

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

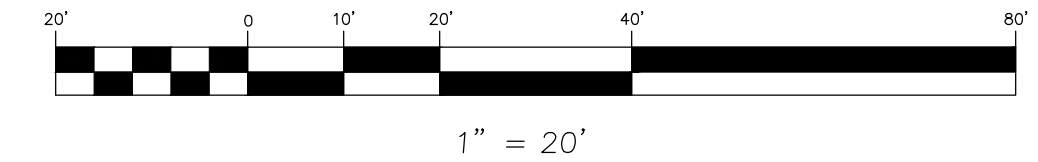
**AREA**

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  
ELLIPSOIDAL HEIGHT: 649.480 SFT  
GROUND SCALE FACTOR: 1.0000521315  
ALL MEASUREMENTS ARE ON THE GROUND.

**GRAPHIC SCALE**



**LEGEND**

<ul style="list-style-type: none"> <li>□ CABLE TV PEDESTAL</li> <li>□ TRAFFIC LIGHT POLE</li> <li>□ TRAFFIC CONTROL BOX</li> <li>□ TRAFFIC CONTROL VAULT</li> <li>□ TELEPHONE PEDESTAL</li> <li>□ TELEPHONE MANHOLE</li> <li>□ PAINTED TELEPHONE LINE</li> <li>□ FIBER OPTIC CABLE LINE</li> <li>□ ANCHOR</li> <li>□ GUY POLE</li> <li>□ UTILITY POLE</li> <li>□ POWER POLE</li> <li>□ LIGHT STANDARD</li> <li>□ ELECTRIC MANHOLE</li> <li>□ ELECTRIC PEDESTAL</li> <li>□ ELECTRIC TRANSFORMER PAD</li> <li>□ ELECTRIC METER</li> <li>□ HANDHOLE</li> <li>□ ELECTRICAL JUNCTION BOX</li> <li>□ ELECTRIC VAULT</li> <li>□ ELECTRIC SERVICE OUTLET BOX</li> <li>□ PAINTED ELECTRIC LINE</li> <li>□ TRANSFORMER PAD</li> </ul>	<ul style="list-style-type: none"> <li>▽ PAINTED GAS LINE</li> <li>⊗ GAS VALVE</li> <li>⊗ GAS METER</li> <li>⊗ GAS VALVE VAULT</li> <li>⊗ GAS METER</li> <li>▲ PIPELINE MARKER</li> <li>⊗ MONITORING WELL</li> <li>⊗ POST INDICATOR VALVE</li> <li>⊗ WELL HEAD</li> <li>⊗ FLAGPOLE</li> <li>⊗ MAILBOX</li> <li>⊗ SIGN</li> <li>⊗ POST</li> <li>⊗ PUBLIC PAY TELEPHONE</li> <li>⊗ PARKING METER</li> <li>⊗ WETLAND MARKER</li> <li>⊗ BASKETBALL HOOP</li> <li>⊗ AIR CONDITIONER PAD/UNIT</li> <li>⊗ DECIDUOUS TREE W/ TRUNK SIZE</li> <li>⊗ NON-DECIDUOUS TREE W/ TRUNK SIZE</li> <li>⊗ BUSH</li> <li>⊗ SOIL BORING HOLE W/ NUMBER</li> </ul>	<ul style="list-style-type: none"> <li>□ HEADWALL</li> <li>□ CURB INLET</li> <li>□ STORM INLET</li> <li>□ STORM MANHOLE</li> <li>□ FLARED END SECTION</li> <li>□ CLEANOUT</li> <li>□ SANITARY MANHOLE</li> <li>□ HOSE BIB</li> <li>□ B-BOX</li> <li>□ HYDRANT</li> <li>□ WATER VALVE</li> <li>□ WATER VALVE VAULT</li> <li>□ PAINTED WATER LINE</li> <li>□ IRRIGATION HEAD</li> <li>□ IRRIGATION CONTROL VALVE</li> <li>□ WATER METER</li> <li>□ FOUND DISK IN CONCRETE</li> <li>□ FOUND BRASS DISC</li> <li>□ FOUND ROW MARKER</li> <li>□ FOUND IRON ROD</li> <li>□ FRS FOUND RAILROAD SPIKE</li> <li>□ FPK FOUND PK NAIL</li> <li>□ FMG FOUND MAG NAIL</li> <li>□ FCC FOUND CUT CROSS</li> <li>□ FIP FOUND IRON PIPE</li> <li>□ FB FOUND IRON BAR</li> <li>△ TP SET TRAVERSE POINT</li> <li>● SPK SET PK NAIL</li> <li>● SMG SET MAG NAIL</li> <li>● SIP SET IRON PIPE</li> <li>● SBM SET CONCRETE MONUMENT WITH BRASS DISC</li> <li>● SCM SET CONCRETE MONUMENT WITH IRON PIPE</li> </ul>
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**ABBREVIATIONS**

<ul style="list-style-type: none"> <li>— PROPERTY LINE</li> <li>— EXISTING RIGHT-OF-WAY LINE</li> <li>— PROPOSED RIGHT-OF-WAY LINE</li> <li>— EXISTING LOT LINE</li> <li>— PROPOSED LOT LINE</li> <li>— EX. &amp; PRO. CENTERLINE</li> <li>— EXISTING EASEMENT LINE</li> <li>— PROPOSED EASEMENT LINE</li> <li>— EX. &amp; PRO. BUILDING SETBACK LINE</li> <li>— SECTION LINE</li> <li>— EXISTING FENCELINE (CHAIN LINK)</li> <li>— EXISTING FENCELINE (WOOD)</li> <li>— EXISTING FENCELINE (WIRE)</li> <li>— GUARDRAIL</li> <li>— RAILROAD TRACKS</li> <li>— (CATV) UNDERGROUND CABLE TV</li> <li>— (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)</li> <li>— (E) UNDERGROUND ELECTRIC</li> <li>— (E) UNDERGROUND ELECTRIC(ATLAS INFO.)</li> <li>— (T) UNDERGROUND TELEPHONE</li> <li>— (T) UNDERGROUND TELEPHONE(ATLAS INFO.)</li> <li>— (G) GAS MAIN</li> <li>— (G) GAS MAIN(ATLAS INFO.)</li> <li>— (W) WATER MAIN</li> <li>— (W) WATER MAIN (ATLAS INFO.)</li> <li>— (SAN) SANITARY SEWER</li> <li>— (SAN) SANITARY SEWER(ATLAS INFO.)</li> <li>— (STM) STORM SEWER(ATLAS INFO.)</li> <li>— (S) EDGE OF WATER</li> <li>— (OH) OVERHEAD WIRES</li> <li>— CURB</li> <li>— DEPRESSED CURB</li> <li>— EXISTING CONTOUR LINE</li> <li>— ASPHALT PAVING OR WATER (LABELLED)</li> <li>— UNPAVED ROAD</li> <li>— CONCRETE</li> <li>— WETLANDS</li> <li>— EXISTING BUILDING</li> <li>— MARSH AREA</li> </ul>	<ul style="list-style-type: none"> <li>782.82 EXISTING TOP OF CURB ELEVATION</li> <li>782.12 EXISTING EDGE OF PAVEMENT ELEVATION</li> <li>+ 782.82 EXISTING SPOT ELEVATION</li> <li>A.P. ACCESSIBLE PARKING</li> <li>F.F. FINISHED FLOOR</li> <li>T.F. TOP OF FOUNDATION</li> <li>CMP CORRUGATED METAL PIPE</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>VCP VITRIFIED CLAY PIPE</li> <li>FRM FRAME</li> <li>BRK BRICK</li> <li>TC TOP OF CURB</li> <li>DEP DEPRESSED CURB</li> <li>GUT GUTTER</li> <li>EPF EDGE OF PAVEMENT</li> <li>F.L. FLOW LINE</li> <li>CONC CONCRETE</li> <li>BIT BITUMINOUS</li> <li>MH MANHOLE</li> <li>CW CONCRETE WALK</li> <li>TW TOP OF WALL</li> <li>BW BOTTOM OF WALL</li> <li>TP TOP OF PIPE</li> <li>BW BACK OF WALK</li> <li>FES FLARED END SECTION</li> <li>INV INVERT</li> <li>DIP DUCTILE IRON PIPE</li> <li>SD STORM DRAIN</li> <li>SAN SANITARY SEWER</li> <li>N NORTH</li> <li>S SOUTH</li> <li>E EAST</li> <li>W WEST</li> <li>CB CHORD BEARING</li> <li>A ARC LENGTH</li> <li>R RADIUS</li> <li>U.E. UTILITY EASEMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>D.E. DRAINAGE EASEMENT</li> <li>M.U.E. MUNICIPAL UTILITY EASEMENT</li> <li>I.E. INGRESS &amp; EGRESS EASEMENT</li> <li>PC POINT OF CURVATURE</li> <li>PCC POINT OF COMPOUND CURVATURE</li> <li>PRC POINT OF REVERSE CURVATURE</li> <li>PT POINT OF TANGENCY</li> <li>(REC) RECORD DATUM</li> <li>MEAS. MEASURED DATUM</li> <li>(CALC) CALCULATED DATUM</li> <li>(SEEN) INFORMATION TAKEN FROM DEED</li> <li>ETRE EXCEPTION TO BLANKET EASEMENT</li> </ul>
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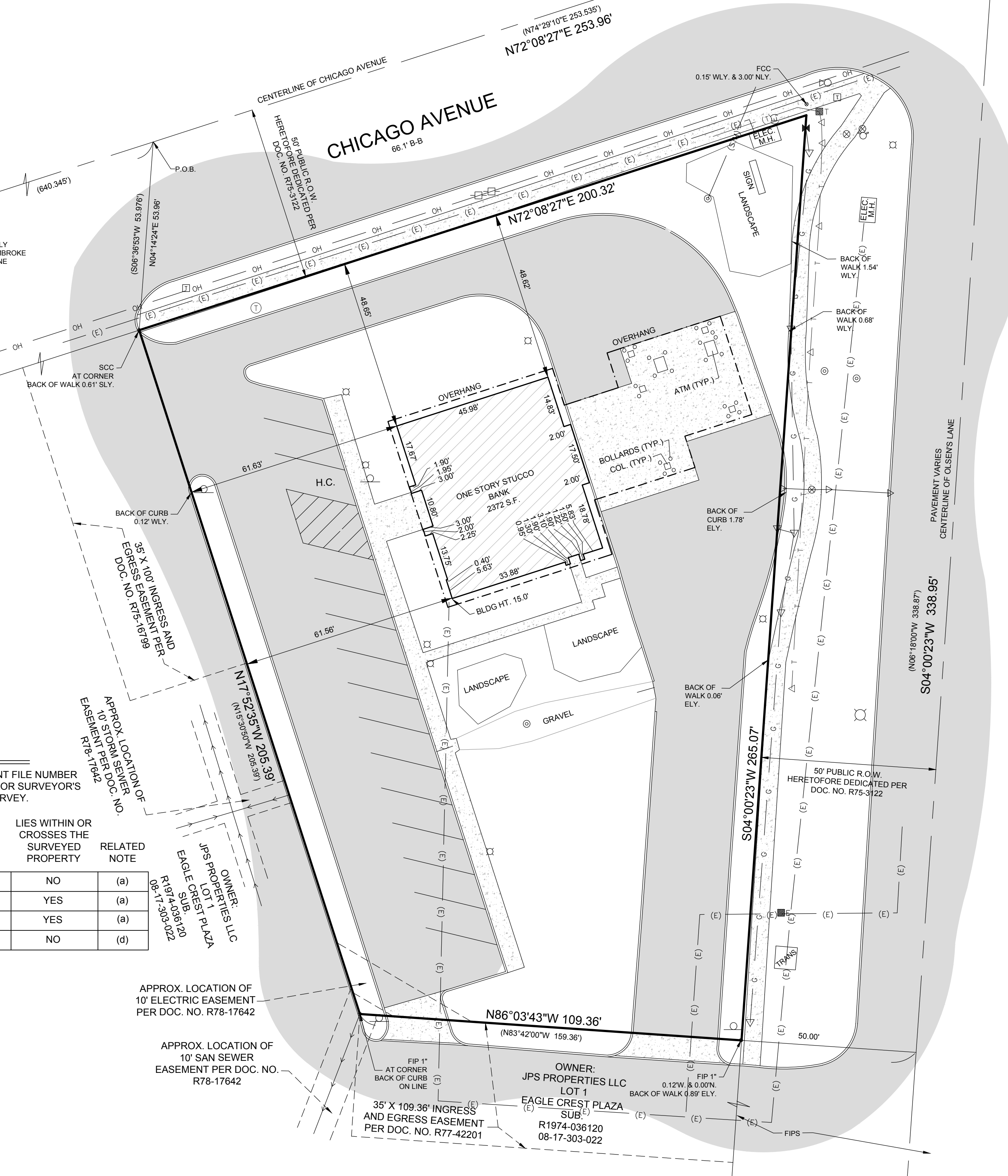
**NOTES FROM SCHEDULE B**

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

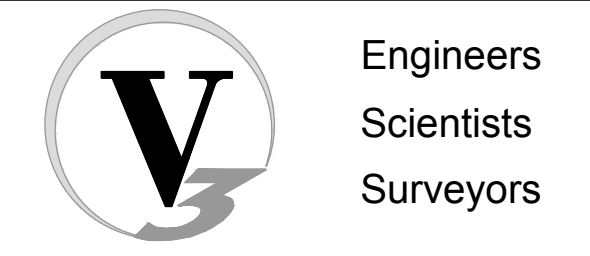
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14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

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

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