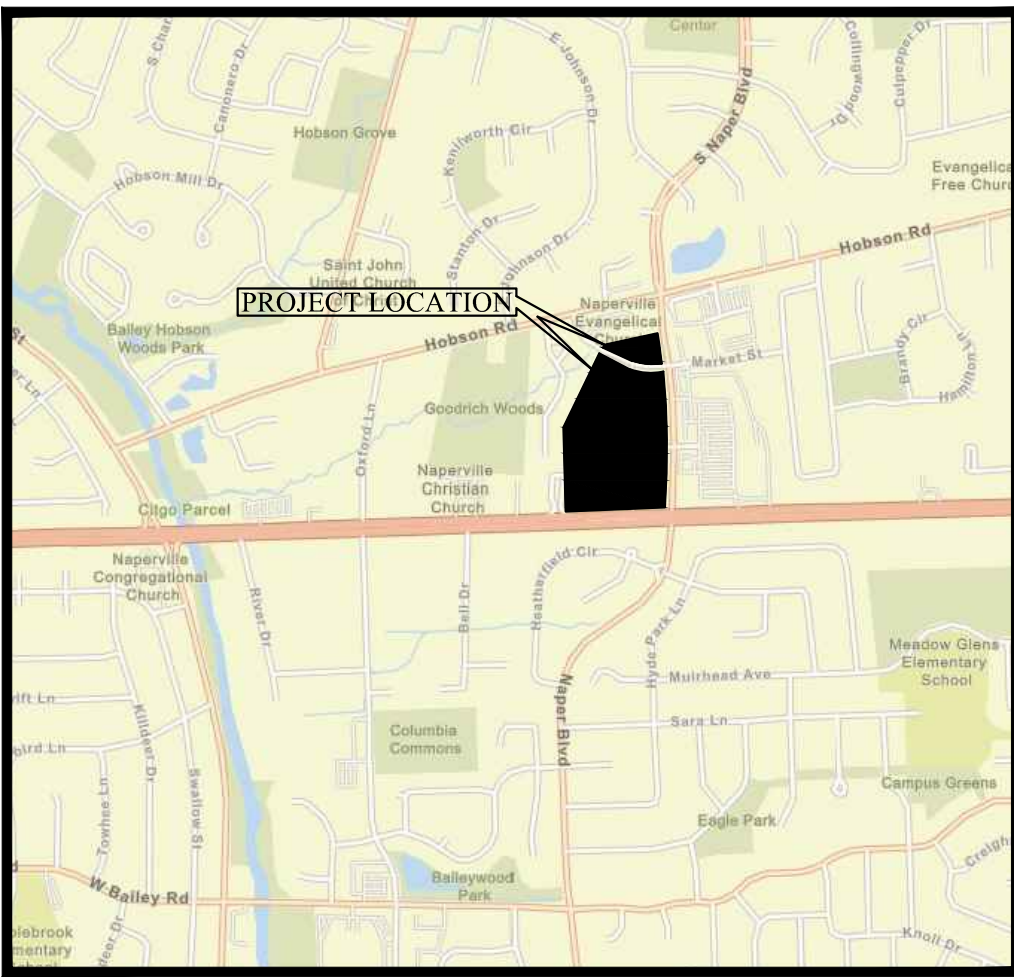


# ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP  
NO SCALE

GRAPHIC SCALE



## LEGAL DESCRIPTION

**PARCEL 1:**  
LOTS 1, 2 AND 3 IN MARKET MEADOWS ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1980 AS DOCUMENT R80-30532, IN DU PAGE COUNTY, ILLINOIS.

**PARCEL 2:**  
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT DATED MARCH 31, 1981 AND RECORDED AUGUST 24, 1981 AS DOCUMENT R81-46013 FROM HARRIS TRUST AND SAVINGS BANK, TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1979 AND KNOWN AS TRUST NUMBER 39382, TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 1974 AND KNOWN AS TRUST NUMBER 36030, FOR THE PURPOSE OF DISCHARGING STORMWATER FALLING OR FLOWING ONTO, OVER, UNDER AND ACROSS INTO THE STORM WATER SEWER, IN, OVER, UNDER, UPON AND ACROSS THAT PART OF LOT 2 OF MARKET MEADOWS, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1977 AS DOCUMENT R77-120168, DESCRIBED BY BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 2 (SAID POINT BEING ON THE NORTHERLY LINE OF MARKET AVENUE) AND RUNNING THENCE NORTH 26 DEGREES 56 MINUTES 41 SECONDS EAST ON THE WESTERLY LINE OF SAID LOT 1, 18.00 FEET THENCE SOUTH 57 DEGREES 20 MINUTES 42 SECONDS EAST, 40.20 FEET TO A LINE PARALLEL WITH AND 12.00 FEET NORTHEASTERLY OF THE NORTHERLY LINE OF SAID MARKET AVENUE; THENCE SOUTH 63 DEGREES 03 MINUTES 19 SECONDS EAST ALONG SAID PARALLEL LINE, 205.72 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 417.76 FEET AND BEING CONCENTRIC WITH THE CURVED NORTHERLY LINE OF MARKET AVENUE; AN ARC DISTANCE OF 90.00 FEET; THENCE SOUTH 14 DEGREES 36 MINUTES 04 SECONDS WEST ON A RADIAL LINE OF SAID CURVE, 12.00 FEET TO SAID NORTHERLY LINE OF MARKET AVENUE; THENCE NORTHEASTERLY ON SAID NORTHERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 429.75 FEET, AN ARC DISTANCE OF 62.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63 DEGREES 03 MINUTES 19 SECONDS WEST ON SAID NORTHERLY LINE, 245.72 FEET TO THE PLACE OF BEGINNING IN DU PAGE COUNTY, ILLINOIS.

**PARCEL 3:**  
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT DATED MARCH 31, 1981 AND RECORDED AUGUST 24, 1981 AS DOCUMENT R81-46013 FROM COVENANT DEVELOPMENT CORPORATION TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 1974 AND KNOWN AS TRUST NUMBER 36030, FOR THE TRANSIT OF STORM WATER AND UNDER STORM WATER DETENTION FACILITY INTO, OVER, UNDER AND ACROSS LOT 3 (EXCEPT THE WEST 135 FEET, EXCEPT THE NORTH 15 FEET AND ALSO EXCEPT THE SOUTH 15 FEET OF THE EAST 150 FEET OF MARKET MEADOWS, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1977 AS DOCUMENT R77-120168, IN DU PAGE COUNTY, ILLINOIS.

## SCHEDULE B EXCEPTIONS

- SHOWN OR NOTED HEREOF
- EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE TO CONSTRUCT, OPERATE, MAINTAIN AND RENEW UNDERGROUND SANITARY TRUNK PIPES, WATER MAINS AND NECESSARY APPURTENANCES THERETO, UPON, ALONG, OVER AND UNDER THAT PORTION OF THE LAND AS DESCRIBED IN A GRANT OF EASEMENT RECORDED DECEMBER 6, 1978 AS DOCUMENT R78-117505.
  - TERMS, PROVISIONS, COVENANTS AND RESTRICTIONS CONTAINED IN ORDINANCE NO. 77-67 RECORDED AS DOCUMENT R77-120167 AND AMENDMENT RECORDED AS DOCUMENT R78-50332 APPROVING A FINAL PLANNED UNIT DEVELOPMENT AS A SPECIAL USE FOR MARKET MEADOWS.
  - TERMS, PROVISIONS, COVENANTS AND RESTRICTIONS CONTAINED IN ORDINANCE NO. 85-99 RECORDED AS DOCUMENT R86-107803 APPROVING A FINAL PLAT FOR MARKET MEADOWS PHASE 3.
  - TEMPORARY EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE OVER THAT PORTION OF THE LAND AS DESCRIBED IN THE AGREEMENT FOR THE TEMPORARY CONSTRUCTION EASEMENT DATED MAY 13, 1996 AND RECORDED JUNE 21, 1996 AS DOCUMENT R96-103617, TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
  - PERMANENT EASEMENT IN FAVOR OF THE CITY OF NAPERVILLE OVER THAT PORTION OF THE LAND AS DESCRIBED IN THE AGREEMENT FOR PERMANENT EASEMENT DATED MAY 13, 1996 AND RECORDED JUNE 21, 1996 AS DOCUMENT R96-103617, TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
  - TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENTS DESCRIBED AS PARCELS 2 AND 3 IN EXHIBIT A APPROVED AS DOCUMENTS R81-46013 AND R81-46014, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT.
  - EASEMENT CREATED BY GRANT DATED MARCH 31, 1981 AND RECORDED AUGUST 24, 1981 AS DOCUMENT R81-46013 FOR PURPOSE OF DISCHARGING STORM WATER.
  - UNDERGROUND UTILITIES AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH ON THE PLAT OF MARKET MEADOWS RECORDED AS DOCUMENT R80-30532, APPROVED AS FOLLOWING: APPROXIMATELY 30 FEET ON THE EAST LINE, 20 FEET ON THE WEST AND NORTHWEST LINES AND 10 FEET ON THE NORTHEAST LINE OF LOT 1 5 FEET ON THE NORTH AND NORTHWESTERLY LINES OF LOT 2 5 FEET ON THE SOUTH AND SOUTHEASTERLY LINES OF LOT 3 (AFFECTS PARCEL 5)
  - TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 08-029 RECORDED AUGUST 26, 2008 AS DOCUMENT NUMBER R2008-131932 APPROVING A PRELIMINARY PLANNED DEVELOPMENT PLAT FOR MARKET MEADOW LOT 3 ASSESSMENT PLAT. (AFFECTS LOT 3)
- SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 28, 29, 30 AND 31 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

## NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER AP1912169 ISSUED BY NEAR NORTH NATIONAL TITLE HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2019.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
- THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DEFINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NUMBER 1702130163J, MAP NUMBER 17043C0163J, AND PANEL NUMBER 1702130251L, MAP NUMBER 17043C0251L, BOTH HAVING A REVISED DATE OF AUGUST 1, 2019.
- ORDINANCE NO. 77-67 RECORDED AS DOCUMENT R77-120167, AND AMENDMENT RECORDED AS DOCUMENT R78-50332 APPROVING A FINAL PLANNED UNIT DEVELOPMENT AS A SPECIAL USE FOR MARKET MEADOWS, CONTAIN NO SURVEY ITEMS, NOT PLOTTABLE.
- ORDINANCE NO. 85-99 RECORDED AS DOCUMENT R86-107803 APPROVING A FINAL PLAT FOR MARKET MEADOWS PHASE 3, CONTAINS NO SURVEY ITEMS, NOT PLOTTABLE.
- THE TEMPORARY CONSTRUCTION EASEMENT DATED MAY 13, 1996 AND RECORDED JUNE 21, 1996 AS DOCUMENT R96-103617, HAS EXPIRED ACCORDING TO ITEM 7.J IN THE DOCUMENT.
- DOCUMENT R2008-131932 CONTAINS A GRANT OF EASEMENT ON LOT 3, EXHIBIT E, THAT IS UNSIGNED BY THE OWNER. SURVEYOR HAS NO KNOWLEDGE OF A RECORDED EASEMENT GRANT, NOT SHOWN.

## LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FLARED END SECTION
- ⊙ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC MARKER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/LIGHT
- ⊙ UTILITY POLE W/TSF
- ⊙ GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ LIGHT
- ⊙ LIGHT POLE
- ⊙ HAND HOLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ SIAMASE WATER CONNECTION
- ⊙ WATER MARKER
- ⊙ WATER METER
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ⊙ TELEPHONE MARKER
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ DOWN SPOUT
- ⊙ BORING HOLE
- ⊙ MONITORING WELL
- ⊙ GATE POST
- ⊙ HARD POLE
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATER MAIN
- ⊙ GAS MAIN
- ⊙ ELECTRIC LINE
- ⊙ OVERHEAD WIRES
- ⊙ TELEPHONE LINE
- ⊙ CONIFEROUS TREE W/APPROX. DIAMETER
- ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊙ MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE) + ELEVATION
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ DEPRESSED CURB
- ⊙ GRAVEL SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
- ⊙ DETECTABLE TACTILE WARNING SURFACE
- ⊙ BRICK PAVERS
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ METAL FENCE
- ⊙ METAL GUARDRAIL
- ⊙ OVERHEAD TRAFFIC

## ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- T.F. = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

## LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- AREA

**STRIPED PARKING DATA**  
REGULAR SPACES = 753  
ACCESSIBLE SPACES = 23  
TOTAL SPACES = 776  
\* = NOT COUNTED

**AREA SUMMARY**  
(TO HEAVY LINES)  
822,919 SQUARE FEET  
OR  
18.992 ACRES  
(BASED ON MEASURED VALUES)

## SURVEYOR'S CERTIFICATION

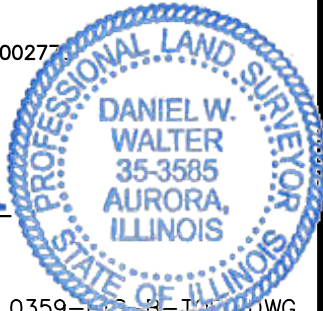
TO: SHOREWOOD DEVELOPMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY OR ITS ASSIGNEE, WHEATON BANK AND TRUST COMPANY, N.A., A NATIONAL BANK, OR ITS ASSIGNEE AND NEAR NORTH TITLE GROUP

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 INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/16/2020.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-0027  
LICENSE EXPIRES 4/30/2021

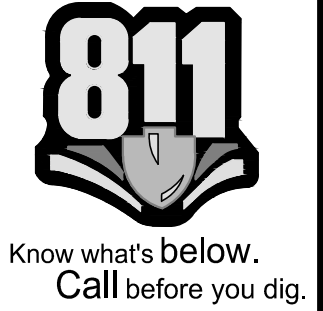
DATE OF PLAT OR MAP: 01/17/2020

BY: *Daniel W. Walter*  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/20  
J:\PSDATA\2019 PROJECTS\19.0359\19.0359-0027.DWG



## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. 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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT	DATE: 01-15-20	PCKT/JC	DRAWN BY: RHM	CHECKED BY: DW	BOOK: 557 PG 4
Market Meadows Shopping Center - Naperville Naperville, Illinois					
CLIENT					
Larry Duxler 315 Acacia Ave. Corona Del Mar, CA 92625					

NO.	REVISIONS	DATE	BY

1 OF 1  
SCALE: 1" = 60'  
19.0359