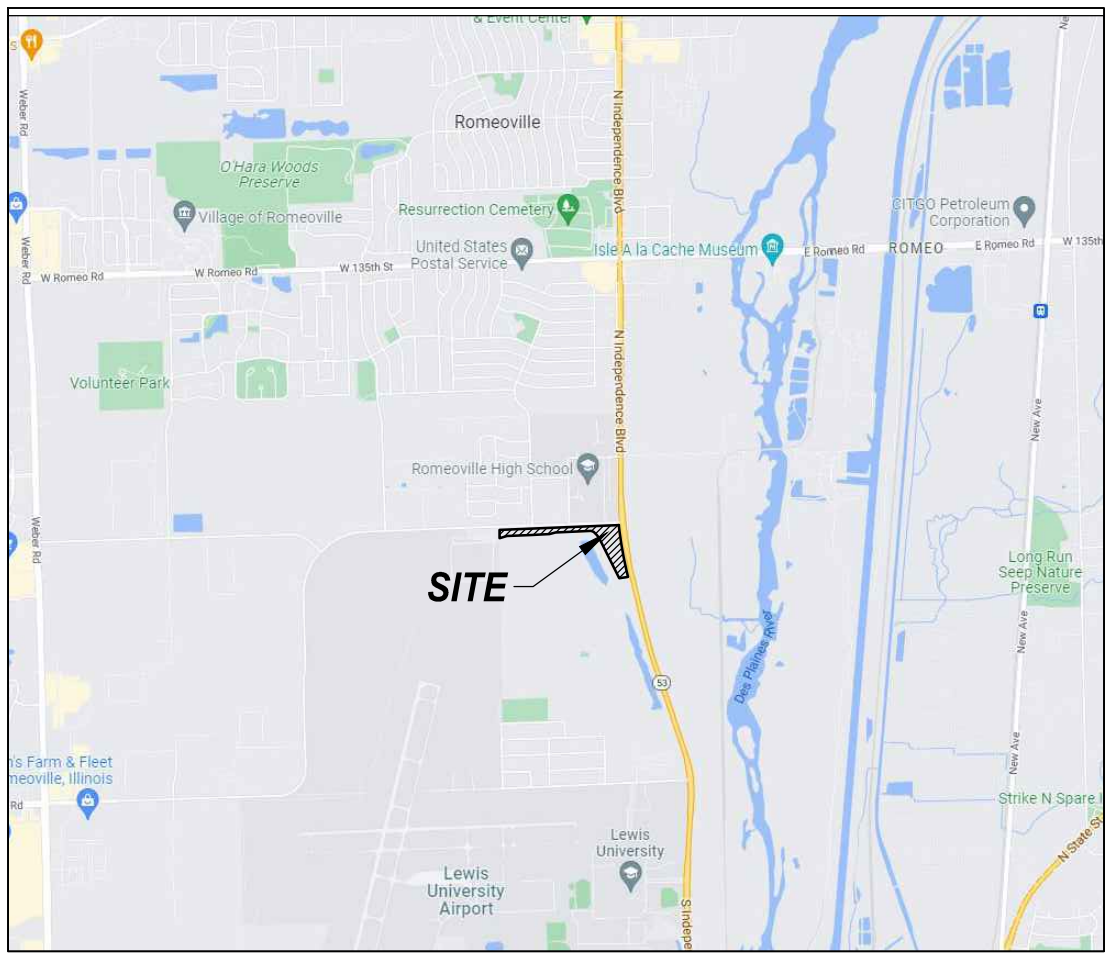




VICINITY MAP
NOT TO SCALE

AREA

642,405 SQ. FT.
14.7476 ACRES

PARKING STALLS

NONE

FLOOD HAZARD NOTE

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WILL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 1797C0155G) EFFECTIVE DATE 2/15/2019.

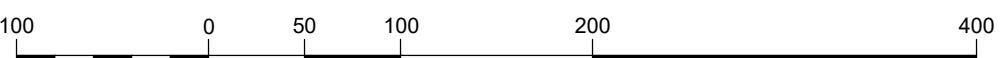
ALTA/NSPS LAND TITLE SURVEY OF RTE 53 & TAYLOR RD ROMEIOVILLE, ILLINOIS

PART OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS

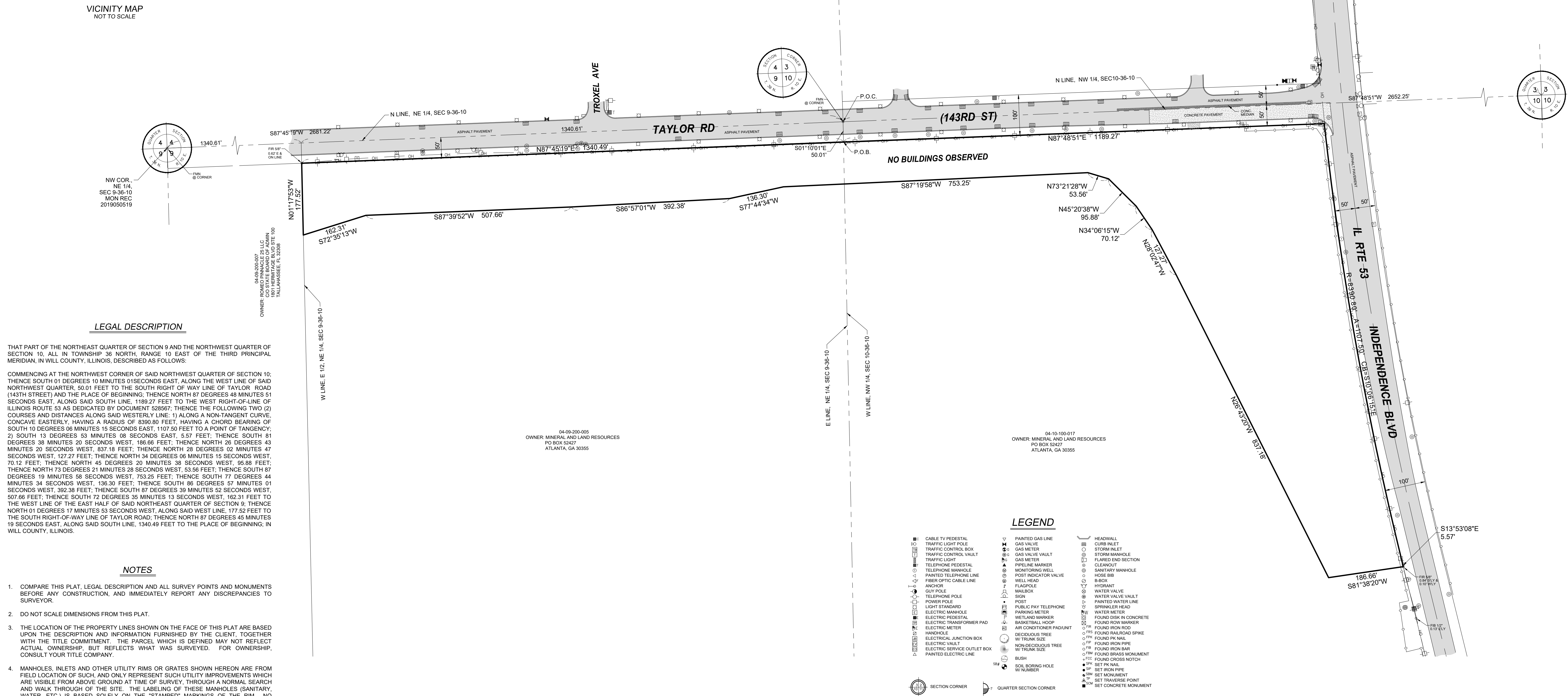
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 37' 29.60427" N LONGITUDE 88° 05' 34.08444" W ELLIPSOIDAL HEIGHT: 525.979 SFT GROUND SCALE FACTOR 1.0000451571 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



1" = 100'

STATE PLANE MERIDIAN



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 01 DEGREES 10 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 50.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR ROAD (143TH STREET) AND THE PLACE OF BEGINNING; THENCE NORTH 87 DEGREES 48 MINUTES 51 SECONDS EAST, ALONG SAID SOUTH LINE, 1189.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 AS DEDICATED BY DOCUMENT 528567; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WESTERLY LINE: 1) ALONG A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 8390.80 FEET, HAVING A CHORD BEARING OF SOUTH 10 DEGREES 06 MINUTES 15 SECONDS EAST, 1107.50 FEET TO A POINT OF TANGENCY; 2) SOUTH 13 DEGREES 53 MINUTES 08 SECONDS EAST, 5.57 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 20 SECONDS WEST, 186.66 FEET; THENCE NORTH 26 DEGREES 43 MINUTES 20 SECONDS WEST, 837.18 FEET; THENCE NORTH 28 DEGREES 02 MINUTES 47 SECONDS WEST, 127.27 FEET; THENCE NORTH 34 DEGREES 06 MINUTES 15 SECONDS WEST, 70.12 FEET; THENCE NORTH 45 DEGREES 20 MINUTES 38 SECONDS WEST, 95.89 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 28 SECONDS WEST, 53.56 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 58 SECONDS WEST, 753.25 FEET; THENCE SOUTH 77 DEGREES 44 MINUTES 34 SECONDS WEST, 136.30 FEET; THENCE SOUTH 86 DEGREES 57 MINUTES 01 SECONDS WEST, 392.38 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 52 SECONDS WEST, 507.66 FEET; THENCE SOUTH 72 DEGREES 35 MINUTES 13 SECONDS WEST, 162.31 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 9; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, 177.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR ROAD; THENCE NORTH 87 DEGREES 45 MINUTES 19 SECONDS EAST, ALONG SAID SOUTH LINE, 1340.49 FEET TO THE PLACE OF BEGINNING; IN WILL COUNTY, ILLINOIS.

NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES AND UTILITY MARKINGS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO COUNTY OF WILL AND VILLAGE OF ROMEIOVILLE ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.

PART OF THIS PROPERTY IS ZONED B-3 (HIGHWAY/REGIONAL SHOPPING) AND PART IS ZONED M-2 (HEAVY MANUFACTURING) OFFICIAL ROMEIOVILLE ZONING MAP, 2022 (<https://www.romeioville.org/DocumentCenter/View/305/Zoning-Map-PDF>). SEE WILL COUNTY AND VILLAGE OF ROMEIOVILLE ZONING ORDINANCES FOR SPECIFICS.

- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE ADDITIONAL EASEMENT AND / OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON.

ZONING INFORMATION

ZONING DESIGNATION IS B-3 AND M-2, AS TAKEN FROM VILLAGE OF ROMEIOVILLE ZONING MAP, AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

ZONING REQUIREMENTS:

	B-3	M-2
MINIMUM LOT AREA (SQ.FT.)	15,000	43,560
MINIMUM LOT FRONTAGE (FT.)	100	200
MINIMUM LOT DEPTH (FT.)	150	200
MINIMUM FRONT YARD (FT.)	60	25
MINIMUM SIDE YARD (FT.)	10	20
MINIMUM REAR YARD (FT.)	30	25
MAXIMUM BUILDING COVERAGE (%)	60	60
MAXIMUM BUILDING HEIGHT (FT.)	40 (3 STORIES)	40

LEGEND

■ CABLE TV PEDESTAL ■ TRAFFIC LIGHT POLE ■ TRAFFIC CONTROL BOX ■ TRAFFIC CONTROL VAULT ■ TRAFFIC LIGHT ■ TELEPHONE PEDESTAL ■ TELEPHONE MANHOLE ■ PAINTED TELEPHONE LINE ■ FIBER OPTIC CABLE LINE ■ ANCHOR ■ GUY POLE ■ TELEPHONE POLE ■ POWER POLE ■ LIGHT STANDARD ■ ELECTRIC MANHOLE ■ ELECTRIC PEDESTAL ■ ELECTRIC TRANSFORMER PAD ■ ELECTRIC METER ■ HANDHOLE ■ ELECTRICAL JUNCTION BOX ■ ELECTRIC VAULT ■ ELECTRIC SERVICE OUTLET BOX ■ PAINTED ELECTRIC LINE	▽ PAINTED GAS LINE ○ GAS VALVE ○ GAS VALVE VAULT ○ GAS METER ○ PIPELINE MARKER ○ MONITORING WELL ○ POST INDICATOR VALVE ○ WELL HEAD ○ FLAGPOLE ○ MAILBOX ○ SIGN ○ PUBLIC PAY TELEPHONE ○ PARKING METER ○ WETLAND MARKER ○ BASKETBALL HOOP ○ AIR CONDITIONER PADUNIT ○ DECIDUOUS TREE ○ NON-DECIDUOUS TREE ○ W/ TRUNK SIZE ○ W/ TRUNK SIZE ○ BUSH ○ SOIL BORING HOLE ○ W/ NUMBER	▽ HEADWALL ▽ CURB INLET ○ STORM INLET ○ STORM MANHOLE ○ FLARED END SECTION ○ CLEAOUT ○ SANITARY MANHOLE ○ HOSE BIB ○ B-BOX ○ HYDRANT ○ WATER VALVE ○ WATER VALVE VAULT ○ PAINTED WATER LINE ○ SPRINKLER HEAD ○ WATER METER ○ FOUND DISK IN CONCRETE ○ FOUND ROW MARKER ○ FOUND IRON ROD ○ FOUND RAILROAD SPIKE ○ FOUND IRON PIPE ○ FOUND IRON BAR ○ FOUND BRASS MONUMENT ○ FOUND CROSS NOTCH ○ SET IRON PIPE ○ SET MONUMENT ○ SET TRAVELER POINT ○ SET CONCRETE MONUMENT
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ABBREVIATIONS

76.42 76.75 76.80 76.85 76.90 76.95 77.00 77.05 77.10 77.15 77.20 77.25 77.30 77.35 77.40 77.45 77.50 77.55 77.60 77.65 77.70 77.75 77.80 77.85 77.90 77.95 78.00 78.05 78.10 78.15 78.20 78.25 78.30 78.35 78.40 78.45 78.50 78.55 78.60 78.65 78.70 78.75 78.80 78.85 78.90 78.95 79.00 79.05 79.10 79.15 79.20 79.25 79.30 79.35 79.40 79.45 79.50 79.55 79.60 79.65 79.70 79.75 79.80 79.85 79.90 79.95 80.00 80.05 80.10 80.15 80.20 80.25 80.30 80.35 80.40 80.45 80.50 80.55 80.60 80.65 80.70 80.75 80.80 80.85 80.90 80.95 81.00 81.05 81.10 81.15 81.20 81.25 81.30 81.35 81.40 81.45 81.50 81.55 81.60 81.65 81.70 81.75 81.80 81.85 81.90 81.95 82.00 82.05 82.10 82.15 82.20 82.25 82.30 82.35 82.40 82.45 82.50 82.55 82.60 82.65 82.70 82.75 82.80 82.85 82.90 82.95 83.00 83.05 83.10 83.15 83.20 83.25 83.30 83.35 83.40 83.45 83.50 83.55 83.60 83.65 83.70 83.75 83.80 83.85 83.90 83.95 84.00 84.05 84.10 84.15 84.20 84.25 84.30 84.35 84.40 84.45 84.50 84.55 84.60 84.65 84.70 84.75 84.80 84.85 84.90 84.95 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