NOTES FROM SCHEDULE B PART II

| | EXCEPTIONS | NOTE |
|---|---|------|
| G | BUILDING LINE | (a) |
| Н | 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

- OLY WITH TOX THOU OTT THE WI
- a. its location is shown;b. its location cannot be determined from the record document;c. there was no observed evidence at the time of the fieldwork;
- d. it is a blanket easement;
- e. it is not on, does not touch, and/or based on the description contained
- in the record document does not affect, the surveyed property;

 f. it limits access to an otherwise abutting right of way;
- g. the documents are illegible; or
- h. the surveyor has information indicating that it may have been released or otherwise terminated
- i. document not provided for Surveyor's review

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. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 3. 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.
- 4. 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.
- 5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- 6. 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.
- 8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 9. 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.
- 10. 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.

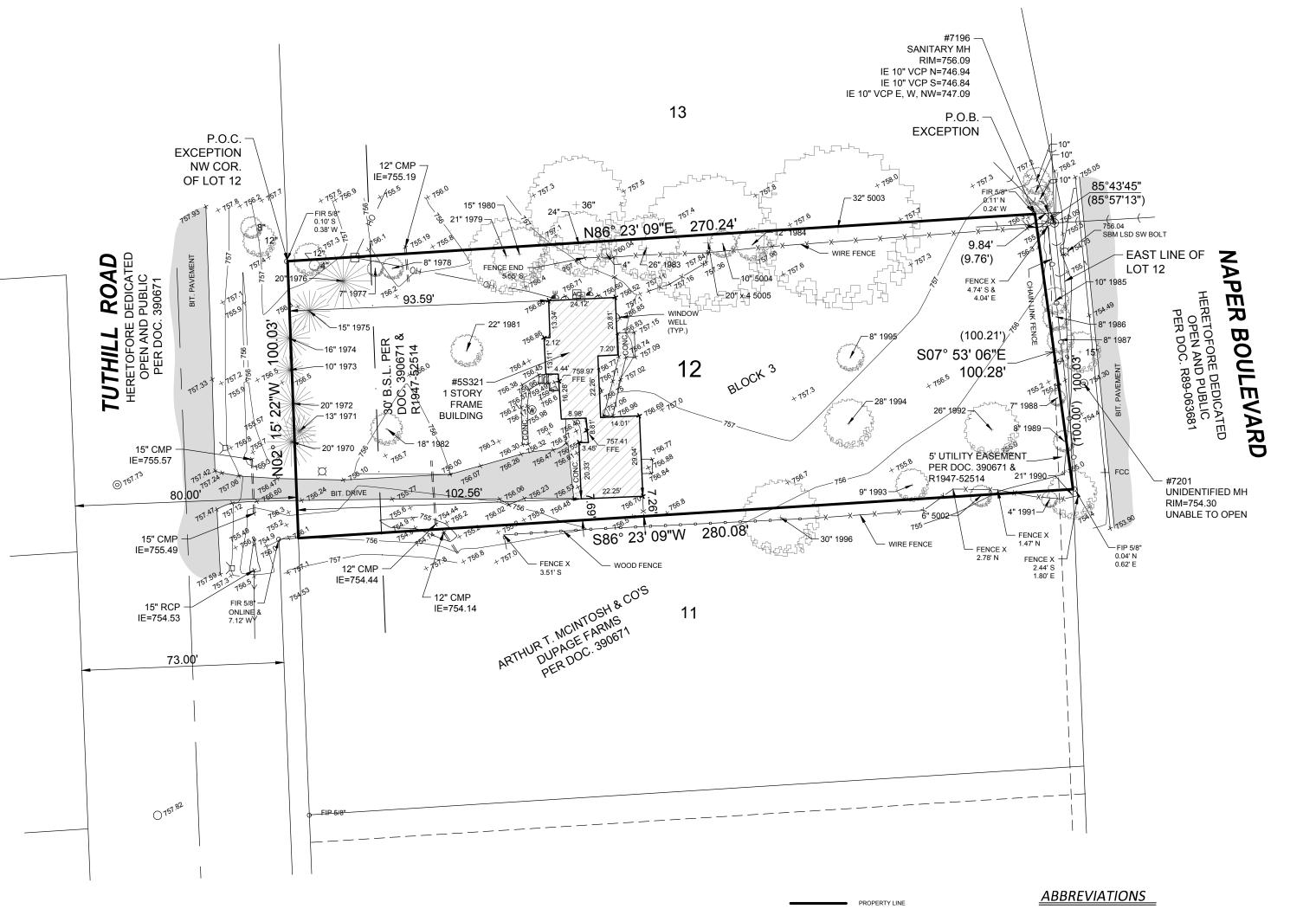
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

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.



— EXISTING RIGHT-OF-WAY LINE EXISTING TOP OF CURB ELEVATION PROPOSED RIGHT-OF-WAY LINE EXISTING LOT LINE PROPOSED LOT LINE 182.62 EXISTING SPOT ELEVATION A.P. ACCESSIBLE PARKING ---- EXISTING EASEMENT LINE ---- PROPOSED EASEMENT LINE T.F. TOP OF FOUNDATION CMP CORRUGATED METAL PIPE ----- EX. & PRO. BUILDING SETBACK LINE RCP REINFORCED CONCRETE PIPE <u>LEGEND</u> —— — — SECTION LINE VCP VITRIFIED CLAY PIPE —O—O—O— EXISTING FENCELINE (CHAIN LINK) EXISTING FENCELINE (WOOD) C CABLE TV PEDESTA -X-X-X-X-X- EXISTING FENCELINE (WIRE) TC TOP OF CURB TRAFFIC LIGHT POLE CURB INLET OOOOO GUARDRAIL DEP DEPRESSED CURB TRAFFIC CONTROL BOX GAS METER STORM INLET RAILROAD TRACKS EP EDGE OF PAVEMENT TRAFFIC CONTROL VAUL STORM MANHOLE GAS METER FLARED END SECTION TRAFFIC LIGHT CONC. CONCRETE ----(CATV)----- UNDERGROUND CABLE TV(ATLAS INFO.) TELEPHONE PEDESTAL PIPELINE MARKER CLEANOUT BIT. BITUMINOUS TELEPHONE MANHOLE MONITORING WELL SANITARY MANHOLE — E — UNDERGROUND ELECTRIC PAINTED TELEPHONE LINE POST INDICATOR VALVE HOSE BIB CW CONCRETE WALK ——(E)—— UNDERGROUND ELECTRIC(ATLAS INFO.) FIBER OPTIC CABLE LINE WELL HEAD B-BOX BW BOTTOM OF WALL ANCHOR FLAGPOLE HYDRANT GUY POLE WATER VALVE BW BACK OF WALK UTILITY POLE WATER VALVE VAUL ———(G)———— GAS MAIN(ATLAS INFO.) POWER POLE PAINTED WATER LINE WATER MAIN DIP DUCTILE IRON PIPE LIGHT STANDARD -----(W)------ WATER MAIN (ATLAS INFO SD STORM DRAIN IRRIGATION CONTROL VALVE ELECTRIC MANHOLE PARKING METER ———— SANITARY SEWER SAN SANITARY SEWER ELECTRIC PEDESTAL WETLAND MARKER WATER METER ———(SAN)—— SANITARY SEWER(ATLAS INFO ELECTRIC TRANSFORMER PAD BASKETBALL HOOP FOUND DISK IN CONCRET S SOUTH ———— STORM SEWER ELECTRIC METER AIR CONDITIONER PAD/UNIT ⊕ FBD FOUND BRASS DISC -----(STM)----- STORM SEWER(ATLAS INFO W WEST ----- EDGE OF WATER CB CHORD BEARING ELECTRICAL JUNCTION BOX W/ TRUNK SIZE AND TAG NO. O FIR FOUND IRON ROD ----- OH ----- OVERHEAD WIRES FLECTRIC VAULT O FRS FOUND RAILROAD SPIKE CURB R RADIUS ELECTRIC SERVICE OUTLET BOX U.E. UTILITY EASEMENT O FPK FOUND PK NAIL DEPRESSED CURB PAINTED ELECTRIC LINE P.U.E. PUBLIC UTILITY EASEMENT O FMG FOUND MAG NAIL ---- 700 ---- EXISTING CONTOUR LINE D.E. DRAINAGE EASEMENT M.U.E. MUNICIPAL UTILITY EASEMEN O FIB FOUND IRON BAR PCC POINT OF COMPOUND CURVATURE ▲ TP SET TRAVERSE POINT CONCRETE PRC POINT OF REVERSE CURVATURE SPK SET PK NAIL WETLANDS PT POINT OF TANGENCY

EXISTING BUILDING

MARSH AREA

MEAS. MEASURED DATUM

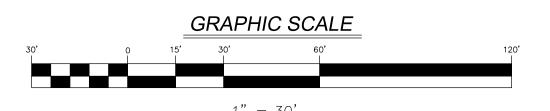
DESCRIPTION

<DEED> INFORMATION TAKEN FROM DEED

ETBE EXCEPTION TO BLANKET EASEMENT

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.



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

 $\underline{\text{CP \#107}}$ - 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

<u>CP #111</u> - 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 <u>26TH</u> DAY OF <u>FEBRUARY</u>, A.D., 20<u>25</u>.

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.

PROJECT MANAGER: CDB

1" = 30'

SCALE:





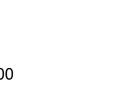
Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com PREPARED FOR:

GEN-LAND, LLC

8111 DOUGLAS AVE., SUITE 600

DALLAS, TX 75225



| | REVISIONS | | | | |
|------|-------------|-----|------|--|--|
| DATE | DESCRIPTION | NO. | DATE | | |
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SBM SET CONCRETE MONUMENT WITH BRASS DISC

SCM SET CONCRETE MONUMENT WITH IRON PIPE

SMG SET MAG NAIL

SIP SET IRON PIPE

| ALTA/NODO LAND TITLE CLIDVEV & TODOCDADUIC CLIDVEV | Proie | | | |
|--|-------|--|--|--|
| ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVE | | | | |
| | 1 | | | |
| PLANK ROAD MULTIFAMILY, NAPERVILLE, IL | | | | |
| | | | | |
| | | | | |

02-26-25

02-20-25

DRAFTING COMPLETED:

FIELD WORK COMPLETED:

cdbartosz@v3co.com

CHECKED BY: CDB

Project No: 241072

Group No: VP03.2

SHEET NO.

1 of

