

# ALTA/ACSM LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 107

LISLE, ILLINOIS 60532

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U:\Land Projects 3\0500-0599\0505\image\VicMap.png

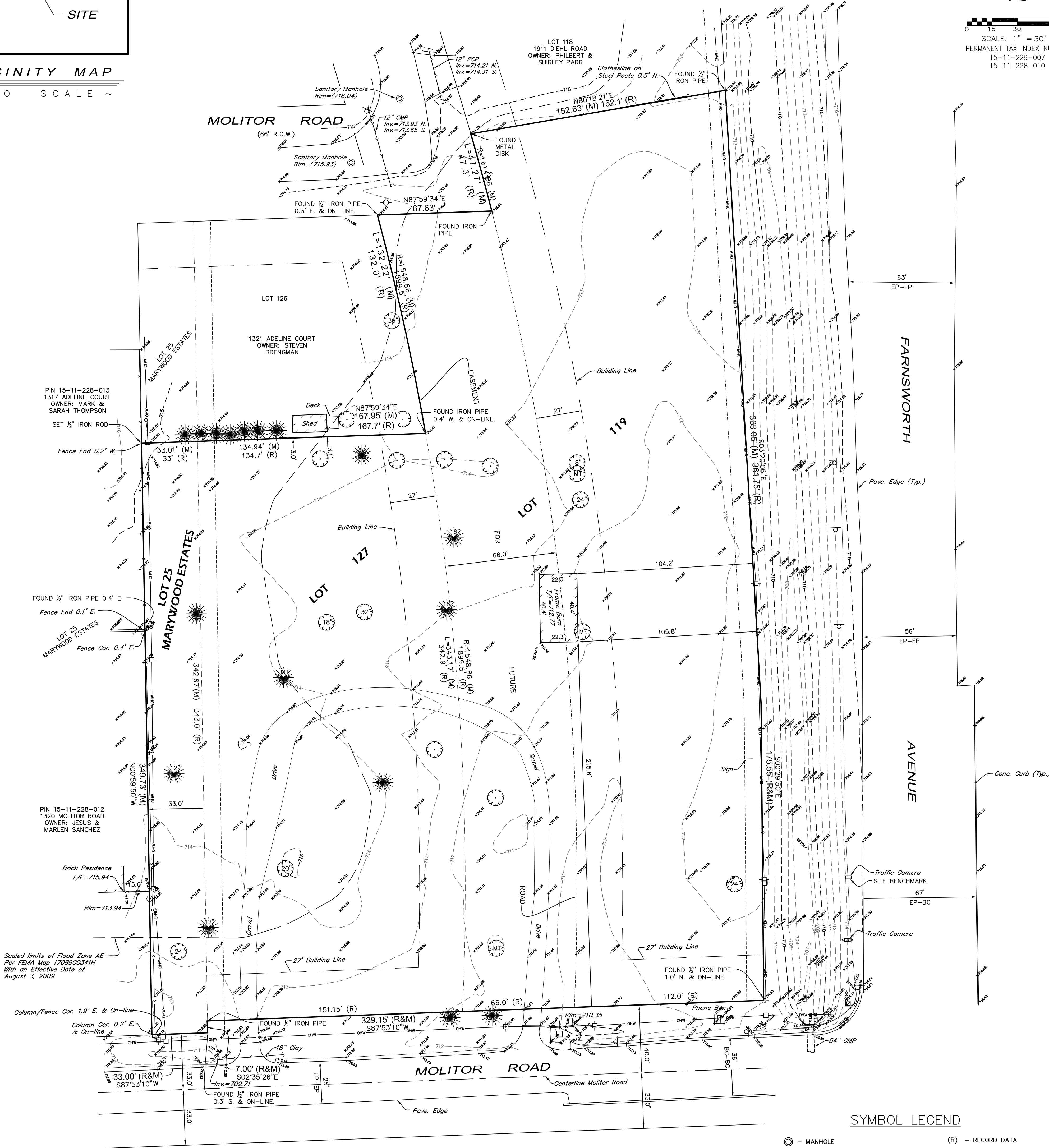
SITE

## VICINITY MAP

~ NO SCALE ~

0 15 30 60

SCALE: 1" = 30'  
PERMANENT TAX INDEX NUMBER  
15-11-229-007  
15-11-228-010



## SYMBOL LEGEND

- |                                             |                                                                 |
|---------------------------------------------|-----------------------------------------------------------------|
| ⊙ - MANHOLE                                 | (R) - RECORD DATA                                               |
| □ - INLET                                   | (M) - MEASURED DATA                                             |
| ⊗ - WATER VALVE<br>(UNLESS OTHERWISE NOTED) | ----- EXIST. CONTOURS                                           |
| ⊕ - UTILITY POLE W/GUY                      | --- SANITARY SEWER                                              |
| ⊕ - POWER POLE                              | --- STORM SEWER                                                 |
| ⊕ - STREET SIGN                             | *** - FENCE LINE                                                |
| ⊕ - STREET LIGHT                            | -OHW- OVERHEAD WIRES                                            |
| ⊕ - TRAFFIC SIGNAL                          | ⊙ - DECIDUOUS TREE, LESS THAN 6"<br>DIA. UNLESS OTHERWISE NOTED |
| ⊕ - TELEPHONE CANISTER                      | ⊙ - EVERGREEN TREE, LESS THAN 6"<br>DIA. UNLESS OTHERWISE NOTED |
| ⊕ - COM. ED. CANISTER                       | xxx.xx - EXISTING ELEVATION                                     |
| ⊕ - CABLE CANISTER                          |                                                                 |
| ⊕ - STORM DRAIN                             |                                                                 |

## SURVEYOR'S NOTES

- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE-EAST ZONE COORDINATE SYSTEM
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 15WNW315078GV WITH AN EFFECTIVE DATE OF AUGUST 17, 2017, A REVIEW OF WHICH INDICATES THAT:
  - ITEMS 1-7 OF THE GENERAL EXCEPTIONS, AB, A, B, AC, C, U, V, W, F, S, T, X, Y, G, H, I, J, AA, Z, AD, AE AND AF ARE NOT SURVEY RELATED.
  - PER DOC. 1090399, FARNSWORTH AVENUE HAS BEEN DECLARED A "FREEWAY" AND NO ADDITIONAL ACCESS DRIVEWAYS, ALLEYS, OR STREETS ARE PERMITTED TO ENTER UPON FARNSWORTH AVENUE. THE RIGHT OF WAY WIDTH FOR FARNSWORTH AVENUE SHALL BE 100 FEET FROM THE TOLLWAY TO THE C. B. & Q. RAILROAD TRACKS. (NOTE K)
  - PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITIES PER DOC. 934991, AFFECTING THE EAST 10 FEET OF LOT 119 AND THE WEST 10 FEET OF LOT 127, AS SHOWN HEREON. (NOTES M & P)
  - PROPERTY IS SUBJECT TO 27 FOOT BUILDING LINES PER DOC. 934991, AFFECTING PORTIONS OF LOTS 119 AND 127, AS SHOWN HEREON. (NOTES N & O)
  - PROPERTY IS SUBJECT TO AN EASEMENT FOR A PROPOSED ROAD PER DOC. 934991, AFFECTING PORTIONS OF LOT 119, AS SHOWN HEREON. (NOTE Q)
- (R) = RECORD DATA  
(M) = MEASURED DATA
- AREA OF SURVEY= 158,033 SQ. FT., OR 3.628 ACRES, MORE OR LESS.
- PROPERTY DESCRIBED HEREON LIES WITHIN ZONE AE AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 17089C0341H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009.
- PROPERTY CONTAINS 0 (NONE) REGULAR PARKING SPACES.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.

## LEGAL DESCRIPTION

PARCEL 1: LOT 119 OF DIEHL'S MARYWOOD ACRES, UNIT FIVE, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: LOT 127 IN DIEHL'S MARYWOOD ACRES UNIT 5 AND AND THE WEST 33 FEET OF LOT 25 IN MARYWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, AND PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.