME: TOPO  
DRAWN BY: AJB FLD. BK. / PG. NO.: E34/34-36  
COMPLETION DATE: 10-07-24 JOB NO.: 847.020  
CHECKED BY: JRP 10-07-24  
REVISED: 3-4-25/SMR UPDATED TITLE  
REVISED: 7-18-25/JRP UPDATED CERTIFIED PARTIES  
REVISED: 2-19-26/SMR PER CITY REVIEW DATED 1/30/26