

ALTA/NSPS LAND TITLE SURVEY

BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 38 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

LEGAL DESCRIPTION

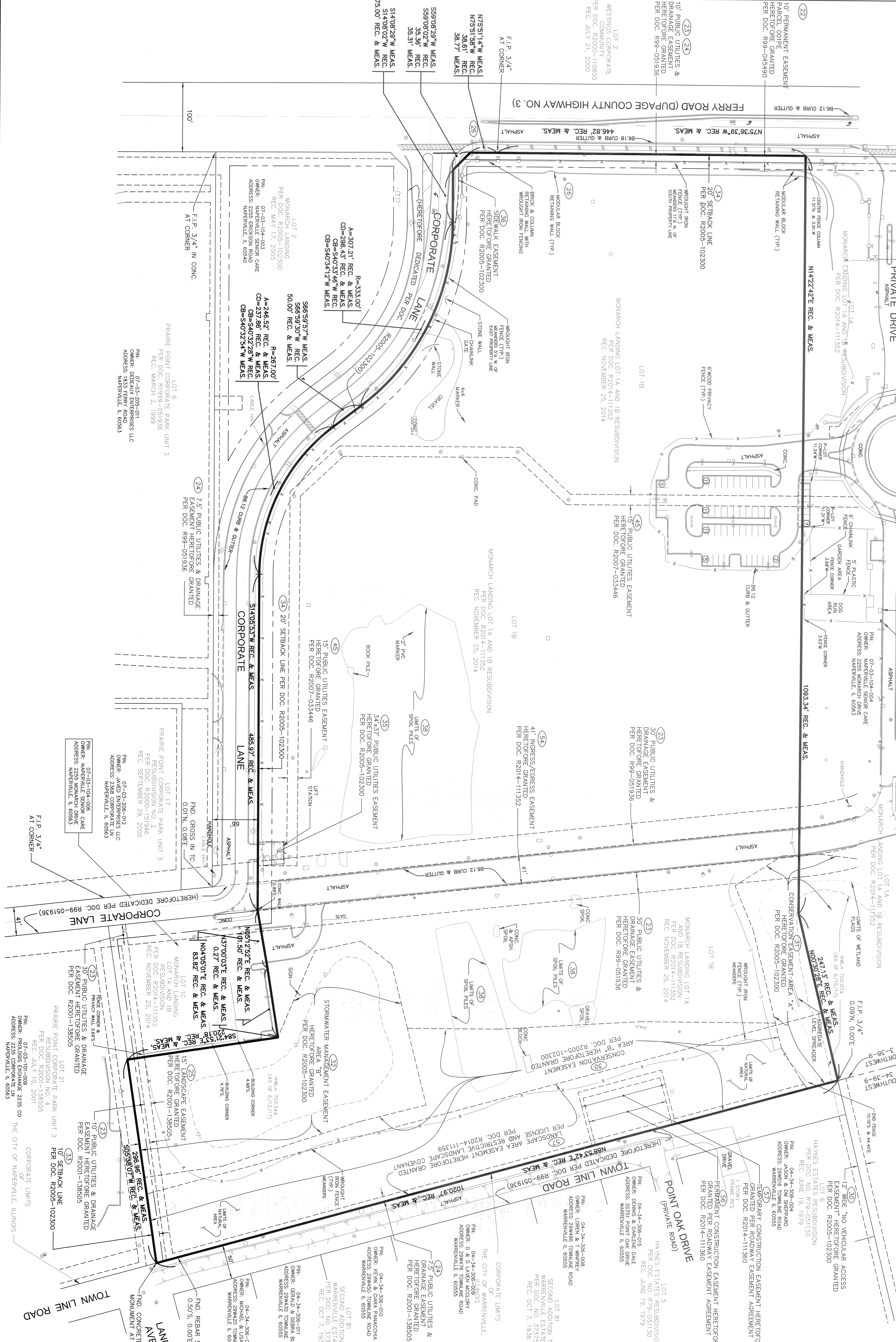
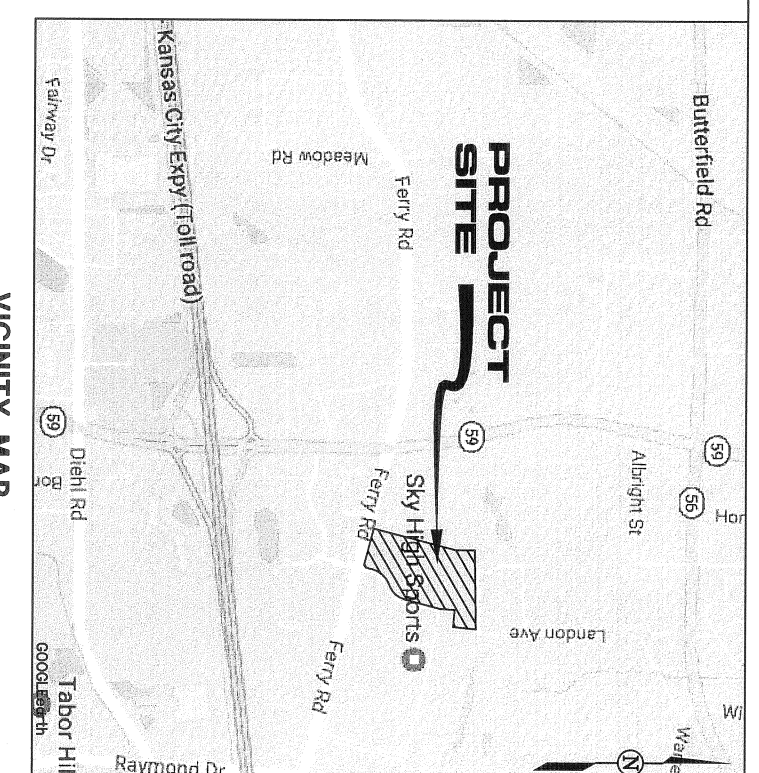
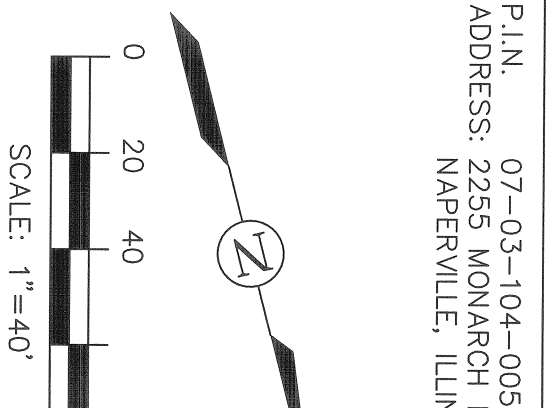
LOT 1B IN MONARCH LANDING LOT 1A AND 1B RESUBDIVISION, BEING A 38 NORTH, RANGE 9 EAST AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE R2014-111352, IN DUPAGE COUNTY, ILLINOIS.

GROSS AREA: 1,095,544 SF. OR 25,150 ACRES

LEGEND	EXISTING	DESCRIPTION
○	MANHOLE	STORM SEWER
○	CATCH BASIN	SANITARY SEWER
○	INLET	WATERMAIN
○	VALVE & VALVE BOX	HEADWALL
○	VALVE & VALVE BOX	END SECTION
○	CLEANOUT	CORROGATED METAL PIPE
○	BUFFALO BOX	ELECTRIC LINE
○	STREET LIGHT	GAS LINE
○	POWER POLE	TELEPHONE CABLE
○	GAS VALVE	OVERHEAD POWER LINES
○	TELEPHONE MANHOLE	CABLE TELEVISION
○	TELEPHONE PEDestal	CONTROLS
○	ELECTRIC MANHOLE	FENCE LINE
○	ELECTRIC PEDestal	ELEVATIONS
○	ELECTRIC HAND HOLE	QUADRANT
○	CABLE TELEVISION PEDestal	SIDEWALK
○	ROADWAY/HANDCAP SIGN	CLUB
○		DEPRESSED CURB

ABBREVIATIONS	RECORD DATA
REC.	RECORD DATA
MEAS.	MEASURED DATA
A.W.	ARC DATA
P.W.	PROPERTY LINE
CJ & DE	CENTERLINE
FL	FLOOR OF CONCRETE
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
EG	EDGE OF CONCRETE
EG	EDGE OF ASPHALT
SW	SIDEWALK
BW	BACK OF WALK
TEL	TELEPHONE
CATV	CABLE TELEVISION
INVT	INVERT
B.S.L.	BUILDING SETBACK LINE
P.S.L.	PARKING SETBACK LINE
S.S.L.	SANITARY SEWER EASEMENT

LINE TYPES	DESCRIPTION
---	BOUNDARY
---	EXISTING LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING BUILDING LINE
---	CENTER LINE



SCHEDULE B ITEMS

1-21 NOT PLOTTABLE

22 PUBLIC UTILITIES AND DRAINAGE EASEMENT - PLOTTED

23 PERMANENT EASEMENT IN FAVOR OF THE COUNTY OF DUPAGE & STATE ILLINOIS - PLOTTED

24 PUBLIC UTILITIES AND DRAINAGE EASEMENT - PLOTTED

25 LANDSCAPE EASEMENT - PLOTTED

26-29 NOT PLOTTABLE

30 NO VEHICULAR ACCESS EASEMENT (GPSITE) - PLOTTED

31 CONSERVATION EASEMENT AREAS - PLOTTED

32 STORMWATER MANAGEMENT EASEMENT - PLOTTED

33 RESERVATION FOR FUTURE CONVEGANCE TO ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ILLINOIS ROUTE 59 RIGHT OF WAY (DOES NOT AFFECT LOT 1B) - NOT PLOTTED

34 SETBACK LINES PER DOC. R2005-102300 - PLOTTED

35 PUBLIC UTILITY EASEMENT - PLOTTED

36 SIDEWALK EASEMENT - PLOTTED

37 DOES NOT AFFECT SUBJECT PROPERTY, REFER TO NOTE 2 FLOOD HAZARD RESUBDIVISION

38 NOT PLOTTABLE

39 PLOTTED AS SHOWN

40-43 DOES NOT AFFECT SUBJECT PROPERTY - NOT PLOTTABLE

44 PUBLIC UTILITY EASEMENT - PLOTTED

45 CONJECT EASEMENT - NOT PLOTTABLE

46 NOT PLOTTABLE

47-50 NOT PLOTTABLE

51 DOES NOT AFFECT SUBJECT PROPERTY - NOT PLOTTABLE

52-53 NOT PLOTTABLE

54 INGRESS/EGRESS EASEMENT - PLOTTED

55 TEMPORARY CONSTRUCTION EASEMENT - PLOTTED

56 PERMANENT CONSTRUCTION EASEMENT - PLOTTED

57 LANDSCAPE AREA EASEMENT - PLOTTED

58-72 NOT PLOTTABLE

SURVEYOR'S NOTES

1 REFERENCE IS MADE TO THE INSURANCE COMPANY COMMITMENT SURVEY IS BASED, THE PROCEEDINGS TO 2017 CONDOMINIUM RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MORE CURRENT TITLE COMMITMENTS OR RECORDS.

2 THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND NUMBER 170430702H, DATED DECEMBER 16, 2004.

3 NO PREP REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY. PER THE CITY OF WARRENTON ONLINE CITY CODE, THE SURVEYED PROPERTY IS ZONED O-1-PD.

4 57 REGULAR PARKING SPACES ARE PROVIDED ON-SITE, OF WHICH 7 SPACES ARE LOCATED ON LOT 1A, NO HANDICAP SPACES ARE PROVIDED.

5 THE UNDERGROUND OBSERVED EVIDENCE OF SPILL PILLS OF VARIOUS MATERIAL BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

6 THE UNDERGROUND HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR DID THE UNDERGROUND OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7 THE UNDERGROUND CONSTRUCTION OF WELDON DELINEATION AROUND THE WHILE CONDUCTING THIS SURVEY.

8 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO RECORDS AND FIELD SURVEY DATA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

9 UNDERGROUND CABLING FOR PUBLIC UTILITIES HAVE BEEN INTENTIONALLY OMITTED. A LINES INFORMATION WAS PER MARCH 2019, WAS REQUESTED ON MAY 8, 2017, NO FOR FIELD LOCATES PRIOR TO ANY FURTHER MOVING.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, **DAVID W. COFFE**, LICENSED SURVEYOR, LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS.

DATED THIS 24th DAY OF **April**, A.D. 2017.

DAVID W. COFFE, LICENSED SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

MONARCH LANDING LOT 1A AND 1B RESUBDIVISION

ROAKE AND ASSOCIATES, INC.
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PREPARED FOR:
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350
USLE, ILLINOIS 60532
PH: (630) 487-5550

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-07		1	10/27/17	