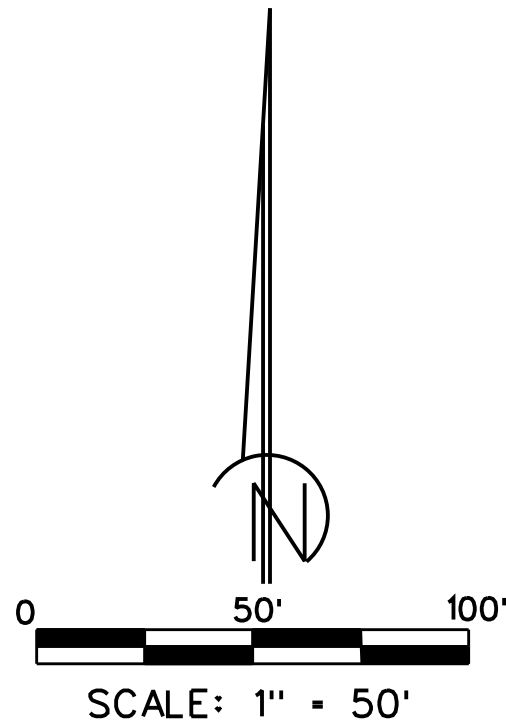
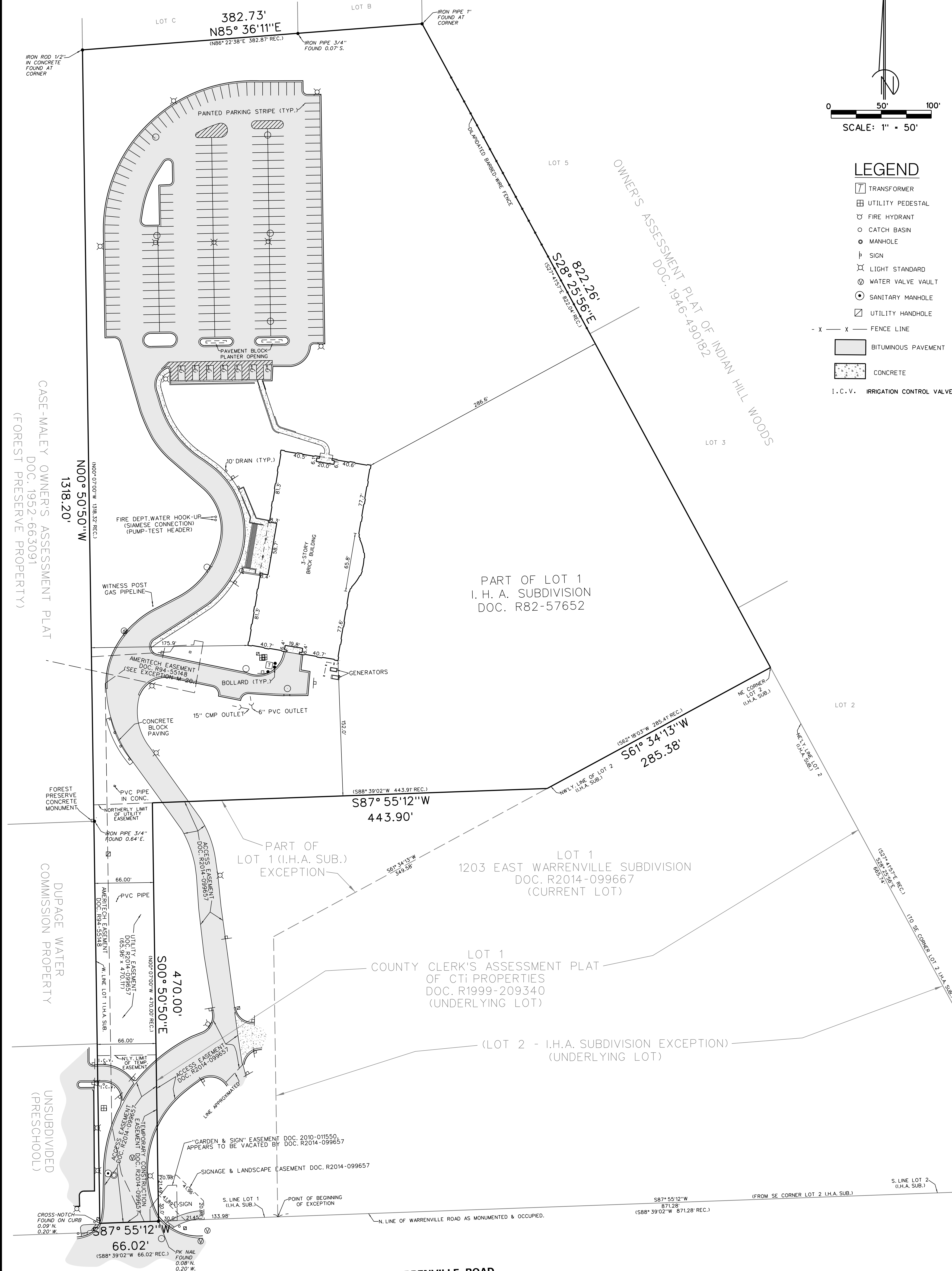


WM. HOFFMAN'S DIVISION OF LOT 6 OF
OWNER'S ASSESSMENT PLAT OF INDIAN HILL WOODS
DOC. 1947-516994



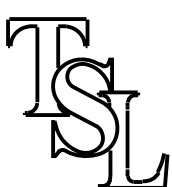
LEGEND

- TRANSFORMER
- UTILITY PEDESTAL
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- LIGHT STANDARD
- WATER VALVE VAULT
- SANITARY MANHOLE
- UTILITY HANDHOLE
- FENCE LINE
- BITUMINOUS PAVEMENT
- CONCRETE
- I.C.V. IRRIGATION CONTROL VALVE



WARRENVILLE ROAD

(DUPAGE COUNTY HIGHWAY NO. 3)
100' PUBLIC R.O.W.
HERETOFORE DEDICATED PER DOCUMENTS R57-008721, R78-098421 & R81-020343



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

CLIENT:

MM HOMES OF CHICAGO, LLC
2135 CITY GATE LANE SUITE 620
NAPERVILLE, IL 60563

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	DWN.	WJL
CHKD.	DMS	
SCALE:	1" = 50'	
DATE:	8-30-24	

TITLE:

**A.L.T.A./N.S.P.S. LAND
TITLE SURVEY**
1151 E. WARRENVILLE ROAD
NAPERVILLE, ILLINOIS

PROJECT NO. 5689

SHEET 1 OF 2

DRAWING NO.
5689 ALTA

LEGAL DESCRIPTION:

ALL OF LOT 1 IN I.H.A. SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652, EXCEPT THAT PART LOCATED IN "PARCEL B" CONVEYED TO CHRISTIANITY TODAY, INC. AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 AND ALL OF LOT 2 IN I.H.A. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.98 FEET TO A LINE THAT IS 66.00 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, PARALLEL TO SAID WEST LINE OF LOT 1, A DISTANCE 470.00 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 443.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 62 DEGREES IN 18 MINUTES 03 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF LOT 2, A DISTANCE OF 285.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 27 DEGREES 41 MINUTES 57 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 665.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 871.28 FEET TO THE POINT OF BEGINNING BEING SITUATED IN THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

TITLE COMMITMENT SCHEDULE B NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO.: 24004947LT REVISION 1, COMMITMENT DATE JUNE 27, 2024.

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

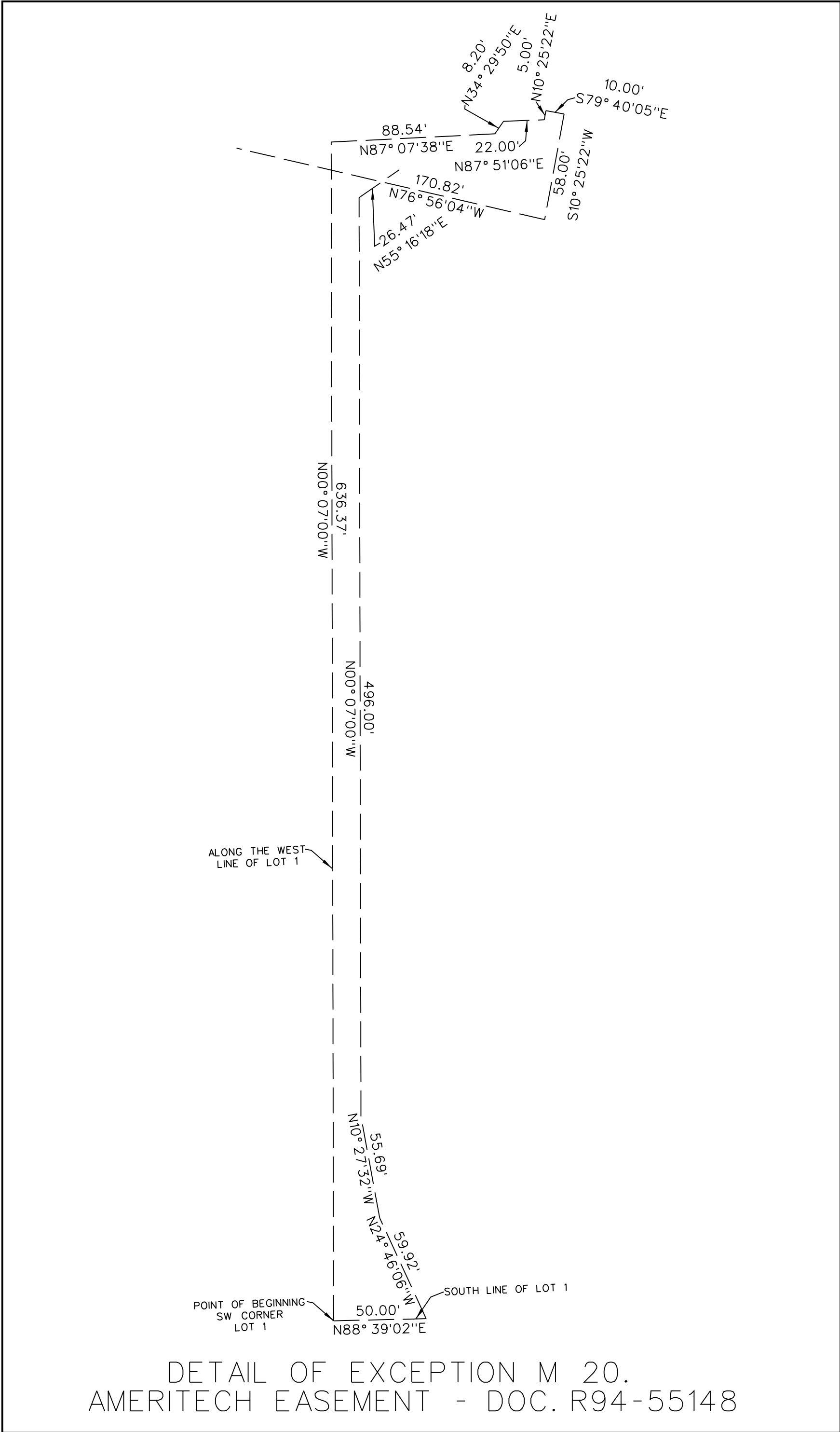
M 20. EASEMENT IN FAVOR OF AMERITECH, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED MARCH 7, 1994 AS DOCUMENT NO. R94-55148. SEE DOCUMENT FOR EXACT LOCATION. (SURVEYOR'S NOTE: LEGAL DESCRIPTION OF THE EASEMENT IS DEFECTIVE - THE GEOMETRIC FIGURE DOES NOT CLOSE UPON ITSELF, HENCE, IT'S LOCATION IS SUSPECT, EASEMENT IS CURRENTLY PLOTTED ON SHEET 1 AND ALSO IN A DETAIL ON SHEET 2)

N 21. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY EASEMENT AGREEMENT, FOR PURPOSE ACCESS, UTILITIES, ET AL., RECORDED ON MARCH 24, 1999 AS DOCUMENT NO. R99-070310. (SEE DOCUMENT FOR AFFECTS AND FURTHER PARTICULARS) (SURVEYOR'S NOTE: NO EASEMENT DESCRIPTIONS TO PLOT IN SUBJECT DOCUMENT, ALSO, EASEMENTS APPEAR TO BE VACATED BY DOC. R2014-099657)

P 23. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY EASEMENT AGREEMENT, FOR PURPOSE MAINTENANCE AND REPAIR OF GARDEN AND ENTRYWAY SIGN, RECORDED ON JANUARY 25, 2010 AS DOCUMENT NO. R2010-011550. (SEE DOCUMENT FOR AFFECTS AND FURTHER PARTICULARS) (SURVEYOR'S NOTE: PLOTTED ON SURVEY)

Q 24. TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN AGREEMENT TO VACATE AND REESTABLISH EASEMENTS RECORDED OCTOBER 23, 2014 AS DOCUMENT NO. R2014-099657. (FOR FURTHER PARTICULARS, SEE DOCUMENT) (SURVEYOR'S NOTE: EASEMENTS PLOTTED ON SURVEY, SUBJECT DOCUMENT APPEARS TO NULLIFY DOC. R99-070310 AND DOC. R2010-011550)

R 25. TERMS AND CONDITIONS OF ORDINANCE NO. 15-163 RECORDED OCTOBER 14, 2015 AS DOCUMENT NO. R2015-113320, GRANTING A SIGN VARIANCE FROM SECTION 5-4-3-5 OF TITLE 5 (PROHIBITED SIGNS; OFF PREMISES SIGNS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY AT 1203 WARRENVILLE ROAD. (SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY)



ALTANSPS TABLE A NOTES:

1. PROPERTY CORNER MONUMENTATION SHOWN HEREON.
3. MOST OF THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND A SMALL PORTION OF THE PROPERTY AT THE SOUTHEAST CORNER APPEARS TO BE LOCATED IN ZONE AE, AREAS THAT PRESENT A 1% ANNUAL CHANCE OF FLOODING, AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17043C0142J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.
4. LAND AREA = 530,509 SQUARE FEET, MORE OR LESS OR 12.18 ACRES, MORE OR LESS.
8. SUBSTANTIAL FEATURES SHOWN HEREON.
11. LOCATION OF EXISTING UTILITIES BY OBSERVED EVIDENCE SHOWN HEREON.

SURVEYORS NOTES:

1. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
2. FIELD WORK COMPLETED 8-29-24
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. #08-05-100-028

TO:
M/I HOMES OF CHICAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
ILLINOIS HOSPITAL ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

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 ALTA/NSPS 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 30TH DAY OF AUGUST A.D., 2024 AT ROSEMONT, ILLINOIS.

DRAFT COPY FOR REVIEW

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2025



TS

L

Thomson Surveying Ltd.

9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
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SHEET 2 OF 2
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