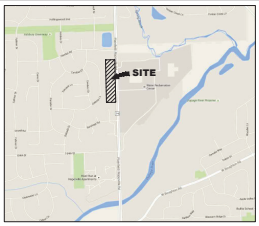
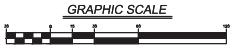
ALTA/ACSM LAND TITLE SURVEY
FOR
TRAMORE SUBDIVISION
NAPERVILLE, ILLINOIS



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS

ASSUMED THE EAST LINE OF THE THE SOUTHEAST QUARTER OF SECTION 11-37-09 TO BE: N00°48'04"E

PARKING STALLS

STANDARD PARKING STALLS = 4
ACCESSIBLE PARKING STALLS = 1
TOTAL PARKING STALLS = 5

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 WILL COUNTY, ILLINOIS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 17197C0033 F, EFFECTIVE DATE SEPTEMBER 22, 1999.

LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
SECTION CORNER
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER
QUARTER SECTION CORNER
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
FOUND IRON IN CONCRETE
FOUND BRASS DISC
FOUND IRON MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND MAG NAIL
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

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
ADJOINER RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PROP. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PROP. 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

ABBREVIATIONS

(BC)/(TC) EXISTING TOP OF CURB ELEVATION
(EP)/(TE) EXISTING EDGE OF PAVEMENT ELEVATION
×000.00 EXISTING SPOT ELEVATION
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
GC GUTTER OR CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
SW SIDEWALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
PVC PVC PLASTIC
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CH CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
I.E. INGRESS & EGRESS EASEMENT
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
(REC'D) RECORD DATUM
MEAS. MEASURED DATUM
(CALC) CALCULATED DATUM
(ASSD) INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST DIG NUMBER A310075G RECEIVED 11/05/2008

ALL CONTACTS SUPPLIED BY J.U.L.I.E. WHERE SENT FAX REQUESTS FOR ATLAS INFORMATION BY 11/05/2008.

CONTACTS	RESPONSE
AT&T	NO RESPONSE
COM ED	NO RESPONSE
COMCAST	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
CITY OF NAPERVILLE	RESPONDED WITH ATLAS
WIDE OPEN WEST	RESPONDED "ALL CLEAR"

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. 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 MAY OR MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE ADDITIONAL EASEMENT AND/OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON.
6. 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.
8. 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.
9. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
10. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11. 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.
12. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY NAPERVILLE ZONING ORDINANCES AS AMENDED.
13. THIS PROPERTY IS ZONED R2 – SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT PER CITY NAPERVILLE ZONING MAP, UPDATED SEPTEMBER 2010. SEE CITY NAPERVILLE ZONING ORDINANCE FOR SPECIFICS.
14. TOPOGRAPHY SHOWN ON SHEETS 2 AND 3 IS PER SURVEY PREPARED BY V3, DATED NOVEMBER 24, 2008.

AREA

OVERALL PARCEL= 280,465.42 SQ. FT. 6.4386 ACRES
TRAMORE COURT R.O.W.= 46,911.76 SQ. FT. 1.0769 ACRES
TOTAL CURRENT BUILDABLE AREA= 233553.66 SQ. FT. 5.3617 ACRES

BENCHMARK

SOURCE:

STATION DESIGNATION: 1002
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 01/17/2001

ELEVATION: 687.49 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: BERNSTEN 3D TOP SECURITY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF TOWER COURT AND 103RD STREET. 23.42 FEET SOUTH OF A CROSS CUT IN THE CURB ON THE SOUTH SIDE OF 103RD STREET, 11.94 FEET WESTERLY OF A CROSS CUT IN THE CURB ON THE EAST SIDE OF TOWER COURT, AND 20.98 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF A LARGE GREEN ELECTRIC BOX.

SITE:

STATION DESIGNATION: V3 CP101
ESTABLISHED BY: H. SULEK
DATE: 11/10/2008

ELEVATION: 640.57 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET PK NAIL IN THE PAVEMENT OF THE WALKING PATH ALONG THE WEST SIDE OF PLAINFIELD-NAPERVILLE ROAD. SAID NAIL IS APPROXIMATELY 1.0 FEET WEST OF THE EAST EDGE OF PAVEMENT AND APPROXIMATELY 1.0 FEET SOUTH OF THE SECOND DECORATIVE STONE COLUMN FROM THE NORTH PROPERTY LINE.

STATION DESIGNATION: V3 CP102
ESTABLISHED BY: H. SULEK
DATE: 11/10/2008

ELEVATION: 655.03 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET PK NAIL IN THE PAVEMENT OF THE WALKING PATH ALONG THE WEST SIDE OF PLAINFIELD-NAPERVILLE ROAD. SAID NAIL IS APPROXIMATELY 1.0 FEET WEST OF THE EAST EDGE OF PAVEMENT AND 81.0 FEET NORTH OF THE SOUTH LINE OF THE RETAINING WALL AROUND THE POND AT THE SOUTHERN END OF THE PROPERTY.

LEGAL DESCRIPTION

LOTS 1 THROUGH 16, AND PARCELS 1 THROUGH 3, ALL INCLUSIVE, IN THE FINAL PLAT OF SUBDIVISION OF TRAMORE, A SUBDIVISION IN PART OF THE NORTH HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, AS RECORDED ON DECEMBER 2, 2005 AS DOCUMENT NUMBER R2005211708 IN THE OFFICE OF THE RECORDER OF WILL COUNTY.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 8, 9, AND 11(b) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2015.

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

DATED THIS _____ DAY OF _____, A.D., 2015.

_____
ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.
astrickland@v3co.com

ANTHONY J. STRICKLAND 035-003437 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
K. HOVNANIAN HOMES
1804 N. NAPER BOULEVARD, SUITE 200
NAPERVILLE, ILLINOIS 60563
630-210-8888

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
		EXHIBIT B			

ALTA/ACSM LAND TITLE SURVEY
TRAMORE SUBDIVISION - NAPERVILLE, IL

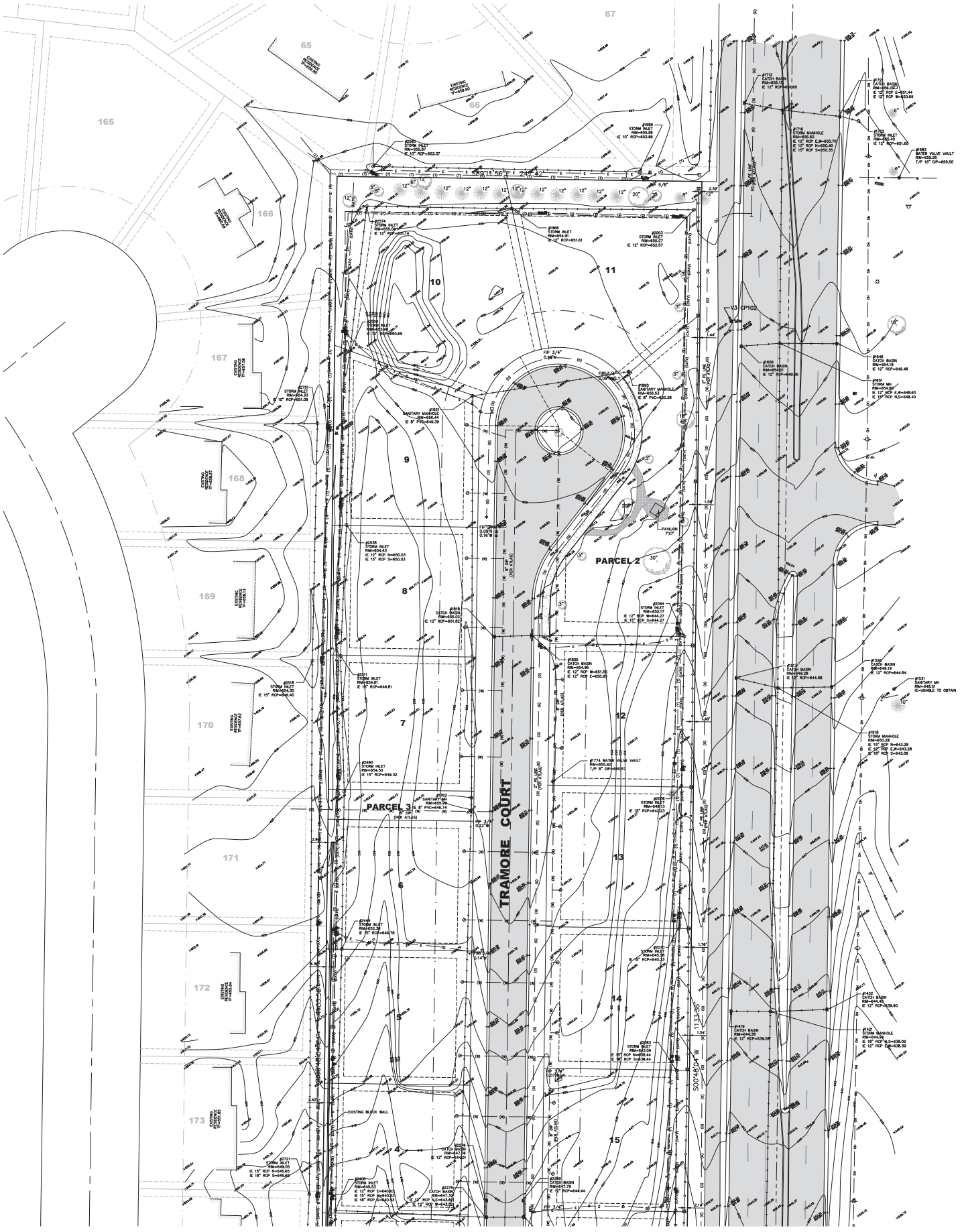
FILE NAME: ALTD8201	DRAWN BY: DRW/MLP	CHECKED BY: AJS	JOB NO.: 08201.TRAMORE
JOB DIRECTORY: VP01.1	PROJ. MAN.: AJS	DATE: 08-17-15	SCALE: 1" = 30'

SHEET NO. 1 of 3

ALTA/ACSM LAND TITLE SURVEY
FOR
TRAMORE SUBDIVISION
NAPERVILLE, ILLINOIS

GRAPHIC SCALE
1" = 20'

ASSUMED MERIDIAN

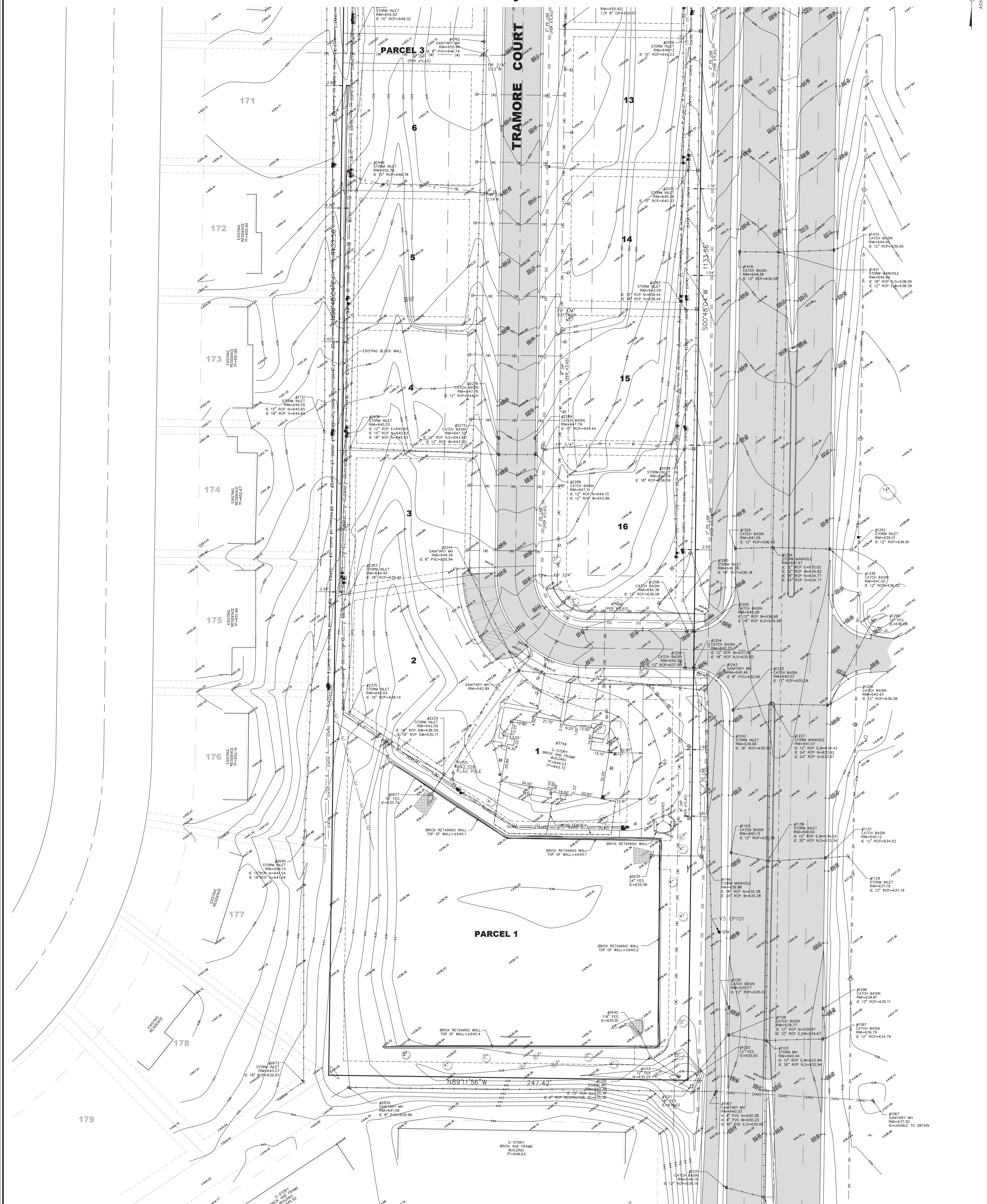

TRAMORE COURT
PARCEL 2
PARCEL 3
EXISTING BLOCK WALL
S00°48'04"W 113.95'
V3 CP102
PAVILION 7'X7'
#1712 CATCH BASIN RIM=658.15 IE 12" RCP=649.60
#1716 STORM MANHOLE RIM=656.80 IE 12" RCP E,W=650.30 IE 12" RCP N=650.40 IE 15" RCP S=650.30
#1683 WATER VALVE VAULT RIM=655.85 T/P 16" DIP=650.50
#1889 STORM INLET RIM=655.86 IE 10" RCP=653.86
#2003 STORM INLET RIM=655.27 IE 12" RCP=652.57
#1968 STORM INLET RIM=654.91 IE 12" RCP=651.61
#2274 STORM INLET RIM=655.04 IE 12" RCP=650.14
#2269 STORM INLET RIM=654.97 IE 12" RCP=650.69
#1937 SANITARY MANHOLE RIM=656.44 IE 8" PVC=649.39
#1995 SANITARY MANHOLE RIM=656.53 IE 8" PVC=650.38
#1656 CATCH BASIN RIM=654.01 IE 12" RCP=649.56
#1646 CATCH BASIN RIM=654.18 IE 12" RCP=649.48
#1651 STORM MH RIM=654.59 IE 12" RCP E,W=648.60 IE 15" RCP N,S=648.40
#2538 STORM INLET RIM=654.43 IE 12" RCP N=650.03 IE 15" RCP S=650.03
#2044 STORM INLET RIM=650.17 IE 12" RCP N=644.27 IE 15" RCP S=644.27
#1818 CATCH BASIN RIM=655.02 IE 12" RCP=651.62
#1800 CATCH BASIN RIM=654.99 IE 12" RCP N=651.50 IE 12" RCP E=650.99
#1524 CATCH BASIN RIM=648.19 IE 12" RCP=644.84
#1531 SANITARY MH RIM=648.57 E=UNABLE TO OBTAIN
#1518 STORM MANHOLE RIM=650.28 IE 15" RCP N=643.28 IE 15" RCP E,W=643.28 IE 15" RCP S=643.08
#2518 STORM INLET RIM=654.35 IE 15" RCP=649.40
#2501 STORM INLET RIM=654.61 IE 15" RCP=649.81
#2490 STORM INLET RIM=654.54 IE 15" RCP=649.92
#1774 WATER VALVE VAULT RIM=655.92 T/P 8" DIP=650.01
#1792 SANITARY MH RIM=649.39 IE 8" PVC=646.74 (E)
#2084 STORM INLET RIM=648.13 IE 15" RCP=642.23
#2489 STORM INLET RIM=652.38 IE 15" RCP=646.78
#2070 STORM INLET RIM=645.58 IE 15" RCP=640.13
#2085 STORM INLET RIM=645.09 IE 15" RCP N=638.44 IE 18" RCP S=638.44
#1432 CATCH BASIN RIM=644.45 IE 12" RCP=639.90
#1421 STORM MANHOLE RIM=644.38 IE 15" RCP N,S=638.09 IE 15" RCP E=638.39
#1419 CATCH BASIN RIM=644.38 IE 12" RCP=639.08
#2400 STORM INLET RIM=645.61 IE 12" RCP E=640.63 IE 15" RCP N=640.53 IE 18" RCP S=640.51
#2275 CATCH BASIN RIM=647.32 IE 12" RCP N,E=643.82 IE 12" RCP S=643.92
#2289 CATCH BASIN RIM=647.79 IE 6" RCP=644.44
#2721 STORM INLET RIM=649.05 IE 15" RCP N=645.65 IE 18" RCP S=645.69
#2270 STORM INLET RIM=654.53 IE 15" RCP=651.08
#2270 CATCH BASIN RIM=647.76 IE 12" RCP=644.00
EXISTING RESIDENCE TF=659.90
EXISTING RESIDENCE TF=659.94
EXISTING RESIDENCE TF=659.13
EXISTING RESIDENCE TF=657.56
EXISTING RESIDENCE TF=657.76
EXISTING RESIDENCE TF=657.16
EXISTING RESIDENCE TF=656.84
EXISTING RESIDENCE TF=656.76
EXISTING RESIDENCE TF=656.72
EXISTING RESIDENCE TF=656.72
EXISTING RESIDENCE TF=656.72

ALTA/ACSM LAND TITLE SURVEY
FOR
TRAMORE SUBDIVISION
NAPERVILLE, ILLINOIS

GRAPHIC SCALE

1" = 20'

ASSUMED MERIDIAN



V3 Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR:
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1804 N. NAPER BOULEVARD, SUITE 200
NAPERVILLE, ILLINOIS 60563
630-210-8888

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

EXHIBIT B

ALTA/ACSM LAND TITLE SURVEY
TRAMORE SUBDIVISION - NAPERVILLE, IL

FILE NAME: ALT08201	DRAWN BY: DRW/MLP	CHECKED BY: AJS	JOB NO.: 08201.TRAMORE	SHEET NO.
JOB DIRECTORY: VP01.1	PROJ. MAN.: AJS	DATE: 08-17-15	SCALE: 1" = 20'	3 of 3