

AREA
5,831 SQ. FT. 0.1338 ACRES

FLOOD HAZARD NOTE
THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL 151 OF 287 OF RATE MAP NO. 1704302151J) EFFECTIVE DATE AUGUST 1, 2019.

PARKING STALLS
SEE SURVEY

ALTA/NSPS LAND TITLE SURVEY OF 122 N. MAIN STREET WHEATON, ILLINOIS

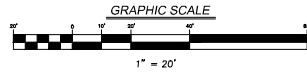
LEGAL DESCRIPTION

PARCEL 1:
THE EAST 40.16 FEET OF LOT 7 IN BLOCK 7 OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY DEED RECORDED JANUARY 25, 1968 AS DOCUMENT R85-2473, OVER AND UPON THE NORTH 12 FEET OF THAT PART OF LOT 7 LYING EASTERLY OF THE CENTERLINE OF THE NORTH AND SOUTH ALLEY 48 NOW LOCATED IN SAID LOT; AND THE NORTH 12 FEET OF THAT PART OF LOT 7 LYING WEST OF THE WEST LINE OF THE EAST 86.35 FEET OF SAID LOT 7, AFORESAID.

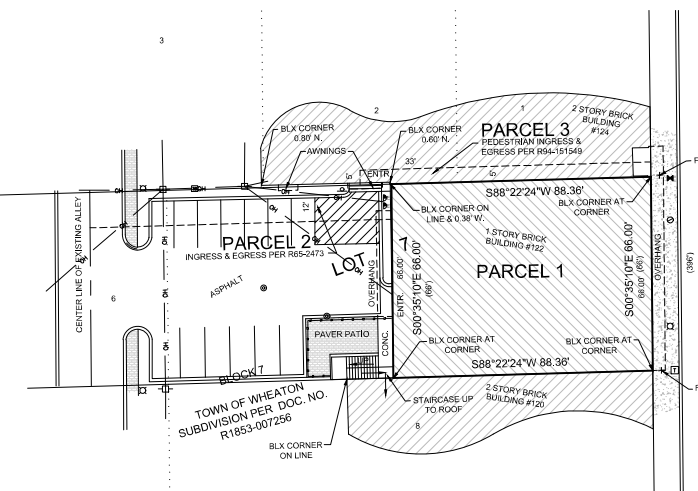
PARCEL 3:
NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR RESTRICTION INGRESS AND EGRESS CREATED BY GRANT RECORDED JULY 13, 1994 AS DOCUMENT R94-151549, OVER AND UPON THE SOUTH 9 FEET OF LOT 1 AND THE SOUTH 5 FEET OF THE EAST 31 FEET OF LOT 2 IN BLOCK 7 OF THE PLAT OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1001 (ILLINOIS EAST), WITH PROJECT ORIGIN AT LATITUDE: 41°51'57.79711"N
LONGITUDE: 88°05'24.37250"W
ELLIPTICAL PERIODIC HEIGHT: 651.114 SET
GROUND SCALE FACTOR: 1.0000517178
ALL MEASUREMENTS ARE ON THE GROUND.



GENERAL 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.
- NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- 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 JULIE AT 480-892-0123 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.



LEGEND

<ul style="list-style-type: none"> ● CABLE TV FEEDSTOCK ○ TRAFFIC LIGHT POLE □ TRAFFIC CONTROL VAULT ○ TRAFFIC LIGHT ○ TELEPHONE PEDESTAL ○ TELEPHONE MAN-HOLE ○ PAINTED TELEPHONE LINE ○ FRESH OIL OR GAS LINE ○ ANCHOR ○ GUY POLE ○ LIGHT POLE ○ POWER POLE ○ LIGHT STANDARD ○ ELECTRIC MANSOLE ○ ELECTRIC PEDESTAL ○ ELECTRIC TRANSFORMER PAD ○ ELECTRIC METER ○ MANHOLE ○ ELECTRICAL JUNCTION BOX ○ FIBER OPTIC VALVE ○ ELECTRIC SERVICE OUTLET BOX ○ PAINTED ELECTRIC LINE ○ TRANSFORMER PAD 	<ul style="list-style-type: none"> ○ PAINTED GAS LINE ○ GAS VALVE ○ GAS METER ○ GAS VALVE WALK ○ GAS METER ○ PIPELINE MARKER ○ MONITORING WELL ○ POST INDICATOR VALVE ○ WALL HEAD ○ FLAGPOLE ○ MAIL BOX ○ UTILITY POLE ○ POST ○ PUBLIC PAY TELEPHONE ○ PARKING METER ○ WATER MARKER ○ BASKETBALL HOOP ○ AIR CONDITIONER PAD UNIT ○ FOUND IRON MARKER ○ FOUND IRON ROD ○ FOUND RAILROAD SPIKE ○ FOUND IRON NAIL ○ FOUND IRON NAIL ○ FOUND CUT CROSS ○ FOUND IRON PIPE ○ FOUND IRON SHAW ○ SET REVERSE POINT ○ SET IRON NAIL ○ SET IRON NAIL ○ SET CONCRETE MONUMENT WITH BRASS DISC ○ SET CONCRETE MONUMENT WITH IRON PIPE 	<ul style="list-style-type: none"> ○ HEADWALL ○ CURB INLET ○ STORM INLET ○ STORM MANHOLE ○ FLANGED END SUGGESTION ○ CLEARDIRT ○ SANITARY MANHOLE ○ HOSE BIB ○ SINK ○ HYDRANT ○ WATER VALVE ○ WATER VALVE WALK ○ SEPI ○ PAINTED WATER LINE ○ IRRIGATION HEAD ○ IRRIGATION CONTROL VALVE ○ WATER METER ○ WATER METER ○ FOUND USBIN CONCRETE ○ FOUND BRASS DISC ○ FOUND IRON MARKER ○ FOUND IRON ROD ○ FOUND RAILROAD SPIKE ○ FOUND IRON NAIL ○ FOUND IRON NAIL ○ FOUND CUT CROSS ○ FOUND IRON PIPE ○ FOUND IRON SHAW ○ SET REVERSE POINT ○ SET IRON NAIL ○ SET IRON NAIL ○ SET CONCRETE MONUMENT WITH BRASS DISC ○ SET CONCRETE MONUMENT WITH IRON PIPE
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ABBREVIATIONS

<ul style="list-style-type: none"> — PROPOSED RIGHT-OF-WAY LINE — EXISTING RIGHT-OF-WAY LINE — EXISTING LOT LINE — PROPOSED EASEMENT LINE — EXISTING EASEMENT LINE — PROPOSED SUBDIVISION LINE — EX- & PRO. CENTERLINE — EXISTING EASEMENT LINE — EXISTING EASEMENT BY LINE — EX- & PRO. RAILROAD SPRING LINE — SECTION LINE — EXISTING FENCE (AT CORNER LINE) — EXISTING FENCE (AT CROSSING) — EXISTING FENCE (AT QUARTER) — GUARDRAIL — RAILROAD TRACKS — UNDERGROUND CABLE TV — UNDERGROUND CABLE (FIBER OPTIC) — UNDERGROUND FIBER (OPTIC CABLE/FIBER) — UNDERGROUND ELECTRIC — UNDERGROUND ELECTRIC (FIBER OPTIC) — UNDERGROUND TELEPHONE — UNDERGROUND TELEPHONE (ATLAS INFO) — GAS MAIN — GAS (MANUALS INFO) — WATER MAIN — WATER MAIN (ATLAS INFO) — SANITARY SEWER — SANITARY SEWER (ATLAS INFO) — STORM SEWER — STORM SEWER (ATLAS INFO) — EDGE OF WATER — OVERHEAD WIRES — CURB — DEEPENED CURB — EXISTING CURB — EXISTING CURB LINE — UNDERGROUND CABLE — UNDERGROUND CABLE (FIBER OPTIC) — UNDERGROUND FIBER (OPTIC CABLE/FIBER) — UNDERGROUND ELECTRIC — UNDERGROUND ELECTRIC (FIBER OPTIC) — UNDERGROUND TELEPHONE — UNDERGROUND TELEPHONE (ATLAS INFO) — GAS MAIN — GAS (MANUALS INFO) — WATER MAIN — WATER MAIN (ATLAS INFO) — SANITARY SEWER — SANITARY SEWER (ATLAS INFO) — STORM SEWER — STORM SEWER (ATLAS INFO) — EDGE OF WATER — OVERHEAD WIRES — CURB — DEEPENED CURB — EXISTING CURB LINE — UNDERGROUND CABLE — UNDERGROUND CABLE (FIBER OPTIC) — UNDERGROUND FIBER (OPTIC CABLE/FIBER) — UNDERGROUND ELECTRIC — UNDERGROUND ELECTRIC (FIBER OPTIC) — UNDERGROUND TELEPHONE — UNDERGROUND TELEPHONE (ATLAS INFO) — GAS MAIN — GAS (MANUALS INFO) — WATER MAIN — WATER MAIN (ATLAS INFO) — SANITARY SEWER — SANITARY SEWER (ATLAS INFO) — STORM SEWER — STORM SEWER (ATLAS INFO) — EDGE OF WATER — OVERHEAD WIRES — CURB — DEEPENED CURB — EXISTING CURB LINE 	<ul style="list-style-type: none"> — EXISTING TOP OF CURB ELEVATION — EXISTING EDGE OF PAVEMENT ELEVATION — EXISTING SPOT ELEVATION — A/A ACCESSIBLE PARKING — F.F. FINISHED FLOOR — T.F. TOP OF FOUNDATION — C.M.P. CORRODED METAL PIPE — R.C.P. REINFORCED CONCRETE PIPE — V.C.P. VITRIFIED CLAY PIPE — F.M. FRAME — S.P.C. BREAK — T.C. TOP OF CURB — D.E.P. DEEPENED CURB — S.E.T. CUTTER — E.P. EDGE OF PAVEMENT — F.A.L. FOUND LINE — C.M.C. CONCRETE — B.F.T. BITUMENUS — M.F. MANHOLE — C.W. CONCRETE WALK — T.F. TOP OF WALL — B.W. BOTTOM OF WALL — W.F. TOP OF PIPE — B.W. BACK OF WALK — F.F.S. FLAGGED END SECTION — B.W. BENCH — D.P. DUCTILE IRON PIPE — S.S. STORM SEWER — S.A.N. SANITARY SEWER — N. NORTH — S. SOUTH — E. EAST — W. WEST — C.S. C/O-RD BEARING — A. ARC LENGTH — R. RADIUS — U.S.E. UTILITY EASEMENT — P.U.S.E. PUBLIC UTILITY EASEMENT — D.E. DRAINAGE EASEMENT — W.A.L.E. WADING/UTILITY EASEMENT — I.E. INGRESS & EGRESS EASEMENT — P.C. POINT OF CURVATURE — P.R.C. POINT OF REVERSE CURVATURE — P.F. POINT OF TANGENCY — (R.C.) RECORD DATUM — M.E.A.S. MEASURED DATUM — (R.A.C.E.) CALCULATED DATUM — (D.E.D.) INFORMATION TAKEN FROM DEED — (E.T.E.) EXCEPTION TO SLIGHTLY EASEMENT
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SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
TO:
-CHICAGO TITLE INSURANCE COMPANY
-TRD
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 8 AND 9 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2019.
DATED THIS 8TH DAY OF AUGUST, A.D., 2019.
Christopher D. Bartosz
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1189
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
CDBARTOSZ@V3CO.COM



NOTES FROM SCHEDULE B

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1190378LD EFFECTIVE DATE: JULY 10, 2019 PROVIDED BY THE CLIENT.

EXCEPTIONS	PLOTTED HEREON
P EASEMENT - INGRESS & EGRESS R85-2473	YES
P EASEMENT - INGRESS & EGRESS R94-151549	YES

ALL OTHER SCHEDULE B ITEMS ARE NON-POTTABLE
CLARIFICATION STATEMENTS
a. the location cannot be determined from the record document.
b. there was no observed evidence at the time of the follow-up.
c. limited easement.
d. it is not on, or does not touch, the surveyed property.
e. limits access to an otherwise abutting right of way.
f. the documents are illegible.
g. indicates that it may have been released or otherwise terminated.
h. document was not provided for surveyor's review.

V Engineers 7325 Janes Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.0320 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
NORTHWESTERN MEMORIAL HEALTHCARE
425 WEAVER PARKWAY, SUITE 300
WARRENVILLE, ILLINOIS 60555
630-315-1421

REVISIONS	
NO.	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
122 N. MAIN STREET

Project No: 19296
Group No: VP01.1

DRAFTING COMPLETED: 08/08/19
FIELD WORK COMPLETED: 08/08/19

DRAWN BY: CDB
CHECKED BY: CDB

PROJECT MANAGER: CDB
SCALE: 1" = 20'

SHEET NO. 1 of 1