

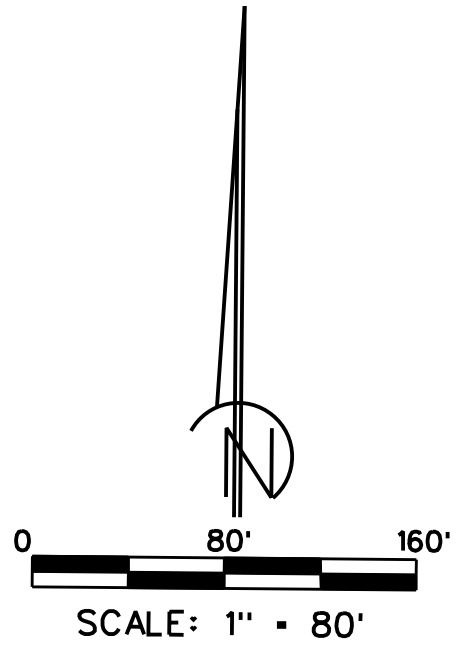
LEGAL DESCRIPTION:

PARCEL 1:

LOT 1B IN THE FINAL PLAT OF SUBDIVISION OF MONARCH LANDING LOT 1A AND LOT 1B RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT R2014-111352, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS RECORDED SEPTEMBER 25, 1997 AS DOCUMENT R97-144807, AS AMENDED BY DOCUMENTS R99-65853, R99-072255, R1999-189391, R2005-064097 AND R2005-066769, FOR THE DISCHARGE OF STORM AND SURFACE WATER INTO THE STORM WATER RETENTION AND DETENTION FACILITIES AS FURTHER DEFINED THEREIN.



SCALE: 1" = 80'

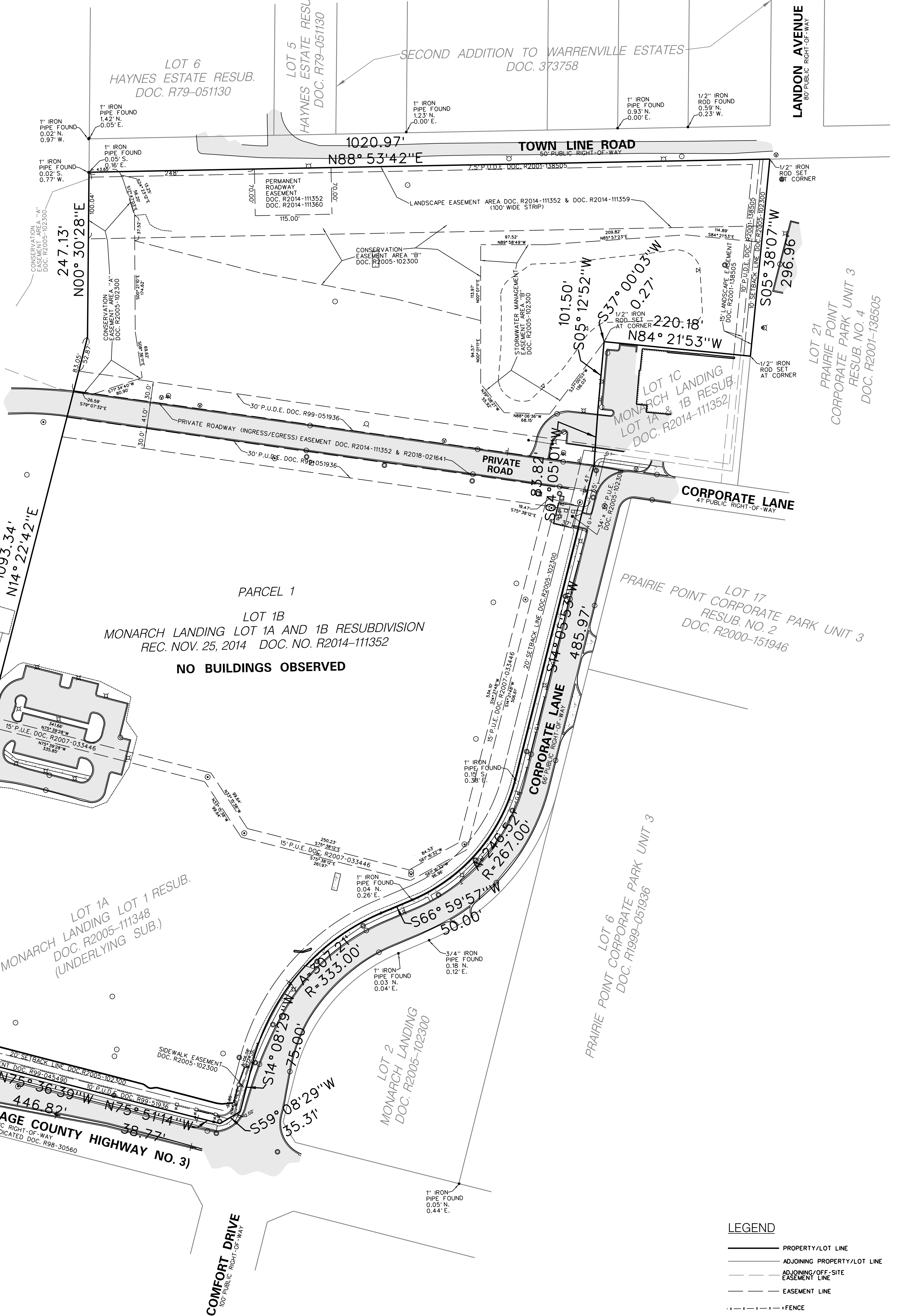
LOT 1A
MONARCH LANDING LOT 1 RESUB.
DOC. R2005-111348

LOT 6
HAYNES ESTATE RESUB.
DOC. R79-051130

LOT 5
HAYNES ESTATE RESUB.
DOC. R79-051130

SECOND ADDITION TO WARRENVILLE ESTATES
DOC. 373758

LONDON AVENUE
80' PUBLIC RIGHT-OF-WAY



LOT 21
PRAIRIE POINT
CORPORATE PARK UNIT 3
RESUB. NO. 4
DOC. R2001-138505

LOT 17
PRAIRIE POINT CORPORATE PARK UNIT 3
RESUB. NO. 2
DOC. R2000-151946

PARCEL 1
LOT 1B
MONARCH LANDING LOT 1A AND 1B RESUBDIVISION
REC. NOV. 25, 2014 DOC. NO. R2014-111352
NO BUILDINGS OBSERVED

LOT 1A
MONARCH LANDING LOT 1 RESUB.
DOC. R2005-111348
(UNDERLYING SUB.)

LOT 6
PRAIRIE POINT CORPORATE PARK UNIT 3
DOC. R1999-051936

LOT 2
MONARCH LANDING
DOC. R2005-102300

NOTE:
SEE SHEETS 2-3
FOR DETAILS

LEGEND

	PROPERTY/LOT LINE
	ADJOINING PROPERTY/LOT LINE
	ADJOINING/OFF-SITE EASEMENT LINE
	EASEMENT LINE
	FENCE
	TRANSFORMER
	UTILITY PEDESTAL
	STORM MANHOLE
	SANITARY MANHOLE
	WATER VALVE VAULT
	UTILITY HANDHOLE
	STORM CATCH BASIN
	FIRE HYDRANT
	SIGN
	BITUMINOUS PAVEMENT
	CONCRETE

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wlu2@thomsonst.com

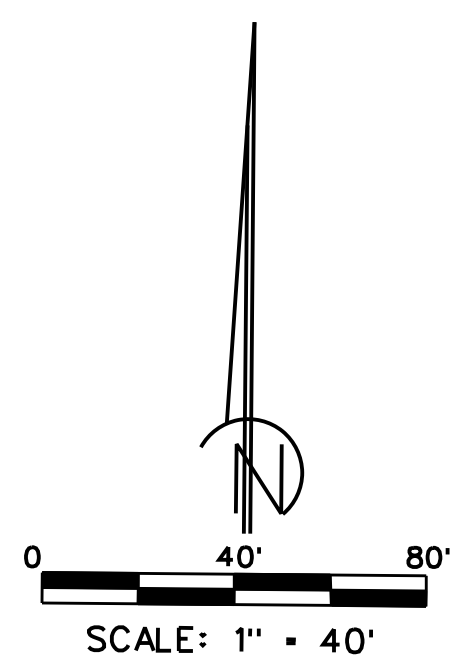
CLIENT:
M/I HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

NO.	DATE	NATURE OF REVISION	CHKD.

TITLE:
**A.L.T.A./N.S.P.S. LAND
TITLE SURVEY**
NAPERVILLE, ILLINOIS

PROJECT NO. 5700
SHEET 1 OF 4
DRAWING NO.
5700 ALTA PLN.DGN

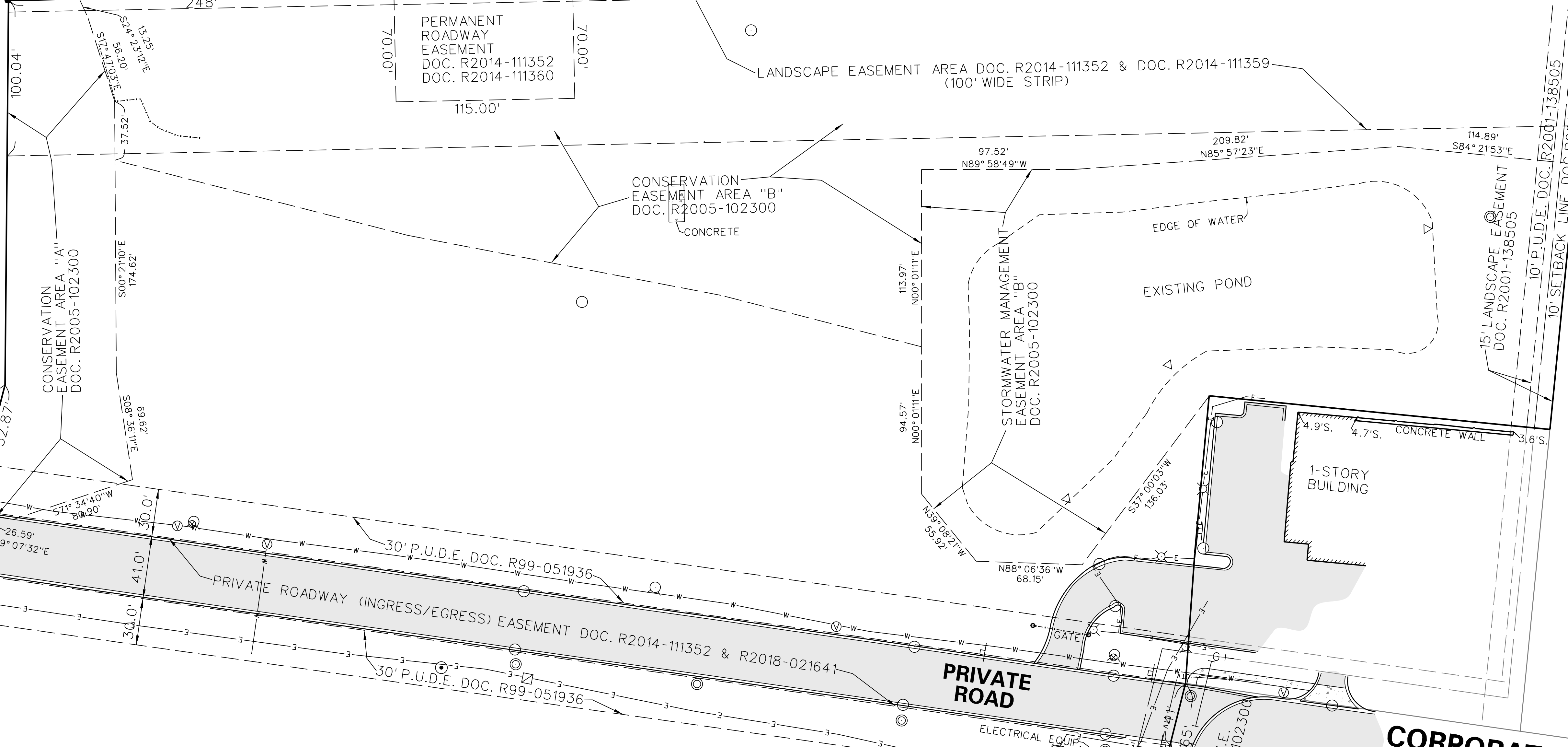
DSGN.	WJL
DWN.	
CHKD.	DMS
SCALE:	1" = 80'
DATE:	5-9-25



PARCEL 1
LOT 1B
MONARCH LANDING LOT 1A AND 1B RESUBDIVISION
REC. NOV. 25, 2014 DOC. NO. R2014-111352

(SEE SHEET 3)

TOWN LINE ROAD
50' PUBLIC RIGHT-OF-WAY



LEGEND

- PROPERTY/LOT LINE
- - - ADJOINING PROPERTY/LOT LINE
- - - ADJOINING/OFF-SITE EASEMENT LINE
- - - EASEMENT LINE
- - - FENCE
- TRANSFORMER
- ▣ UTILITY PEDESTAL
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE VAULT
- ⊙ UTILITY HANDHOLE
- STORM CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ SIGN
- ▽ STORM FLARED END SECTION
- ▨ BITUMINOUS PAVEMENT
- ▨ CONCRETE
- T — UNDERGROUND TELEPHONE
- CT — UNDERGROUND CABLE
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- S — UNDERGROUND STORMWATER
- W — UNDERGROUND WATER
- F — UNDERGROUND FIBER OPTIC

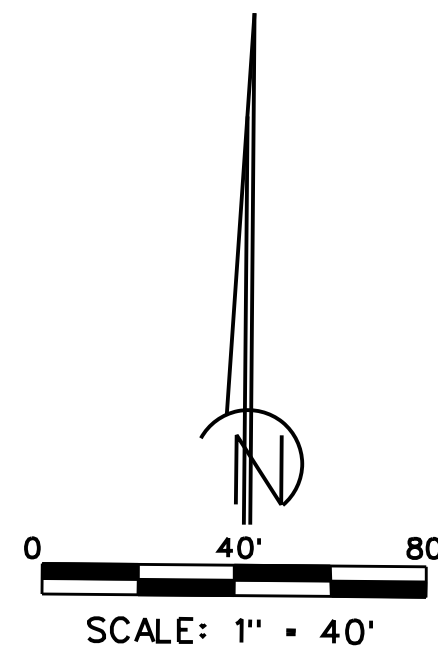
PROJECT NO.	5700	TITLE:	ALL T.A./N.S.P.S. LAND TITLE SURVEY NAPERVILLE, ILLINOIS	DSGN.	DATE:
SHEET	2 OF 4	NO. DATE	NATURE OF REVISION	CHD.	DATE
DRAWING NO.	5700 ALTA PL.DGN	NO.	DATE	CHD.	DATE
CLIENT:		M/I HOMES OF CHICAGO, LLC CITY GATE LANE, SUITE 620 NAPERVILLE, ILLINOIS 60563			
SURVEYOR:		Thomson Surveying Ltd. 825 E. Morris Road, Suite 850 Naperville, IL 60563 TEL: 68471318-9790 FAX: 68471318-9792 WUTZ@thomsonitd.com			

(SEE SHEET 2)

PARCEL 1

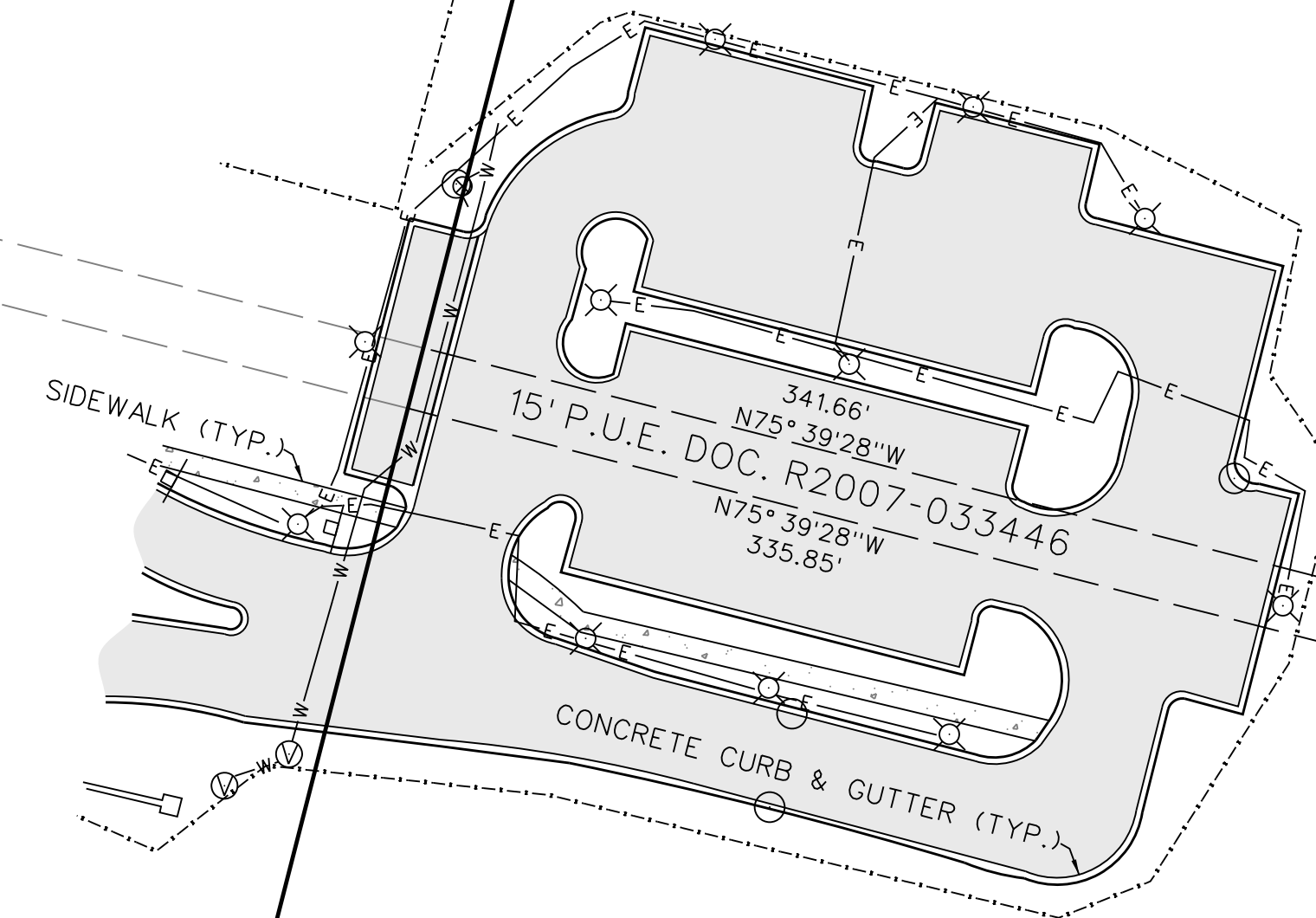
LOT 1B

MONARCH LANDING LOT 1A AND 1B RESUBDIVISION
REC. NOV. 25, 2014 DOC. NO. R2014-111352



LEGEND

- PROPERTY/LOT LINE
- ADJOINING PROPERTY/LOT LINE
- - - ADJOINING/OFF-SITE EASEMENT LINE
- - - EASEMENT LINE
- - - FENCE
- ☐ TRANSFORMER
- ☐ UTILITY PEDESTAL
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE VAULT
- ⊙ UTILITY HANDHOLE
- ⊙ STORM CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ SIGN
- T - UNDERGROUND TELEPHONE
- CTV - UNDERGROUND CABLE
- G - UNDERGROUND GAS
- E - UNDERGROUND ELECTRIC
- S - UNDERGROUND STORMWATER
- W - UNDERGROUND WATER
- - - UNDERGROUND FIBER OPTIC
- ▨ BITUMINOUS PAVEMENT
- ▨ CONCRETE

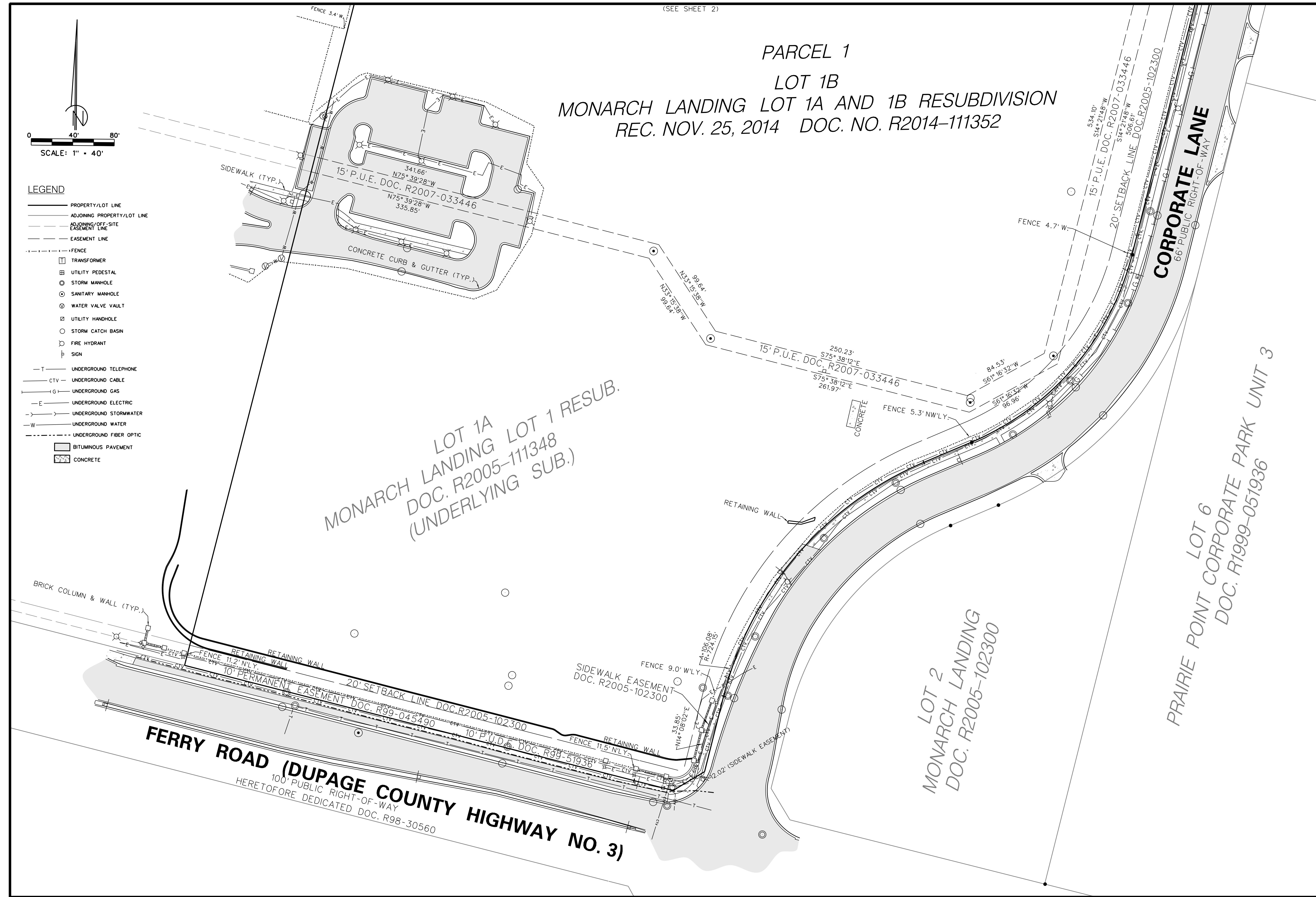


LOT 1A
MONARCH LANDING LOT 1 RESUB.
DOC. R2005-111348
(UNDERLYING SUB.)

LOT 2
MONARCH LANDING
DOC. R2005-102300

LOT 6
PRAIRIE POINT CORPORATE PARK UNIT 3
DOC. R1999-051936

FERRY ROAD (DUPAGE COUNTY HIGHWAY NO. 3)
100' PUBLIC RIGHT-OF-WAY
HERETOFORE DEDICATED DOC. R98-30560



PROJECT NO. 5700		SHEET 3 OF 4		DRAWING NO. 5700 ALTA PL.DGN	
TITLE: ALL T.A./N.S.P.S. LAND TITLE SURVEY NAPERVILLE, ILLINOIS					
DSGN.	DWN.	WAL.	CHD.	SCALE:	DATE:
				1" = 40'	5-9-25
NO. DATE		NATURE OF REVISION			
CLIENT: M/I HOMES OF CHICAGO, LLC CITY GATE LANE, SUITE 620 NAPERVILLE, ILLINOIS 60563					
Thomson Surveying Ltd. 8515 W. Higgins Road, Suite 850 Rosemont, IL 60018 TEL: 630-471-3131 FAX: 630-471-3131 WWW.THOMSONSURVEYING.COM					

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1B IN THE FINAL PLAT OF SUBDIVISION OF MONARCH LANDING LOT 1A AND LOT 1B RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT R2014-11352, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS RECORDED SEPTEMBER 25, 1997 AS DOCUMENT R97-144807, AS AMENDED BY DOCUMENTS R99-65853, R99-072255, R1999-189391, R2005-064097 AND R2005-066769, FOR THE DISCHARGE OF STORM AND SURFACE WATER INTO THE STORM WATER RETENTION AND DETENTION FACILITIES AS FURTHER DEFINED THEREIN.

TITLE COMMITMENT SCHEDULE B NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 2500265BW, COMMITMENT DATE MARCH 3, 2025.

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF TITLE COMMITMENT:

L 20. DECLARATION OF COVENANTS AND RESTRICTIONS BY NAPERVILLE SENIOR CARE, LLC, COVENANTOR, RECORDED ON MARCH 13, 2018 AS DOCUMENT NO. R2018-021639. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

M 21. PRIVATE ROADWAY EASEMENT AGREEMENT BETWEEN NAPERVILLE SENIOR CARE, LLC AND CITYGATE CENTRE NORTH LLC ENTERED INTO ON FEBRUARY 28, 2018 AND RECORDED ON MARCH 13, 2018 AS DOCUMENT NO. R2018-021641. (SURVEYOR'S NOTE: PLOTTED HEREON)

N 22. PARTIAL RELEASE AND REAFFIRMATION OF MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT AND ASSIGNMENT OF LEASES AND RENTS BETWEEN NAPERVILLE SENIOR CARE, LLC AND THE HUNTINGTON BANK, AS SUCCESSOR TO FIRST MENT BANK, N.A., ENTERED INTO ON FEBRUARY 28, 2018 AND RECORDED ON MARCH 13, 2018 AS DOCUMENT NO. R2018-021637. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

O 23. DECLARATION OF CONSENT ENTERED INTO ON FEBRUARY 28, 2018 BY AND BETWEEN THE INDIVIDUAL OWNERS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR PRAIRIE POINT CORPORATE PARK (RECORDED AS R1997-144807) AND RECORDED ON MARCH 13, 2018 AS DOCUMENT NO. R2018-021636. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

P 24. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT MADE BY CITY OF NAPERVILLE, DATED DECEMBER 7, 1981 AND RECORDED DECEMBER 11, 1981 AS DOCUMENT R81-65242, AS AMENDED BY DOCUMENTS R97-108562, R2005-66409, R2005-205044, R2005-241556, AND R2014-11353, RELATING TO THE DEVELOPMENT OF THE LAND, FEES AND CHARGES IN CONNECTION THEREWITH AND PROVIDING FOR PARKING AND SETBACK REQUIREMENTS. (AFFECTS PART OF LOT 1 AND ALL OF LOT 2) (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

O 25. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 25, 1997 AS DOCUMENT NO. R97-144807, AS AMENDED BY DOCUMENTS R99-65853, R99-072255, R1999-189391, R2005-64097 AND R2005-66769, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (AFFECTS PART OF UNDERLYING LOT 1 AND OTHER PROPERTY) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

S 26. PUBLIC UTILITIES UTILITY AND DRAINAGE EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF PRAIRIE POINT CORPORATE PARK UNIT 3, RECORDED AS DOCUMENT R99-51936, AND AS SHOWN ON PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: 10 FEET ALONG THE SOUTHERLY LINE OF LOT 1; (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

T 27. GRANT OF PERMANENT EASEMENT RECORDED FEBRUARY 23, 1999 AS DOCUMENT R99-045490, AND AS SHOWN ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, IN FAVOR OF THE COUNTY OF DUPAGE, STATE OF ILLINOIS, FOR THE USE OF THE COUNTY DIVISION OF TRANSPORTATION, ITS EMPLOYEES, REPRESENTATIVE, AGENTS, CONTRACTORS AND ENGINEERS, FOR THE PURPOSE OF ROADWAY, DRAINAGE AND GRADING IMPROVEMENTS AND PROVISIONS AND CONDITIONS CONTAINED THEREIN OVER THE FOLLOWING DESCRIBED PROPERTY: 10 FEET ALONG THE SOUTH LINE OF LOT 1 (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

U 28. PUBLIC UTILITIES UTILITY AND DRAINAGE EASEMENT AS SHOWN AND SET FORTH ON THE PLATS OF PRAIRIE POINT CORPORATE PARK UNIT 3, RECORDED AS DOCUMENT R99-51936, AND PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 3, RECORDED AS DOCUMENT R2001-7594, PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 4, RECORDED AS DOCUMENT R2001-138505, AND MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: 10 FEET ALONG THE SOUTHERLY LINE BORDERING FERRY ROAD, 7.5 FEET ALONG THE NORTH LINE BORDERING TOWN LINE ROAD AND THE WESTERLY 10 FEET OF THE MOST EASTERLY 25 FEET OF LOT 1. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

V 29. LANDSCAPE EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 4, RECORDED AS DOCUMENT R2001-138505, AND AS SHOWN ON PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: 15 FEET ALONG THE MOST EASTERLY LINE OF LOT 1. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

W 30. NO VEHICULAR ACCESS EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: 12 FEET ALONG THE NORTH, NORTHWESTERLY, AND MOST NORTHERLY EAST LINE OF LOT 1. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EASEMENT DOES NOT TO AFFECT THE SUBJECT PROPERTY)

X 31. CONSERVATION EASEMENT AREAS AS SHOWN AND SET FORTH ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300 AFFECTING PARTS OF LOT 1. (SEE PLAT FOR EXACT LOCATIONS) (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

Y 32. STORM WATER MANAGEMENT EASEMENT AREAS AS SHOWN AND SET FORTH ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300 AFFECTING PARTS OF LOT 1. (SEE PLAT FOR EXACT LOCATION) (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

Z 33. 20' SETBACK LINE AS SHOWN ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300 AND SHOWN ON V3'S SEPTEMBER 12, 2017 SURVEY, JOB NO. D3099.KH2 AND ROAKE AND ASSOCIATES, INC.'S NOVEMBER 3, 2017 SURVEY, JOB NO. 738.005. (AFFECTS LOT 1B) (SURVEYOR'S NOTE: PLOTTED HEREON)

AA 34. PUBLIC UTILITY EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: A 34 BY 37 FOOT AREA ALONG THE EASTERLY LINE OF LOT 1 (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

AB 35. SIDEWALK EASEMENT AS SHOWN AND SET FORTH ON THE PLAT OF MONARCH LANDING RECORDED AS DOCUMENT R2005-102300, AS FOLLOWS: AN AREA IN THE SOUTHEASTERLY PART OF LOT 1. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

AD 37. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R2006-120137, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. THERE IS NO TAX CURRENTLY DUE. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AE 38. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN COVENANT RUNNING WITH THE LAND RECORDED AUGUST 15, 2006 AS DOCUMENT R2006-157687, RELATING TO INSTALLATION OF AUTOMATIC LAWN SPRINKLING SYSTEM ON THE LAND. (AFFECTS LOT 1) (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AF 39. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2201, CITY OF WARRENVILLE APPROVING FINAL PUD PLAN/PLAT AND DOCUMENTS - NAPERVILLE CAMPUS LLC/MONARCH LANDING - PHASE I (ERICKSON RETIREMENT COMMUNITY), A COPY OF WHICH WAS RECORDED AUGUST 25, 2006 AS DOCUMENT R2006-165702. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AG 40. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 07-104, CITY OF WARRENVILLE APPROVING A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT FOR PHASE II AND III OF MONARCH LANDING, A COPY OF WHICH WAS RECORDED JULY 29, 2009 AS DOCUMENT R2009-117933. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AH 41. ATTENTION IS DIRECTED TO A PLAT OF HIGHWAY RECORDED MAY 15, 2007 AS DOCUMENT R2007-90410 DISCLOSING PLANS FOR FERRY ROAD. (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY; SAID PLAT OF HIGHWAY DOES NOT ADJOIN SUBJECT PROPERTY.)

AI 42. PLAT OF EASEMENT GRANT RECORDED FEBRUARY 23, 2007 AS DOCUMENT R2007-33446 GRANTING PUBLIC UTILITY EASEMENTS OVER PARTS OF LOT 1. (SEE PLAT FOR EXACT LOCATIONS) (AFFECTS UNDERLYING LAND) (SURVEYOR'S NOTE: PLOTTED HEREON)

AJ 43. CITY OF NAPERVILLE ORDINANCE NO. 14-072 RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11351 APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR MONARCH LANDING LOTS 1A AND 1B RESUBDIVISION, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AK 44. EASEMENT FOR INGRESS/EGRESS, AND THE EASEMENT PROVISIONS AND GRANTEE'S AS SET FORTH ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. R2014-11352 AFFECTING A 41 FOOT STRIP RUNNING IN AN EASTERLY-WESTERLY DIRECTION THROUGH LOT 1B - SEE PLAT FOR EXACT LOCATION. (SURVEYOR'S NOTE: PLOTTED HEREON)

AL 45. PERMANENT ROADWAY EASEMENT GRANTED PER ROADWAY EASEMENT AGREEMENT RECORDED ON THIS SAME DATE AS DEPICTED ON THE PLAT OF RESUBDIVISION RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11352 - SEE PLAT FOR EXACT LOCATION. (SURVEYOR'S NOTE: PLOTTED HEREON)

ROADWAY EASEMENT AGREEMENT RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11360 BY AND BETWEEN NAPERVILLE SENIOR CARE, LLC AND THE CITY OF WARRENVILLE, AND THE TERMS, PROVISIONS AND CONDITION CONTAINED THEREIN. (SURVEYOR'S NOTE: PLOTTED HEREON)

AM 46. LANDSCAPE AREA EASEMENT GRANTED PER LICENSE AND RESTRICTIVE LANDSCAPE COVENANT RECORDED ON THIS SAME DATE AS DEPICTED ON THE PLAT OF RESUBDIVISION RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11352 - SEE PLAT FOR EXACT LOCATION. LICENSE AND RESTRICTIVE LANDSCAPE COVENANT BY NAPERVILLE SENIOR CARE, LLC, RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11359, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (SURVEYOR'S NOTE: PLOTTED HEREON)

AN 47. DECLARATION OF COVENANTS AND RESTRICTIONS FOR LOT 1B AND LOT 2 OF MONARCH LANDING RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11358 BY NAPERVILLE SENIOR CARE, LLC, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE LAND AND OTHER PROPERTY) (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AO 48. CITY OF NAPERVILLE ORDINANCE NO. 14-074 RECORDED JANUARY 25, 2014 AS DOCUMENT NO. R2014-11354 GRANTING TEMPORARY USES FOR OFF-STREET PARKING FACILITIES ON LOTS 1B, 1C AND 2 OF MONARCH LANDING, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AP 49. CITY OF NAPERVILLE ORDINANCE NO. 14-075 RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11355 APPROVING A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT, A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT, A CONDITIONAL USE FOR MULTI-FAMILY BUILDINGS, AND ASSOCIATED DEVIATIONS FOR MONARCH LANDING, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AQ 50. PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING RECORDED NOVEMBER 25, 2014 AS DOCUMENT NO. R2014-11356. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AY 53. TERMS AND CONDITIONS OF ORDINANCE NO. 19-072 RECORDED OCTOBER 4, 2019 AS DOCUMENT NO. R2019-09344, GRANTING AN EXTENSION TO THE TEMPORARY USE FOR PARKING FACILITIES AT MONARCH LANDING LOTS 1B, 1C AND 2. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

AZ 54. TERMS AND CONDITIONS OF ORDINANCE NO. 22-039 RECORDED JUNE 13, 2022 AS DOCUMENT NO. R2022-056683, GRANTING AN EXTENSION TO THE TEMPORARY USE FOR PARKING FACILITIES AT MONARCH LANDING LOTS 1B, 1C AND 2. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- 3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

SURVEYORS NOTES:

- 1. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
- 2. FIELD WORK COMPLETED 4-22-25
- 3. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
- 4. THIS SURVEY HAS BEEN PREPARED FOR USE IN CONNECTION WITH THE INSURING OF TITLE TO THE ABOVE REFERENCED PROPERTY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.
- 5. P. I. N. # 07-03-104-005
- 6. PROPERTY REFERENCE: 2255 MONARCH DRIVE, NAPERVILLE, IL 60563

ALTANSPTS TABLE A NOTES:

- 1. PROPERTY CORNER MONUMENTATION SHOWN HEREON.
- 3. THIS PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17043C0137J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.
- 4. LAND AREA - 1,095,555 SQUARE FEET, MORE OR LESS OR 25.15 ACRES, MORE OR LESS.
- 8. SUBSTANTIAL FEATURES SHOWN HEREON.
- 11. LOCATION OF EXISTING UTILITIES BY OBSERVED EVIDENCE SHOWN HEREON.

TO: M/I HOMES OF CHICAGO, LLC
CITYGATE CENTRE NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768 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 ALTANSPTS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 11 OF TABLE "A" THEREOF.
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF MAY A.D., 2025 AT ROSEMONT, ILLINOIS.

Walter J. Luk
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
WALTER J. LUK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2028
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027



Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
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CLIENTS:
M/I HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	TITLE:
DWN. WJL	A.L.T.A./N.S.P.S. LAND TITLE SURVEY NAPERVILLE, ILLINOIS
CHKD. DMS	
SCALE: 1" = 80'	
DATE: 5-9-25	

PROJECT NO. 5700
SHEET 4 OF 4
DRAWING NO. 5700 ALTA PLN.DGN