

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JAN. 31, 2017. NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 688.05' BOX CUT ON SOUTHEAST CORNER OF CONCRETE PAD ON EAST SIDE OF MAINTENANCE BUILDING

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR DUPAGE COUNTY, ILLINOIS, MAP NUMBER 17043C0708H DATED DECEMBER 16, 2004, AND FIND THAT THE PROJECT SITE IS IN ZONE X, UNSHADED (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN)

**ZONING DATA**

THIS SITE IS ZONED: R1 SETBACKS: AT LEAST 2' FOR EVERY 1' OF TOWER HEIGHT AS MEASURED FROM THE PROPERTY LINE ABUTTING THE RESIDENTIAL PROPERTY OR RIGHT OF WAY

**PROPRIETOR**

NAPERVILLE PARK DISTRICT 320 JACKSON AVENUE NAPERVILLE, IL 60540

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC FOR CHICAGO TITLE INSURANCE COMPANY AS NUMBER: A02160379, DATED NOVEMBER 21, 2016 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R61-33482, AFFECTING THE WEST 1/2 OF BOOK ROAD. NO DOCUMENT PROVIDED.
- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R77-109060, AFFECTING THE SOUTHERLY 10 FEET AND ALSO THE WESTERLY 10 FEET OF THE LAND. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R85-33514, AFFECTING THE SOUTHERLY 40 FEET OF THE EASTERLY 50 FEET OF THE LAND. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R87-013784, AFFECTING THE WESTERLY HALF OF THE ROAD COMMONLY KNOWN AS BOOK ROAD BETWEEN 83RD STREET AND 87TH STREET OF THE LAND. DOES NOT AFFECT SUBJECT PROPERTY. FALLS WITH IN BOOK ROAD RIGHT OF WAY.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT RECORDED AS DOCUMENT R84-38180, AND AMENDMENT RECORDED AS DOCUMENT R85-36098, RE THE REIMBURSEMENT OF COSTS FOR THE INSTALLATION OF SANITARY AND STORM SEWER LINES. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE. NOT A SURVEY MATTER.
- Easement recorded August 31, 1995 as Document R95-117417 from the Naperville Park District to Commonwealth Edison Company. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- Easement and right of way recorded February 27, 1998 as Document R98-035764 from Naperville Park District to Northern Illinois Gas over the area described therein. DOES NOT AFFECT SUBJECT PROPERTY.
- Easement and right of way recorded, 1998 as Document R98-254131 from Naperville Park District to Northern Illinois Gas over the area described therein. AFFECTS SUBJECT PROPERTY AS SHOWN.
- Rights of others established by Plat of Dedication recorded September 26, 1996 as Document R96-158211 (affects this and other land). DOES NOT AFFECT THE PROJECT SITE.
- Rights of others established by Plat of Easement recorded November 25, 1996 as Document R96-190869, relating to a permanent stormwater management easement. AFFECTS THE PARENT PARCEL. DOES NOT AFFECT THE PROJECT SITE.
- Rights of the City of Naperville as established by a Plat of Easement recorded November 25, 1996 as Document R96-190870. DOES NOT AFFECT THE PROJECT SITE AS SHOWN.
- Rights of others as established by a Plat of Dedication of the land described therein, recorded December 1, 1998 as Document R98-249185. AFFECTS PARENT PARCEL. DOES NOT AFFECT THE PROJECT AS SHOWN.

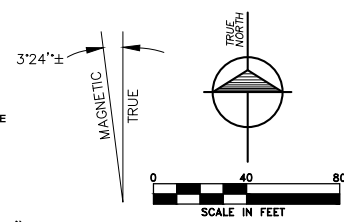
**BASIS OF BEARINGS**

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON ILLINOIS STATE PLANE, ILLINOIS EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°05'47.24".

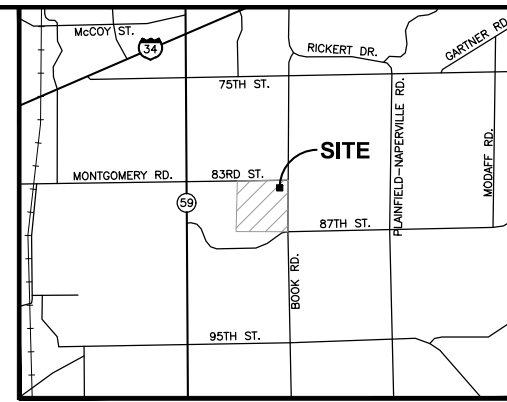
**SPRINGBROOK GC IL-00-5717**



CALL CHICAGO DIGGERS HOTLINE 1-312-744-7000 OR JULIE, INC. TOLL FREE 1-800-892-0126 REQUESTS MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



NOTE: THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"x36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.



CENTRAL STATES TOWER II, LLC

**SPRINGBROOK GC IL-00-5717**

Survey Prepared for:



Project Manager: Tom Zimmermann

NO.	DESCRIPTION	DATE
1	ADDED 10.00' WIDE UTILITY EASEMENT	04/11/17
2	REVISED TOWER, LEASE AREA AND ACCESS & UTILITY EASEMENT LOCATION	05/17/17
3	REVISED SITE NAME	06/02/17



616.224.1500 phone 549 Ottawa Ave NW http://williams-works.com Grand Rapids, MI 49503

NW	NE
SW	SE
34-38-9	

DATE: 2-3-17 DWG. BY: J.S.L.  
SCALE: 1"=40' SURVEYED: D.S.  
UPDATE: WBM060217 CHKD BY: R.J.K.  
PROJECT NO.: 213061.068

SITE NAME: **SPRINGBROOK GC**

SITE NUMBER: **IL-00-5717**

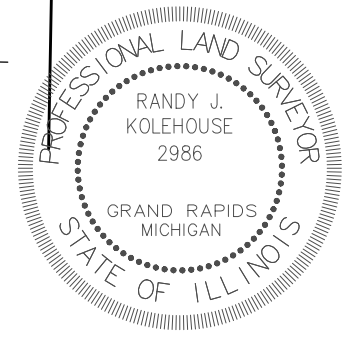
SITE ADDRESS: **2220 W 83RD ST. NAPERVILLE, IL 60564**

SHEET TITLE: **PS-1**

**LEGEND**

- ▲ - TRAVERSE POINT
- △ - WELL
- ⊖ - HIGHWAY
- ⊙ - MONUMENT
- ⊕ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- ✂ - XCUT
- ⊙ - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- ⊙ - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ⊙ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- - POST
- ⊙ - U.G. UTILITY MARKER
- SB#XX ○ - SOIL BORING
- ⊙ - MAILBOX
- - SATELLITE DISH
- ⊙ - HAND HOLE
- ⊙ - AC UNIT
- ⊙ - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- ⊙ - SHRUB
- ⊙ - TREE
- ⊙ - PINE TREE
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



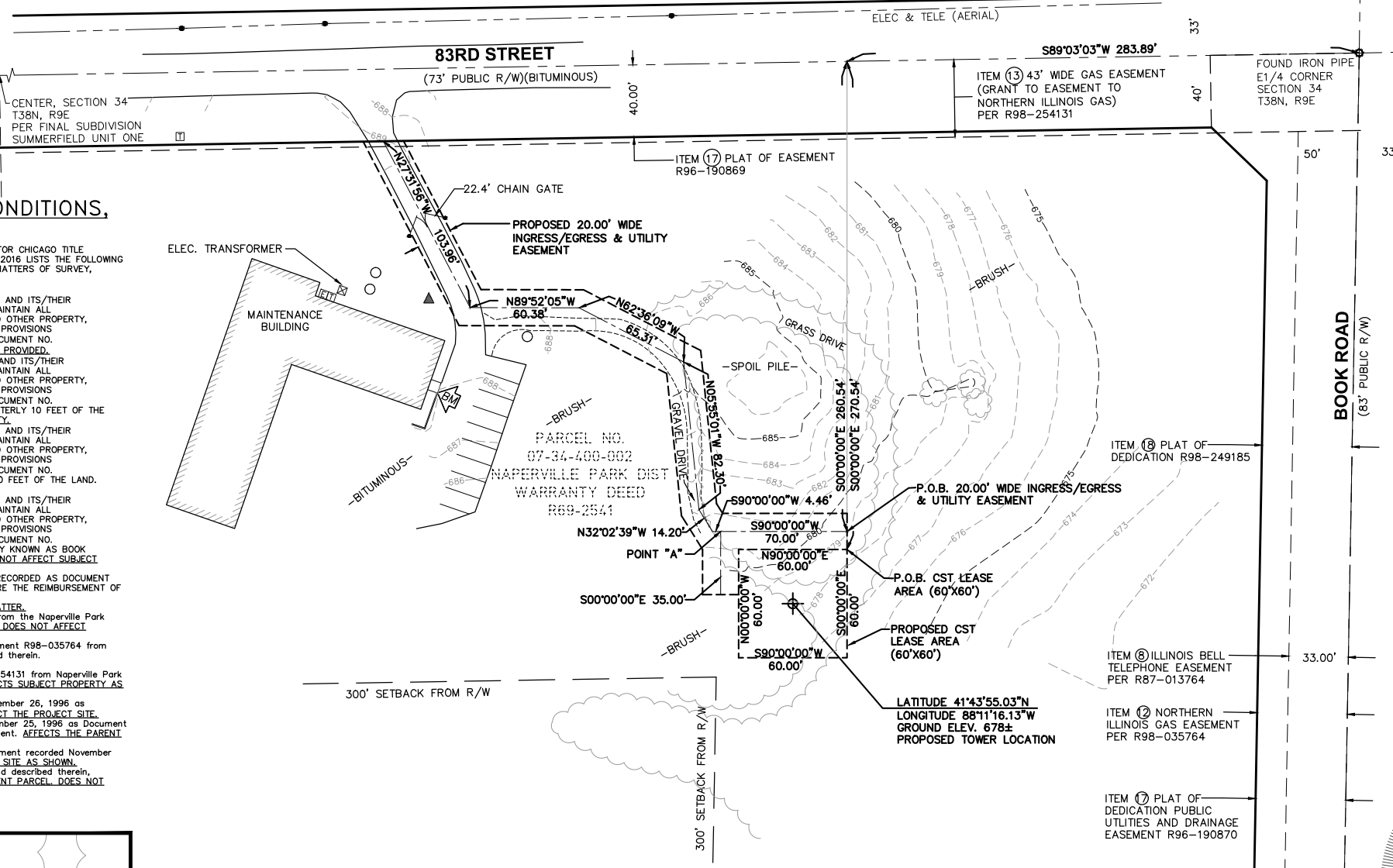
I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof. Given under my hand and seal this 2nd day of June, 2017.

*Randy J. Kolehouse*  
Randy J. Kolehouse  
Illinois Professional Land Surveyor No. 2986  
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034  
LICENSE EXPIRES: APRIL 30, 2019



**LEGAL DESCRIPTION**

PARENT PARCEL THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with any exceptions, easements or differences in description.

**LEGAL DESCRIPTION**

PROPOSED CST LEASE AREA (60'x60') All that part of the Southeast 1/4 of Section 34, Township 38 North, Range 9, East of the Third Principal Meridian, DuPage County, Illinois, described as; Commencing at the East 1/4 corner of said Section 34; thence South 89°03'03" West 283.89 feet along the east-west 1/4 line; thence South 00°00'00" East 270.54 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°00'00" East 60.00 feet; thence South 90°00'00" West 60.00 feet; thence North 00°00'00" West 60.00 feet; thence North 90°00'00" East 60.00 feet for the place of beginning of this description. Containing 3,600 square feet more or less.

**LEGAL DESCRIPTION**

PROPOSED 20.00' WIDE INGRESS/EGRESS & UTILITY EASEMENT A 20.00 foot wide easement for ingress/egress and utilities in that part of the Southeast 1/4 of Section 34, Township 38 North, Range 9, East of the Third Principal Meridian, DuPage County, Illinois, the centerline of which is described as; Commencing at the East 1/4 corner of said Section 34; thence South 89°03'03" West 283.89 feet along the east-west 1/4 line; thence South 00°00'00" East 260.54 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 90°00'00" West 70.00 feet to point "A"; thence South 90°00'00" West 4.46 feet; thence North 32°02'39" West 14.20 feet; thence North 05°55'01" West 82.30 feet; thence North 89°52'05" West 60.38 feet; thence North 27°31'56" West 103.96 feet to the south right of way line of 83rd Street (73.00' wide) for the place of ending of this description; thence recommencing at the aforesaid point "A" FOR THE PLACE BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°00'00" East 35.00 feet to the place of ending of this centerline description. Sidelines should be lengthened and/or shortened to intersect the south right of way line of 83rd Street (73.00' wide).

