

LEGAL DESCRIPTION

THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 87 DEGREES 59 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 241.53 FEET TO THE SOUTHWEST CORNER OF OLDE SALEM COMMERCIAL PARK UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, AFORESAID; THENCE NORTH 1 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, 50.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF CHICAGO-ELGIN ROAD, 200.00 FEET TO A POINT 41.53 FEET EAST OF (AS MEASURED ALONG SAID NORTH LINE) THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 1 DEGREES 15 MINUTES 36 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 29, 175.00 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 36 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 29, 200 FEET TO A POINT IN THE WEST LINE OF SAID OLDE SALEM COMMERCIAL PARK UNIT 1; THENCE SOUTH 1 DEGREES 15 MINUTES 36 SECONDS WEST ALONG THE LAST MENTIONED WEST LINE, 175.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PLAT OF SURVEY



AREA SUMMARY

(TO HEAVY LINES)
34,935 SQUARE FEET
OR
0.801 ACRES
(BASED ON MEASURED VALUES)



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS, FIELD SURVEY, AND/OR OTHER SOURCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES THAT MAY BE PRESENT. THE SURVEYOR DOES NOT WARRANT THAT THE SURVEYOR'S REPRESENTATIONS ARE ACCURATE, COMPLETE, OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION PROVIDED HEREON IS ACCURATE, COMPLETE, OR ABANDONED. THE SURVEYOR'S REPRESENTATIONS ARE ACCURATE, COMPLETE, OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION PROVIDED HEREON IS ACCURATE, COMPLETE, OR ABANDONED. THE SURVEYOR'S REPRESENTATIONS ARE ACCURATE, COMPLETE, OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION PROVIDED HEREON IS ACCURATE, COMPLETE, OR ABANDONED.

LEGEND

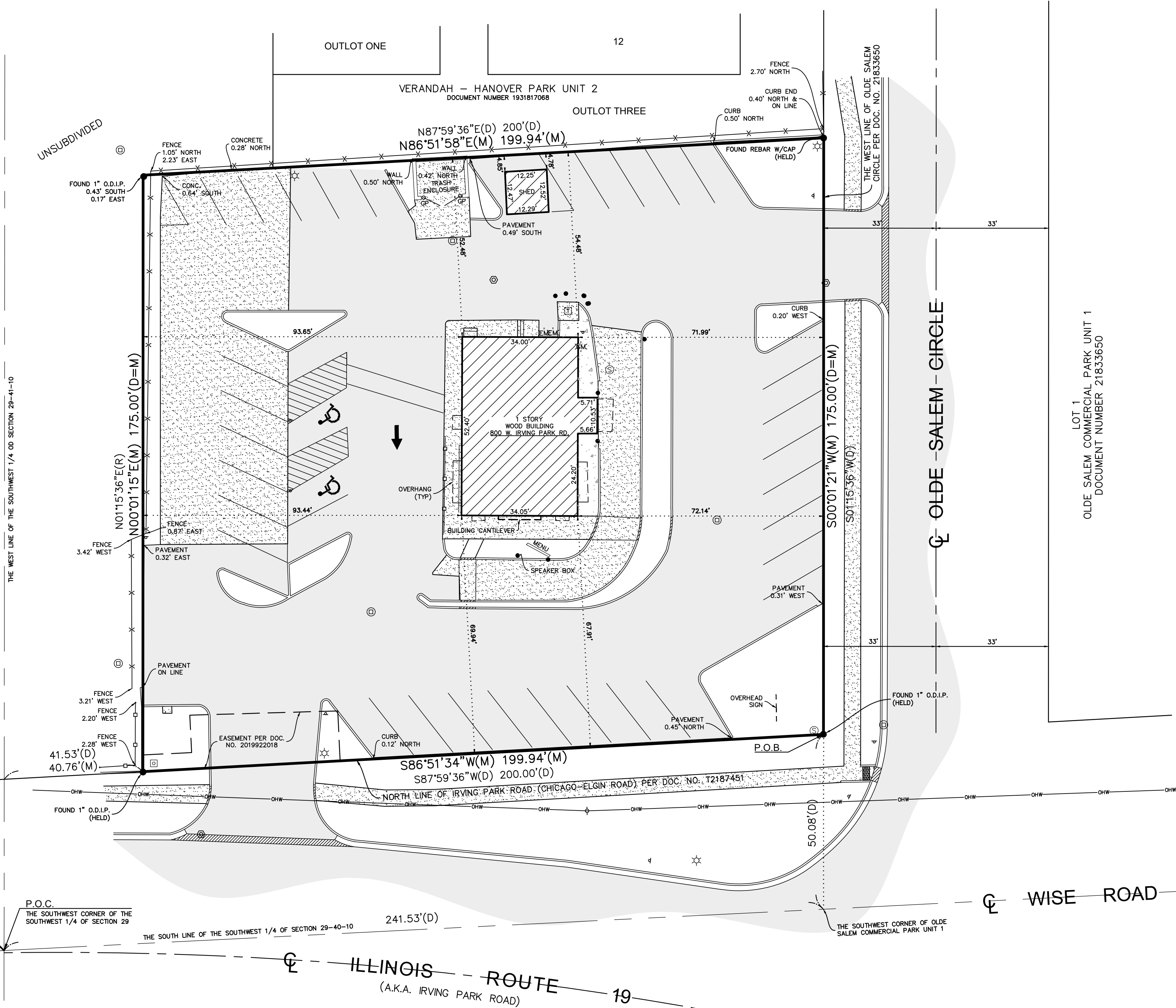
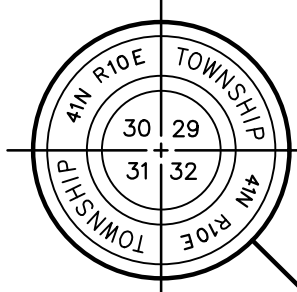
- FOUND 7/8" O.D.I.P. (HOLD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- MS=MULTI-STEM
- DRIP LINE SHOWN IS APPROXIMATE
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- BUILDING SETBACK TRAFFIC ARM
- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

LIMITS OF LAND PER LEGAL DESCRIPTION
ADJACENT LAND
PARCEL LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE



NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1063550-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 13, 2021.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 07/20/2021. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: DAVID P. FILIPSKI DATE: 08/12/2021
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2022



PROJECT
800 W. Irving Park Rd - Hanover Park

CLIENT
Verandah LLC
No. 1000
Frankfort IL 60423

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

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