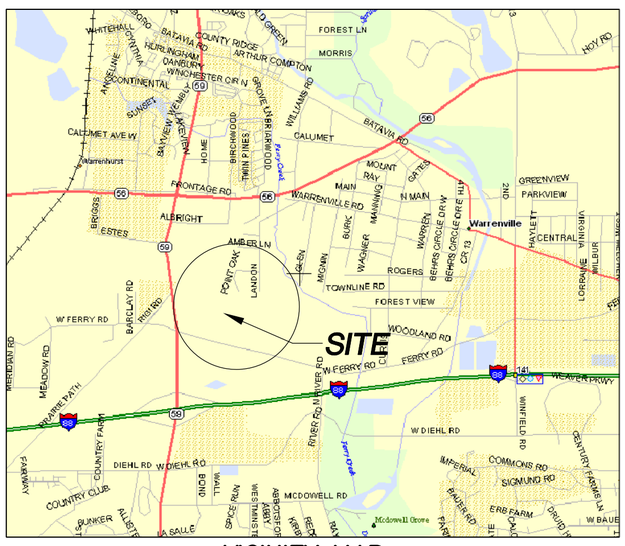
ALTA/NSPS LAND TITLE SURVEY
OF
MONARCH LANDING - LOT 2

LOT 2 IN MONARCH LANDING, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2005 AS DOCUMENT NUMBER R2005-102300, IN DUPAGE COUNTY, ILLINOIS.

LOT 2 / CONTAINING 95,020 S.F. / 2.181 ACRES

MAIN ADDRESS: 2255 MONARCH LANDING DRIVE, NAPERVILLE, ILLINOIS.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1" = 40'

BASIS OF BEARINGS

ASSUMED THE NORTH LINE OF THE NW 1/4 OF SECTION 3-38-9 TO BE: N 88°52'46" E

ASSUMED MERIDIAN

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. 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.
4. 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, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH DESIGN PLANS AND ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO UNDERGROUND DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. 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.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. 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.
10. THE PROPERTY IS ZONED "OCI - PUD". THE CITY'S GIS WEBSITE WAS DOWN. THEREFORE, THE SURVEYOR UNABLE TO OBTAIN THIS BULK RESTRICTION DATA. SEE ZONING TABLES HEREON AND ACTUAL ZONING ORDINANCE FOR SPECIFICS. 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
11. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
12. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. WETLANDS / MARSHLAND AREAS WERE NOT OBSERVED ON THE SUBJECT PROPERTY DURING THE PROCESS OF CONDUCTING THE FIELD WORK .
15. PERMANENT MONUMENTS EXIST AT ALL PROPERTY CORNERS.
16. THIS IS NOT A TOPOGRAPHIC SURVEY AND IS NOT TO BE USED FOR DETAILED DESIGN WORK.
17. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. HOWEVER, A TITLE SEARCH PREPARED BY PROPERTY INSIGHT DATED 9/5/2017 WAS PROVIDED TO THE SURVEYOR FOR HIS REVIEW. THE SURVEYOR HAS ONLY SURVEYED LOT 1C MENTIONED THEREIN AS DEPICTED HEREON. SEE PERTINENT SURVEY DATA IN "NOTES FROM TITLE SEARCH" TABLE HEREON.

LEGEND

C CABLE TV PEDESTAL	PAINTED GAS LINE	HEADWALL
TRAFFIC LIGHT POLE	GAS VALVE	CURB INLET
TB TRAFFIC CONTROL BOX	G GAS METER	STORM INLET
TRAFFIC CONTROL VAULT	G GAS VALVE VAULT	STORM MANHOLE
TRAFFIC LIGHT	G GAS METER	FLARED END SECTION
T TELEPHONE PEDESTAL	PIPELINE MARKER	CLEANOUT
T TELEPHONE MANHOLE	M MONITORING WELL	SANITARY MANHOLE
F FIBER OPTIC MANHOLE	P POST INDICATOR VALVE	HOSE BIB
PAINTED TELEPHONE LINE	W WELL HEAD	B-BOX
F FIBER OPTIC CABLE LINE	F FLAGPOLE	HYDRANT
ANCHOR	MAILBOX	WATER VALVE
GUY POLE	SIGN	WATER VALVE VAULT
UTILITY POLE	POST	PAINTED WATER LINE
POWER POLE	PT PUBLIC PAY TELEPHONE	SPRINKLER HEAD
LIGHT STANDARD	PARKING METER	W WATER METER
GROUND LIGHT FIXTURE	WETLAND MARKER	FOUND DISK IN CONCRETE
E ELECTRIC MANHOLE	BASKETBALL HOOP	FOUND ROW MARKER
E ELECTRIC PEDESTAL	AC AIR CONDITIONER PAD/UNIT	FIR FOUND IRON ROD
TP ELECTRIC TRANSFORMER PAD	WATER (LABELED)	FRS FOUND RAILROAD SPIKE
E ELECTRIC METER		FPK FOUND PK NAIL
HANDHOLE	UNPAVED ROAD	FIP FOUND IRON PIPE
JB ELECTRICAL JUNCTION BOX	CONCRETE	FIB FOUND IRON BAR
EV ELECTRIC VAULT	WETLANDS	FBM FOUND BRASS MONUMENT
EO ELECTRIC SERVICE OUTLET BOX		FCC FOUND CROSS NOTCH
PAINTED ELECTRIC LINE	EXISTING BUILDING	SPK SET PK NAIL
TP TRANSFORMER PAD	MARSH AREA	SIP SET IRON PIPE

ABBREVIATIONS

PROPERTY LINE	H.C. HANDICAP PARKING
EXISTING RIGHT-OF-WAY LINE	F.F. FINISHED FLOOR
PROPOSED RIGHT-OF-WAY LINE	T.F. TOP OF FOUNDATION
EXISTING LOT LINE	CMP CORRUGATED METAL PIPE
PROPOSED LOT LINE	RCP REINFORCED CONCRETE PIPE
EX. & PRO. CENTERLINE	VCP VITRIFIED CLAY PIPE
EXISTING EASEMENT LINE	FRM. FRAME
PROPOSED EASEMENT LINE	BRK. BRICK
EXISTING BUILDING SETBACK LINE	TC TOP OF CURB
SECTION LINE	DEP DEPRESSED CURB
EXISTING FENCELINE (CHAIN LINK)	GUT GUTTER
EXISTING FENCELINE (WOOD)	EP EDGE OF PAVEMENT
EXISTING FENCELINE (WIRE)	F.L. FLOW LINE
GUARDRAIL	CONC. CONCRETE
RAILROAD TRACKS	BIT. BITUMINOUS
CATV UNDERGROUND CABLE TV	MH MANHOLE
(CATV) UNDERGROUND CABLE TV(ATLAS INFO.)	CW CONCRETE WALK
(FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)	TW TOP OF WALL
E UNDERGROUND ELECTRIC	BW BOTTOM OF WALL
(E) UNDERGROUND ELECTRIC(ATLAS INFO.)	TP TOP OF PIPE
T UNDERGROUND TELEPHONE	BW BACK OF WALK
(T) UNDERGROUND TELEPHONE(ATLAS INFO.)	FES FLARED END SECTION
G GAS MAIN	INV INVERT
(G) GAS MAIN(ATLAS INFO.)	DIP DUCTILE IRON PIPE
W WATER MAIN	SD STORM DRAIN
(W) WATER MAIN (ATLAS INFO.)	SAN SANITARY SEWER
SANITARY SEWER	N NORTH
(SAN) SANITARY SEWER(ATLAS INFO.)	S SOUTH
STORM SEWER	E EAST
(STM) STORM SEWER(ATLAS INFO.)	W WEST
EDGE OF WATER	CB CHORD BEARING
OH OVERHEAD WIRES	A ARC LENGTH
CURB	R RADIUS
DEPRESSED CURB	U.E. UTILITY EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	M.U.E. MUNICIPAL UTILITY EASEMENT
	I.E. INGRESS & EGRESS EASEMENT
	PC POINT OF CURVATURE
	PCC POINT OF COMPOUND CURVATURE
	PRC POINT OF REVERSE CURVATURE
	PT POINT OF TANGENCY
	(0.00') RECORD DATUM
	0.00' CALCULATED DATUM
	<0.00'> INFORMATION TAKEN FROM DEED
	ETBE EXCEPTION TO BLANKET EASEMENT

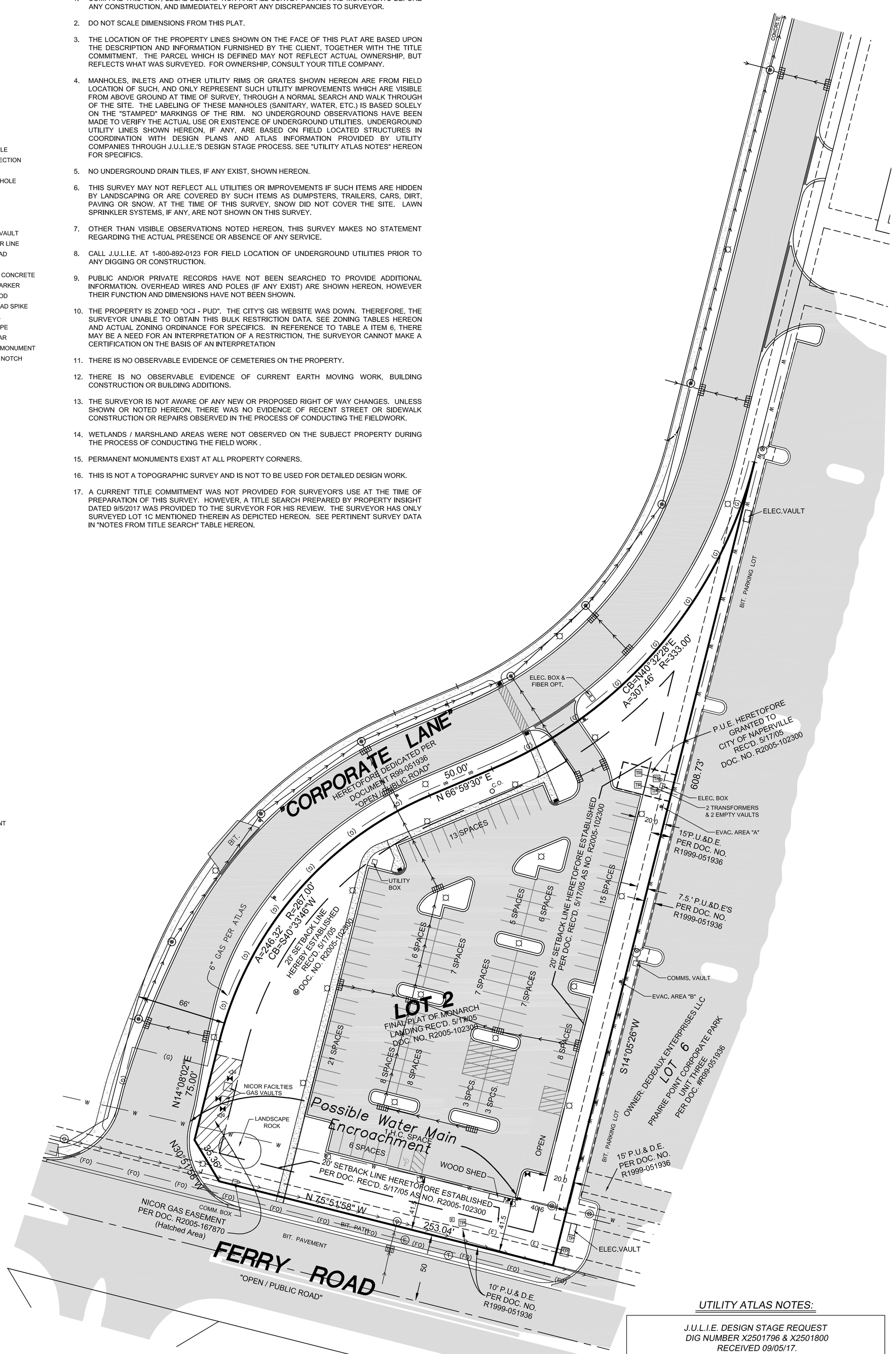
EXISTING SURFACE PARKING SPACE COUNT

123 REGULAR STANDARD SPACES
1 HANDICAP SPACES
124 TOTAL SPACES

(PARKING STRIPES VERY FAINT)

FLOOD HAZARD NOTE

THE PROPERTY IS IN AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0137J) EFFECTIVE DATE DECEMBER 16, 2004.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO: NAPERVILLE SENIOR CARE, LLC:
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B1, 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 16, 2017.

DATED THIS 19TH DAY OF SEPTEMBER, A.D., 2017.

CHARLES W. BARTOSZ
3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WOODRIDGE, ILLINOIS

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.
CBARTOSZ@V3CO.COM

NOTES FROM TITLE SEARCH (SURVEY MATTERS)

EXCEPTIONS	PLOTTED HEREON
PLAT OF RESUBDIVISION; DOC. R2014-111348	N/A
PLAT OF RESUBDIVISION; DOC. R2014-111352	N/A
LANDSCAPE COVENANT; DOC. R2014-111359	RESIDES ON LOT 1B
EASEMENTS; DOC. R2014-111360	RESIDES ON LOT 1B
EASEMENTS; DOC. R2014-118862	RESIDES ON LOT 1B
LANDSCAPE COVENANT; DOC. R2014-118864	RESIDES ON LOT 1B

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X2501796 & X2501800
RECEIVED 09/05/17.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 09/05/17.

CONTACTS	RESPONSE
WIDE OPEN WEST	NO RESPONSE
ATT / DISTRIBUTION	NO RESPONSE
COM-ED	NO RESPONSE
COMCAST	NO RESPONSE
DUPAGE COUNTY DOT	RESPONDED WITH ATLAS
HBK ENGINEERING, LLC	RESPONDED WITH INFO (1)
WINDSTREAM KDL, INC.	RESPONDED WITH ATLAS
MCI	RESPONDED "ALL CLEAR"
ZAYO FIBER SOLUTIONS	NO RESPONSE
G4S TECHNOLOGY	RESPONDED WITH ATLAS
NICOR GAS	NO RESPONSE
NAPERVILLE, CITY OF	RESPONDED WITH ATLAS
STAKE CENTER LOCATING	RESPONDED "ALL CLEAR"
LIGHTOWER	RESPONDED WITH ATLAS
USIC LOCATING SERVICE	NO RESPONSE
WARRENVILLE, CITY OF	NO RESPONSE

1 - PROVIDED WITH CONTACT FOR DUPAGE COUNTY DOT

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
KIMLEY-HORN & ASSOCIATES
1001 WARRENVILLE ROAD, SUITE 350
LISLE, ILLINOIS 60532
630-487-5550

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

MONARCH LANDING LOT 2 - NAPERVILLE, ILLINOIS

Project No: 03099.KH2
Group No: VP01.2

DRAFTING COMPLETED:	9/19/17	DRAWN BY:	CWB	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	9/16/17	CHECKED BY:	CWB	SCALE:	1" = 40'

SHEET NO. 1 of 1