

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

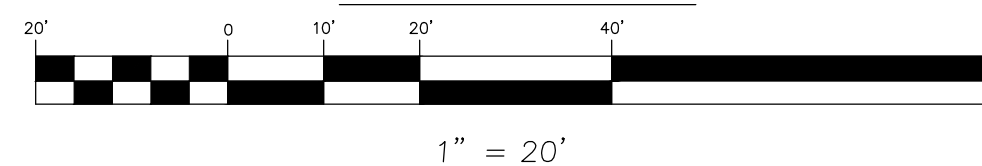
AREA

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 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°46'34.49563" N
LONGITUDE: 88°07'12.83141" W
ELLIPTOIDAL 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
	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		FOUND RAILROAD SPIKE
	ELECTRIC SERVICE OUTLET BOX		BUSH		FOUND PK NAIL
	PAINTED ELECTRIC LINE		SOIL BORING HOLE W/NUMBER		FOUND MAG NAIL
	TRANSFORMER PAD				FOUND CUT CROSS
					FOUND IRON PIPE
					FOUND IRON BAR
					SET TRAVERSE POINT
					SET PK NAIL
					SET MAG NAIL
					SET IRON PIPE
					SET CONCRETE MONUMENT WITH BRASS DISC
					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		
	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		
	UNDERGROUND CABLE TV		
	UNDERGROUND CABLE TV(ATLAS INFO.)		
	UNDERGROUND FIBER OPTIC CABLE(ATLAS)		
	UNDERGROUND ELECTRIC		
	UNDERGROUND ELECTRIC(ATLAS INFO.)		
	UNDERGROUND TELEPHONE		
	UNDERGROUND TELEPHONE(ATLAS INFO.)		
	GAS MAIN		
	GAS MAIN(ATLAS INFO.)		
	WATER MAIN		
	WATER MAIN (ATLAS INFO.)		
	SANITARY SEWER		
	SANITARY SEWER(ATLAS INFO.)		
	STORM SEWER		
	STORM SEWER(ATLAS INFO.)		
	EDGE OF WATER		
	OVERHEAD WIRES		
	CURB		
	DEPRESSED CURB		
	EXISTING CONTOUR LINE		
	ASPHALT PAVING OR WATER (LABELED)		
	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
		RCF	REINFORCED CONCRETE PIPE
		VCP	VITRIFIED CLAY PIPE
		FRM	FRAME
		BRK	BRICK
		TC	TOP OF CURB
		DEP	DEPRESSED CURB
		GUT	GUTTER
		EP	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
		(SEEN)	INFORMATION TAKEN FROM DEED
		ETBE	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

APPROX. LOCATION OF 10' ELECTRIC EASEMENT PER DOC. NO. R78-17642

APPROX. LOCATION OF 10' SAN SEWER EASEMENT PER DOC. NO. R78-17642

OWNER: JPS PROPERTIES LLC
LOT 1
EAGLE CREST PLAZA
SUB-C
R1974-036120
08-17-303-022

OWNER: JPS PROPERTIES LLC
LOT 1
EAGLE CREST PLAZA
SUB-C
R1974-036120
08-17-303-022

PREPARED FOR:

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

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