

VICINITY MAP
NOT TO SCALE

AREA

27,516 SQ. FT.
0.6317 ACRES

NOTES FROM SCHEDULE B PART II

EXCEPTIONS	NOTE
G BUILDING LINE	(a)
H PUBLIC UTILITY EASEMENT	(a)
J RESTRICTIONS, CONDITION & EASEMENT, DOC. 525148	(a)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS

- 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; or
- the surveyor has information indicating that it may have been released or otherwise terminated
- document not provided for Surveyor's review

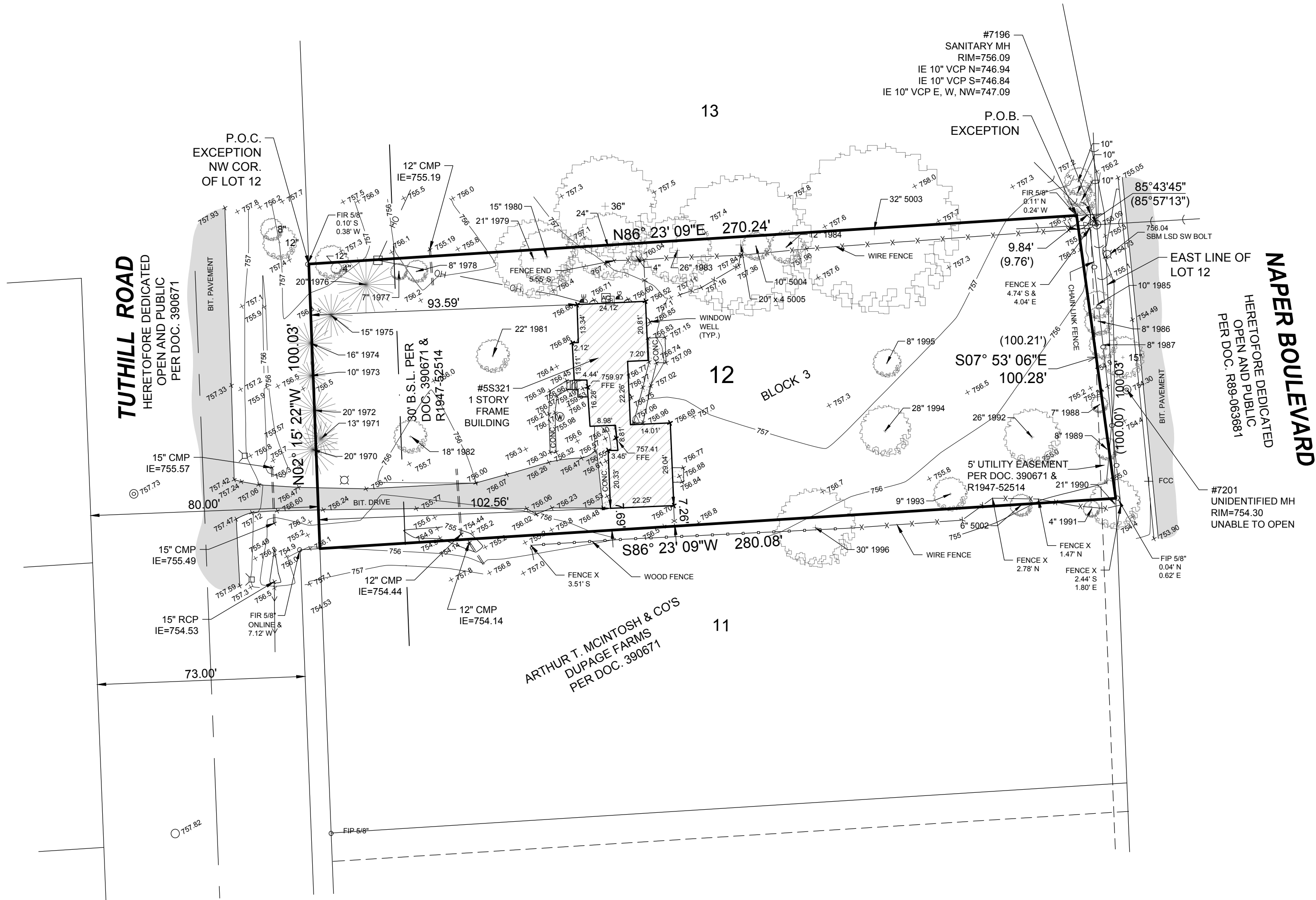
GENERAL NOTES

- 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.
- A CURRENT CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER 25GST216027WH, DATED JANUARY 16, 2025 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B PART II" SHOWN HEREON FOR DETAILS.

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
PLANK ROAD MULTIFAMILY, NAPERVILLE, IL
5s321 Tuthill Road, Naperville, IL 60540

LOT 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 390671, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

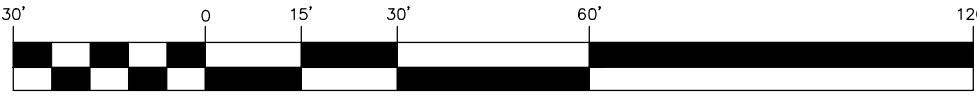
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.



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: 41-47-31.86719 N LONGITUDE: 88-07-11.44965 W ELLIPSOIDAL HEIGHT: 647.015 SFT GROUND SCALE FACTOR: 1.0000520596 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



STATE PLANE MERIDIAN

BENCHMARK/CONTROL POINTS PER TOPOGRAPHIC SURVEY, PREPARED BY CEMCON, LTD. DATED 08-05-24

ELEVATION REFERENCE MARKS

CITY OF NAPERVILLE SURVEY MONUMENT - STATION NO. 703: BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED ON THE NORTH SIDE OF U.S. ROUTE 34 (OGDEN AVENUE) APPROXIMATELY 350 FEET WEST OF THE CENTERLINE OF NAPERVILLE-WHEATON ROAD BETWEEN THE SOUTHERLY ENTRANCE ROADS TO THE OGDEN MALL SHOPPING CENTER. MONUMENT IS NORTH OF THE CONCRETE WALK APPROXIMATELY 8.20 FEET NORTHERLY OF SQUARE CUT IN TRAFFIC SIGNAL HAND HOLE BETWEEN THE CURB LINE AND THE SIDEWALK ON THE NORTH SIDE OF OGDEN AVENUE. ELEV. 780.31 NAVD88

CP #107 - SET 'X' IN CONCRETE SURROUND FOR TRAFFIC SIGNAL HAND HOLE LOCATED AT THE WESTERLY MOST CORNER OF PLANK AND NAPERVILLE ROADS. NORTHING: 1866857.25 EASTING: 1042867.54 ELEVATION: 754.02 NAVD88

CP #111 - SET 'X' IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NAPERVILLE-WHEATON AND BURLINGTON ROADS. NORTHING: 1866888.42 EASTING: 1041984.25 ELEVATION: 764.09 NAVD88

TBM5 - RAILROAD SPIKE IN UTILITY POLE AT SOUTHWEST CORNER OF BURLINGTON AVENUE AND TUTHILL ROAD.

ELEV.=762.91 NAVD88

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

TO: GEN-LAND, LLC;
ESTATE OF DONALD G. JELINEK, DECEASED; - INDEPENDENT ADMINISTRATOR;
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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 8, AND 9 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2025.

DATED THIS 26TH DAY OF FEBRUARY, A.D., 2025.

Christopher D. Bartosz
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com



Engineers
Scientists
Surveyors

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PREPARED FOR:
GEN-LAND, LLC
8111 DOUGLAS AVE., SUITE 600
DALLAS, TX 75225

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
PLANK ROAD MULTIFAMILY, NAPERVILLE, IL

DRAFTING COMPLETED: 02-26-25
FIELD WORK COMPLETED: 02-20-25
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 30'

Project No: 241072
Group No: VP03.2
SHEET NO. 1 of 1