

VICINITY MAP
NOT TO SCALE

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X220822146
RECEIVED 03-23-2022

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION.

CONTACTS	RESPONSE
WIDE OPEN WEST	ALL CLEAR
ATT/ TRANSMISSION	NO RESPONSE
A. T. & T. DISTRIBUTION	NO RESPONSE
COM-ED	NO RESPONSE
COMCAST	NO RESPONSE
DUPAGE COUNTY DOT	NO RESPONSE
DUPAGE WATER COMM	NO RESPONSE
HBK ENGINEERING, LLC	NO RESPONSE
MCI/VERISON	RESPONDED WITH ATLAS
NICOR GAS	NO RESPONSE
CITY OF NAPERVILLE	SOME ATLAS INFO RECEIVED
USIC LOCATING SERVICES	NO RESPONSE

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD) (MAPLE ROAD) AS NOW MONUMENTED AND OCCUPIED, SAID POINT BEING 640.345 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHEASTERLY OF THE MOST NORTHERLY CORNER OF PEMBROKE GREENS UNIT ONE, BEING A SUBDIVISION IN THE AFORESAID SOUTH 1/2 OF SECTION 17, SAID MOST NORTHERLY CORNER BEING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD), (MAPLE ROAD) AND THE EASTERLY LINE OF THE AFORESAID PEMBROKE GREENS UNIT ONE SUBDIVISION, THENCE NORTH 74 DEGREES, 29 MINUTES, 10 SECONDS EAST, ALONG SAID CENTER LINE OF CHICAGO AVENUE 253.535 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF OLSEN'S LANE AS NOW PLATTED AND RECORDED; THENCE SOUTH 8 DEGREES, 18 MINUTES, 00 SECONDS WEST, ALONG SAID CENTER LINE OF OLSEN'S LANE, 338.87 FEET; THENCE NORTH 83 DEGREES, 42 MINUTES, 00 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF OLSEN'S LANE, 159.36 FEET; THENCE NORTH 15 DEGREES, 30 MINUTES, 50 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF CHICAGO AVENUE 205.39 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN SOUTH 6 DEGREES, 36 MINUTES, 53 SECONDS WEST THROUGH THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING; THENCE NORTH 6 DEGREES, 36 MINUTES, 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 53.976 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1296 E. Chicago Avenue, Naperville, IL 60540-5612
PERMANENT INDEX NUMBER: 08-17-303-025

ALT/NSPS LAND TITLE SURVEY
OF
1296 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE "X") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0163J) EFFECTIVE DATE AUGUST 1, 2019.

PARKING STALLS

STANDARD PARKING STALLS= 14
ACCESSIBLE PARKING STALLS= 1
TOTAL PARKING STALLS= 15

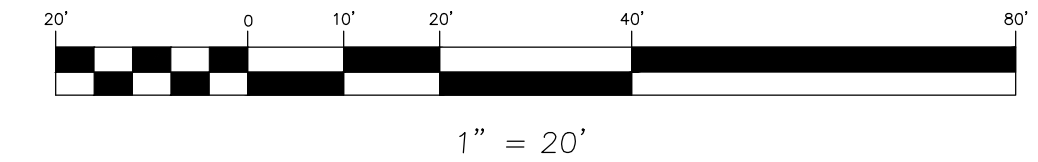
AREA

GROSS 61,523 SQ. FT. 1.4125 AC.
ROADWAYS -26,457 SF. -0.6074 AC.
NET 35,066 SF 0.8051 AC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°46'34.49563" N LONGITUDE: 88°07'12.83141" W ELLIPSOIDAL HEIGHT: 649.480 SFT GROUND SCALE FACTOR: 1.0000521315 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



LEGEND

□	CABLE TV PEDESTAL	▽	PAINTED GAS LINE	○	HEADWALL
□	TRAFFIC LIGHT POLE	○	GAS VALVE	○	CURB INLET
□	TRAFFIC CONTROL BOX	○	GAS METER	○	STORM INLET
□	TRAFFIC CONTROL VAULT	○	GAS VALVE VAULT	○	STORM MANHOLE
□	TELEPHONE PEDESTAL	○	GAS METER	○	FLARED END SECTION
□	TELEPHONE MANHOLE	○	PIPELINE MARKER	○	CLEANOUT
□	PAINTED TELEPHONE LINE	○	MONITORING WELL	○	SANITARY MANHOLE
□	FIBER OPTIC CABLE LINE	○	POST INDICATOR VALVE	○	HOSE BIB
□	ANCHOR	○	WELL HEAD	○	B-BOX
□	GUY POLE	○	FLAGPOLE	○	HYDRANT
□	UTILITY POLE	○	MAILBOX	○	WATER VALVE VAULT
□	POWER POLE	○	SIGN	○	PAINTED WATER LINE
□	LIGHT STANDARD	○	POST	○	IRRIGATION HEAD
□	ELECTRIC MANHOLE	○	PUBLIC PAY TELEPHONE	○	IRRIGATION CONTROL VALVE
□	ELECTRIC PEDESTAL	○	PARKING METER	○	WATER METER
□	ELECTRIC TRANSFORMER PAD	○	WETLAND MARKER	○	FOUND DISK IN CONCRETE
□	ELECTRIC METER	○	BASKETBALL HOOP	○	FOUND BRASS DISC
□	HANDHOLE	○	AIR CONDITIONER PAD/UNIT	○	FOUND ROW MARKER
□	ELECTRICAL JUNCTION BOX	○	DECIDUOUS TREE W/ TRUNK SIZE	○	FOUND IRON ROD
□	ELECTRIC VAULT	○	NON-DECIDUOUS TREE W/ TRUNK SIZE	○	FRS FOUND RAILROAD SPIKE
□	ELECTRIC SERVICE OUTLET BOX	○	BUSH	○	FPK FOUND PK NAIL
□	PAINTED ELECTRIC LINE	○	SOIL BORING HOLE W/ NUMBER	○	FMS FOUND MAG NAIL
□	TRANSFORMER PAD	○		○	FCC FOUND CUT CROSS
○		○		○	FP FOUND IRON PIPE
○		○		○	FB FOUND IRON BAR
○		○		○	TP TRAVERSE POINT
○		○		○	SPK SET PK NAIL
○		○		○	SMG SET MAG NAIL
○		○		○	SIP SET IRON PIPE
○		○		○	SMB SET CONCRETE MONUMENT WITH BRASS DISC
○		○		○	SCM SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

---	PROPERTY LINE	782.82	EXISTING TOP OF CURB ELEVATION
---	EXISTING RIGHT-OF-WAY LINE	782.12	EXISTING EDGE OF PAVEMENT ELEVATION
---	PROPOSED RIGHT-OF-WAY LINE	+ 782.82	EXISTING SPOT ELEVATION
---	EXISTING LOT LINE		
---	PROPOSED LOT LINE		
---	EX. & PRO. CENTERLINE		
---	EXISTING EASEMENT LINE		
---	PROPOSED EASEMENT LINE		
---	EX. & PRO. BUILDING SETBACK LINE		
---	SECTION LINE		
---	EXISTING FENCELINE (CHAIN LINK)		
---	EXISTING FENCELINE (WOOD)		
---	EXISTING FENCELINE (WIRE)		
---	GUARDRAIL		
---	RAILROAD TRACKS		
---	(CATV) UNDERGROUND CABLE TV		
---	(FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)		
---	(E) UNDERGROUND ELECTRIC		
---	(E) UNDERGROUND ELECTRIC(ATLAS INFO.)		
---	(T) UNDERGROUND TELEPHONE		
---	(T) UNDERGROUND TELEPHONE(ATLAS INFO.)		
---	(G) GAS MAIN		
---	(G) GAS MAIN(ATLAS INFO.)		
---	(W) WATER MAIN		
---	(W) WATER MAIN (ATLAS INFO.)		
---	(SAN) SANITARY SEWER		
---	(SAN) SANITARY SEWER(ATLAS INFO.)		
---	(STM) STORM SEWER		
---	(STM) STORM SEWER(ATLAS INFO.)		
---	EDGE OF WATER		
---	OVERHEAD WIRES		
---	CURB		
---	DEPRESSED CURB		
---	EXISTING CONTOUR LINE		
---	ASPHALT PAVING OR WATER (LABELLED)		
---	UNPAVED ROAD		
---	CONCRETE		
---	WETLANDS		
---	EXISTING BUILDING		
---	MARSH AREA		
			A.P. ACCESSIBLE PARKING
			F.F. FINISHED FLOOR
			T.F. TOP OF FOUNDATION
			CMP CORRUGATED METAL PIPE
			RCP REINFORCED CONCRETE PIPE
			VCP VITRIFIED CLAY PIPE
			FRM FRAME
			BRK BRICK
			TC TOP OF CURB
			DEP DEPRESSED CURB
			GUT GUTTER
			EPF EDGE OF PAVEMENT
			F.L. FLOW LINE
			CONC CONCRETE
			BIT BITUMINOUS
			MH MANHOLE
			CW CONCRETE WALK
			TW TOP OF WALL
			BW BOTTOM OF WALL
			TP TOP OF PIPE
			BW BACK OF WALK
			FES FLARED END SECTION
			INV INVERT
			DIP DUCTILE IRON PIPE
			SD STORM DRAIN
			SAN SANITARY SEWER
			N NORTH
			S SOUTH
			E EAST
			W WEST
			CB CHORD BEARING
			A ARC LENGTH
			R RADIUS
			U.E. UTILITY EASEMENT
			P.U.E. PUBLIC UTILITY EASEMENT
			D.E. DRAINAGE EASEMENT
			M.U.E. MUNICIPAL UTILITY EASEMENT
			I.E. INGRESS & EGRESS EASEMENT
			PC POINT OF CURVATURE
			PCC POINT OF COMPOUND CURVATURE
			PRC POINT OF REVERSE CURVATURE
			PT POINT OF TANGENCY
			(REC) RECORD DATUM
			MEAS. MEASURED DATUM
			(CALC) CALCULATED DATUM
			(SECT) INFORMATION TAKEN FROM DEED
			ETRE EXCEPTION TO BLANKET EASEMENT

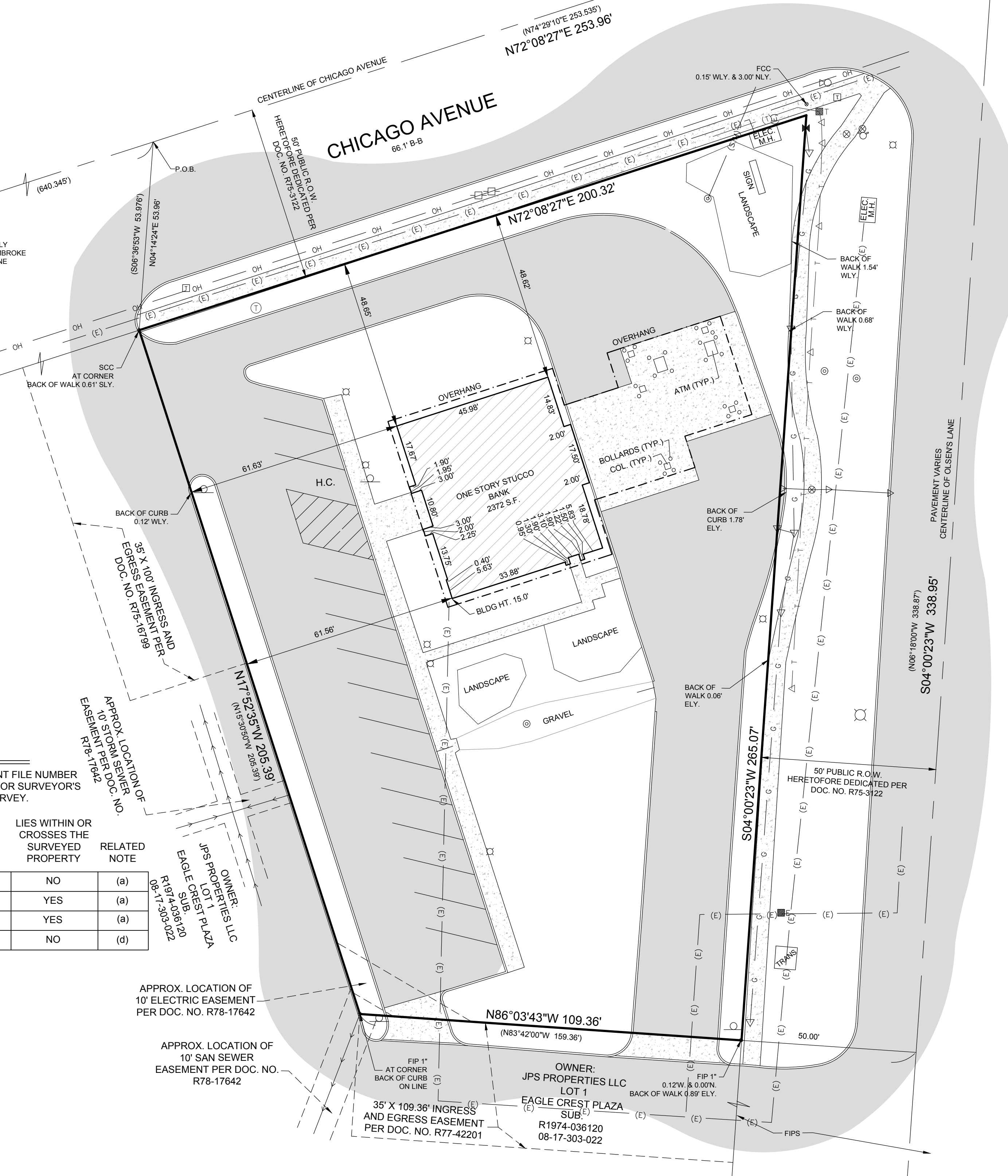
NOTES FROM SCHEDULE B

PER CURRENT PRAIRIE TITLE SERVICES, INC. COMMITMENT FILE NUMBER 2230508, EFFECTIVE DATE JANUARY 14, 2022, PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY.

EXCEPTIONS	LIES WITHIN OR CROSSES THE SURVEYED PROPERTY	RELATED NOTE
15 EASEMENT R75-16799	NO	(a)
16 DEDICATION R75-3122	YES	(a)
17 EASEMENT R78-17642	YES	(a)
18 EASEMENT R77-42201	NO	(d)

- RELATED NOTES**
- its location is shown;
 - its location cannot be determined from the record document;
 - there was no observed evidence at the time of the fieldwork;
 - it is a blanket easement;
 - it is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property;
 - it limits access to an otherwise abutting right of way;
 - the documents are illegible;
 - the surveyor has information indicating that it may have been released or otherwise terminated; or
 - it is non-plottable.

ALL OTHER SCHEDULE B ITEMS ARE NON-PLOTTABLE



STATE OF ILLINOIS)
COUNTY OF DUPAGE)

SURVEYOR'S CERTIFICATE

TO: OLD SECOND NATIONAL BANK (VIA ACQUISITION OF WEST SUBURBAN BANK)
PRAIRIE TITLE SERVICES, INC.
CHICAGO TITLE INSURANCE COMPANY

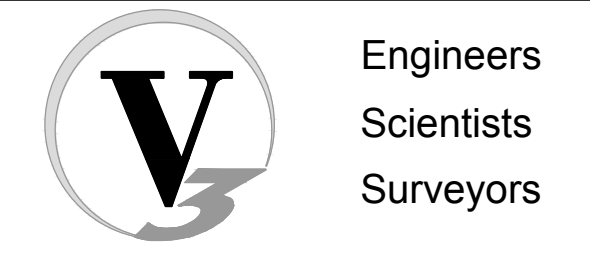
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14 AND 16 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON MARCH 25, 2022.

DATED THIS 28TH DAY OF MARCH, A.D., 2022.

Christopher D. Bartosz
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.
CDBARTOSZ@V3CO.COM



Engineers
Scientists
Surveyors

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PREPARED FOR:
OLD SECOND NATIONAL BANK
333 W. WACKER DRIVE, SUITE 1010
CHICAGO, ILLINOIS 60606
312-912-6027

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ALT/NSPS LAND TITLE SURVEY

1296 E. CHICAGO AVENUE

DRAFTING COMPLETED: 03-28-2022
FIELD WORK COMPLETED: 03-25-2022

DRAWN BY: CDB
CHECKED BY: CDB

PROJECT MANAGER: CDB
SCALE: 1" = 20'

Project No: 220173.011
Group No: VP01.1
SHEET NO. 1 of 1