

NORTH

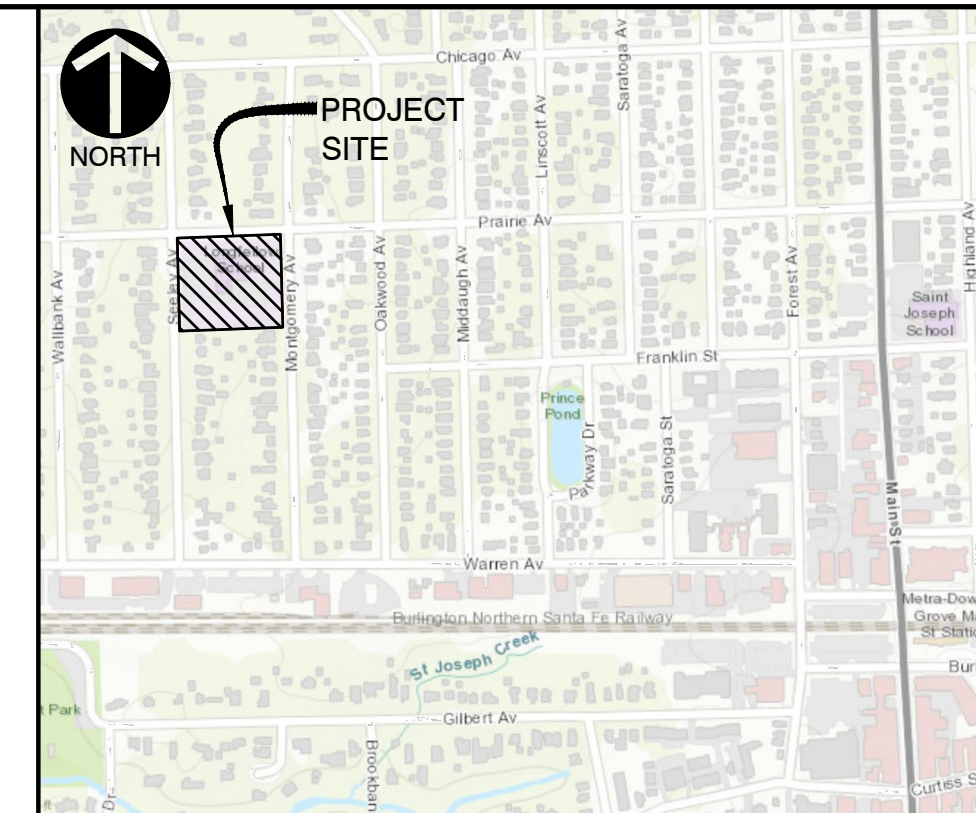
ILLINOIS STATE PLANE NSRS 2011 - EAST ZONE U.S. FOOT

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-07-209-001
09-07-209-016
ADDRESS: 1435 PRAIRIE AVENUE
DOWNERS GROVE, IL 60515

REVISION RECORD		
NO.	DATE	DESCRIPTION
1	05/21/2021	ADDED PREVIOUS AND IMPERVIOUS AREAS



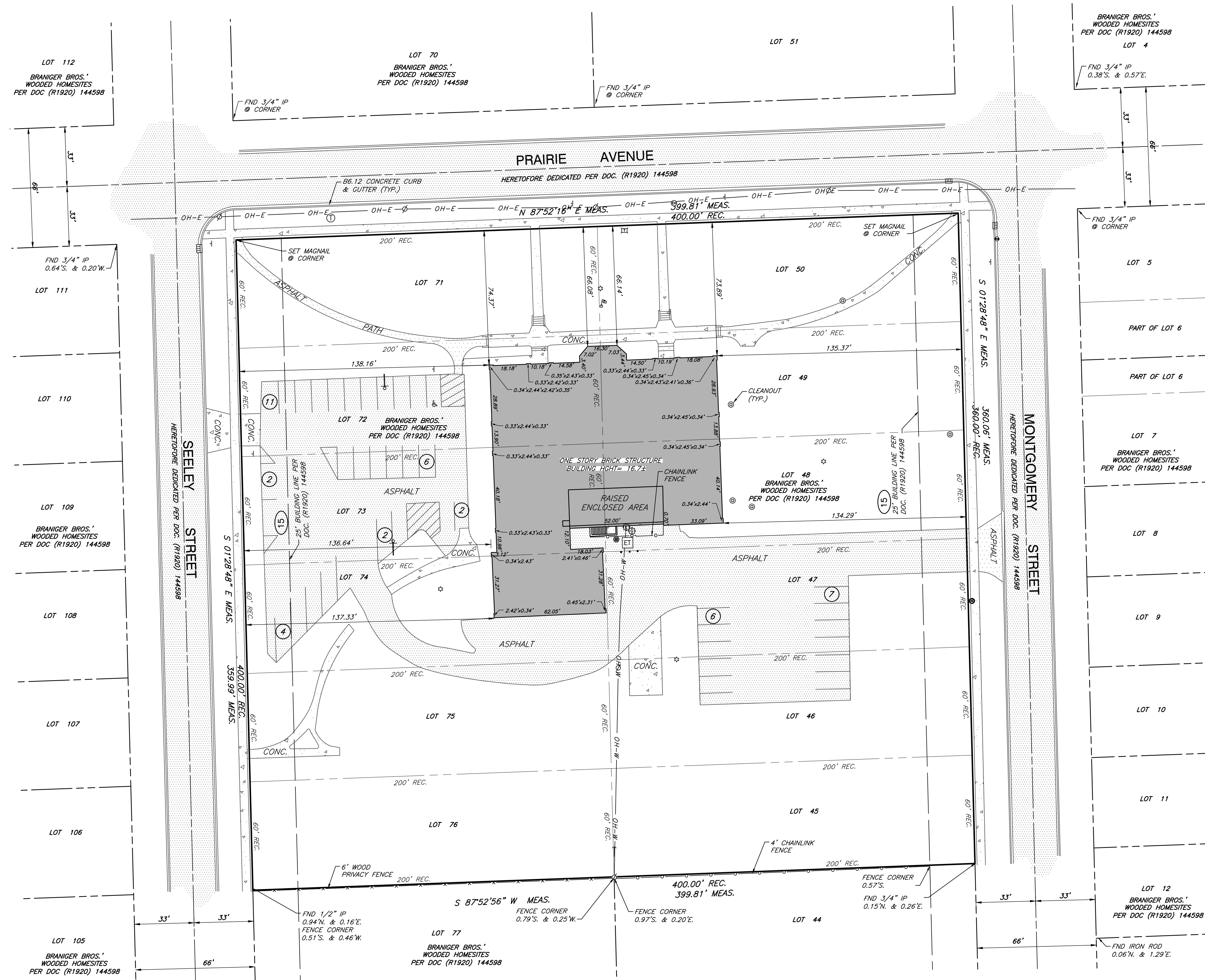
VICINITY MAP
N.T.S.

EXISTING LEGEND:

	MAILBOX		GAS MANHOLE
	FLAG POLE		GAS LINE MARKER
	GROUND LIGHT		GAS BOX (GAS VALVE)
	SIGN		GAS METER
	SATELLITE DISH		GAS TAP
	LIGHT STANDARD		PROPANE TANK
	AC UNIT		GAS WELL
	BOLLARD		TREE, DECIDUOUS (800 SIZE TYPE)
	PARKING METER		TREE, CONIFER (800 SIZE TYPE)
	ANTENNA		BUSH/SHRUB (SIZE)
	GRAVE		STUMP
	HANDICAP PARKING SYMBOL		POWER POLE
	STORM MANHOLE		GUY WIRE
	CATCH BASIN (TYPE)		TELEPHONE POLE
	CURB INLET		TELEPHONE PEDESTAL
	RISER PIPE		TELEPHONE LINE MARKER
	INLET (CIRCULAR)		TELEPHONE MANHOLE
	DRAIN		ELECTRIC MANHOLE
	BEEHIVE INLET SQUARE		ELECTRIC LINE MARKER
	INLET SQUARE		ELECTRIC PULL BOX (FLUSH WITH GRADE)
	FLARED END SECTION		ELECTRIC CONTROL BOX (ON BUILDING)
	SANITARY MANHOLE		HIGH TENSION TOWER
	CLEAN OUT		ELECTRIC METER
	COMBINATION MANHOLE		FIBER OPTIC MARKER
	STAND PIPE (RISER)		LIFT STATION
	WATER MANHOLE		TRAFFIC MANHOLE
	WATER BOX (WATER VALVE)		CABLE PEDESTAL
	FIRE HYDRANT		TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)
	WATER WELL		MANHOLE (UTILITY UNKNOWN)
	SPRINKLER VALVE		OIL WELL
	WATERLINE MARKER		VALVE BOX (UNKNOWN, FLUSH WITH GRADE)
	WATER METER		TELEPHONE PULL BOX (FLUSH WITH GRADE)
	WATER PUMP		UTILITY CABINET (UNKNOWN, ABOVE GRADE)
	HOSE BIB BUILDING		VAULT
	PIV - POST INDICATOR VALVE		ELECTRIC HANDHOLE
	SPRINKLER HEAD		STEAM MANHOLE
	IRRIGATION VALVE		TRANSFORMER
	IRRIGATION CONTROL BOX		STAND PIPE
	FIRE DEPT. CONNECTION		TRAFFIC PULL BOX (FLUSH WITH GRADE)
	FIRE DEPT. CONNECTION (BLDG.)		TRAFFIC DETECTOR HOUSING
	FARM SPIGOT		FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
	PROPERTY BOUNDARY LINE		UTILITY POLE
	ADJACENT PROPERTY LINE		ELECTRIC CONTROL CABINET (ABOVE GRADE)
	UNDERLYING PROPERTY LINE		TELEPHONE BOX/CABINET (ABOVE GRADE)
	UTILITIES EASEMENT		FIBER OPTIC BOX/CABINET (ABOVE GRADE)
	RIGHT OF WAY CENTER LINE		FIBER OPTIC MANHOLE
	SECTION LINE		UTILITY PULL BOX (UNKNOWN, FLUSH W/GRADE)
	SETBACK LINE		ELECTRIC PEDESTAL
	FENCE LINE		SCHEDULE B EASEMENT CALLOUTS PLOTTED
	OVERHEAD ELECTRIC		

REC.	RECORD DATA	ROW	RIGHT OF WAY
MEAS.	MEASURED DATA	PL	PROPERTY LINE
DEED	DEEDED DATA	CL	CENTERLINE
R.	RADIUS	P.O.B.	POINT OF BEGINNING
A.	ARC DATA	P.O.C.	POINT OF COMMENCEMENT

	EXISTING BUILDING
	CONCRETE SURFACE
	ASPHALT PAVEMENT



LEGAL DESCRIPTION

LOTS 45, 46, 47, 48, 49, 50 AND 71, 72, 73, 74, 75 AND 76 IN BRANIGAR BROTHERS' WOODED HOMESITES, A SUBDIVISION IN SECTION SEVEN (7), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION TWELVE (12), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA SUMMARY	
GROSS BOUNDARY AREA:	143,931 S.F. (3.304 ACRES) MORE OR LESS
NET BOUNDARY AREA:	143,931 S.F. (3.304 ACRES) MORE OR LESS
IMPERVIOUS AREA:	49,099 S.F. (1.127 ACRES) MORE OR LESS
PERVIOUS AREA:	94,832 S.F. (2.177 ACRES) MORE OR LESS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
TO:

- TRUSTEES OF SCHOOLS 38-11
- CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES INCLUDE ITEMS 1, 2, 3, 4, 7(c), 7(b), 7(b2), 7(c), 8, 9, 10, 11(b), 18 AND 19 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON MAY 6, 2021.

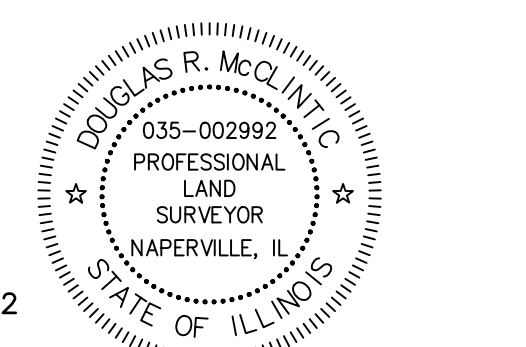
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NUMBER 17043C0167J, WITH A DATE EFFECTIVE DATE OF AUGUST 1, 2019 FOR THE COMMUNITY NUMBER 170204, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 24TH DAY OF MAY, A.D., 2021.

Signature of Surveyor

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSED VALID THROUGH NOVEMBER 30, 2022



SURVEYOR'S NOTES

- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CCHI2102990LD DATED MAY 4, 2021, FROM WHICH THIS SURVEY IS BASED.
- TABLE A ITEM 1: MONUMENTS FOUND OR SET AS SHOWN.
- TABLE A ITEM 2: AS HEREON NOTED.
- TABLE A ITEM 3: THE SURVEYED PROPERTY IS WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NUMBER 17043C0167J, WITH A DATE EFFECTIVE DATE OF AUGUST 1, 2019 FOR THE COMMUNITY NUMBER 170204, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- TABLE A ITEM 4: SEE AREA SUMMARY TABLE THIS SHEET.
- TABLE A ITEM 7(c): EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL AS HEREON SHOWN.
TABLE A ITEM 7(b1): EXTERIOR FOOTPRINT OF EXISTING BUILDING AT GROUND LEVEL HEREON SHOWN.
TABLE A ITEM 7(c): BUILDING HEIGHT IS 16.7± FEET.
- TABLE A ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY HAVE BEEN SHOWN.
- TABLE A ITEM 9: THE SURVEYED PROPERTY PROVIDES THE FOLLOWING PARKING:
REGULAR 39 SPACES
HANDICAP 1 SPACES
TOTAL PARKING: 40 SPACES
- TABLE A ITEM 11(b): PRIVATE UTILITY LOCATE WAS NOT PERFORMED AT THE TIME THIS SURVEY WAS CONDUCTED.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- TABLE A ITEM 18: EXISTING OFFSITE EASEMENTS AS DISCLOSED BY RECORDED DOCUMENTS OBTAINED FROM THE CLIENT AND/OR ONLINE DUPAGE COUNTY LAND RECORDS RESEARCH HAVE BEEN SHOWN. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS SHOWN COMPRISE ALL SUCH EASEMENTS HERETOFORE GRANTED OR VACATED.
- TABLE A ITEM 19: PROFESSIONAL LIABILITY INSURANCE AS OUTLINED IN THE ACCEPTED CONTRACT AGREEMENT.
- VERTICAL DATUM NOT PROVIDED WITH THIS SURVEY.

TITLE COMMITMENT CCHI2102990LD
SCHEDULE B

SCHEDULE B, PART I REQUIREMENTS	
1-8	NOT PLOTTABLE
SCHEDULE B, PART II EXCEPTIONS	
1-12	NOT PLOTTABLE
13	BUILDING SANITARY SERVICE ACCESS AGREEMENT PER DOC. R2005-135827 (GRANTS ACCESS OVER EACH BUILDING SANITARY SERVICE FROM THE PROPERTY LINE TO THE EACH BUILDING LOCATED ON SUBJECT SITE) - ACCESS WIDTH UNDETERMINED THEREFORE NOT PLOTTABLE
14	DOWNERS GROVE SANITARY DISTRICT CHARGES AND RATE ESTABLISHED BY ORDINANCE PER DOC. R75-43755 - NOT PLOTTABLE
15	25 FOOT BUILDING LINE PER DOC. (R1920) 144598 - PLOTTED
16	ENFORCEMENT OF FIRE LANE RESTRICTIONS AGREEMENT PER DOC. R2006-081555, APPLIES TO LOTS 71 THROUGH 76. (NO SITE PLAN SHOWING ITS LOCATION ATTACHED TO RECORDED DOCUMENT THEREFOR NOT KNOWN.) - NOT PLOTTABLE
17	ENFORCEMENT OF FIRE LANE RESTRICTIONS AGREEMENT PER DOC. R2006-081556, APPLIES TO LOTS 45 THROUGH 50. (NO SITE PLAN SHOWING ITS LOCATION ATTACHED TO RECORDED DOCUMENT THEREFOR NOT KNOWN.) - NOT PLOTTABLE
18-24	NOT PLOTTABLE

REFERENCE

- FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011 NAVD88 (CRS) GEOID18 - U.S. FOOT
- LOCATION MAP PROVIDED BY DUPAGE COUNTY INFORMATION TECHNOLOGY DEPARTMENT/ GIS DIVISION PORTAL VIEWER. IMAGERY DATE: 04/06/2020.



DATE:	05/21/2021	SCALE:	1"=30'	DRAWING NO.:	
DRAWN BY:	SRH	CHECKED BY:	DRM	SV01	
PROJECT NO.:	312.988	APPROVED BY:	DRM		SHEET 1 OF 1