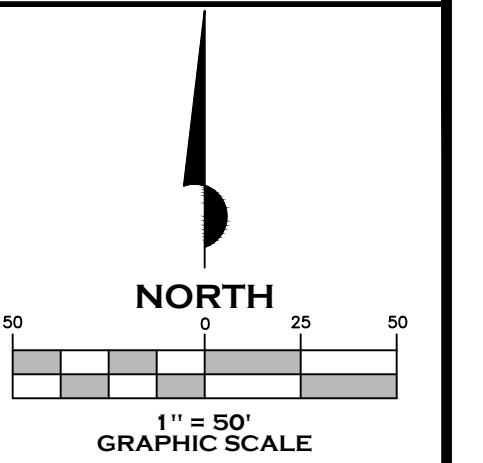


# ALTA/NSPS LAND TITLE SURVEY

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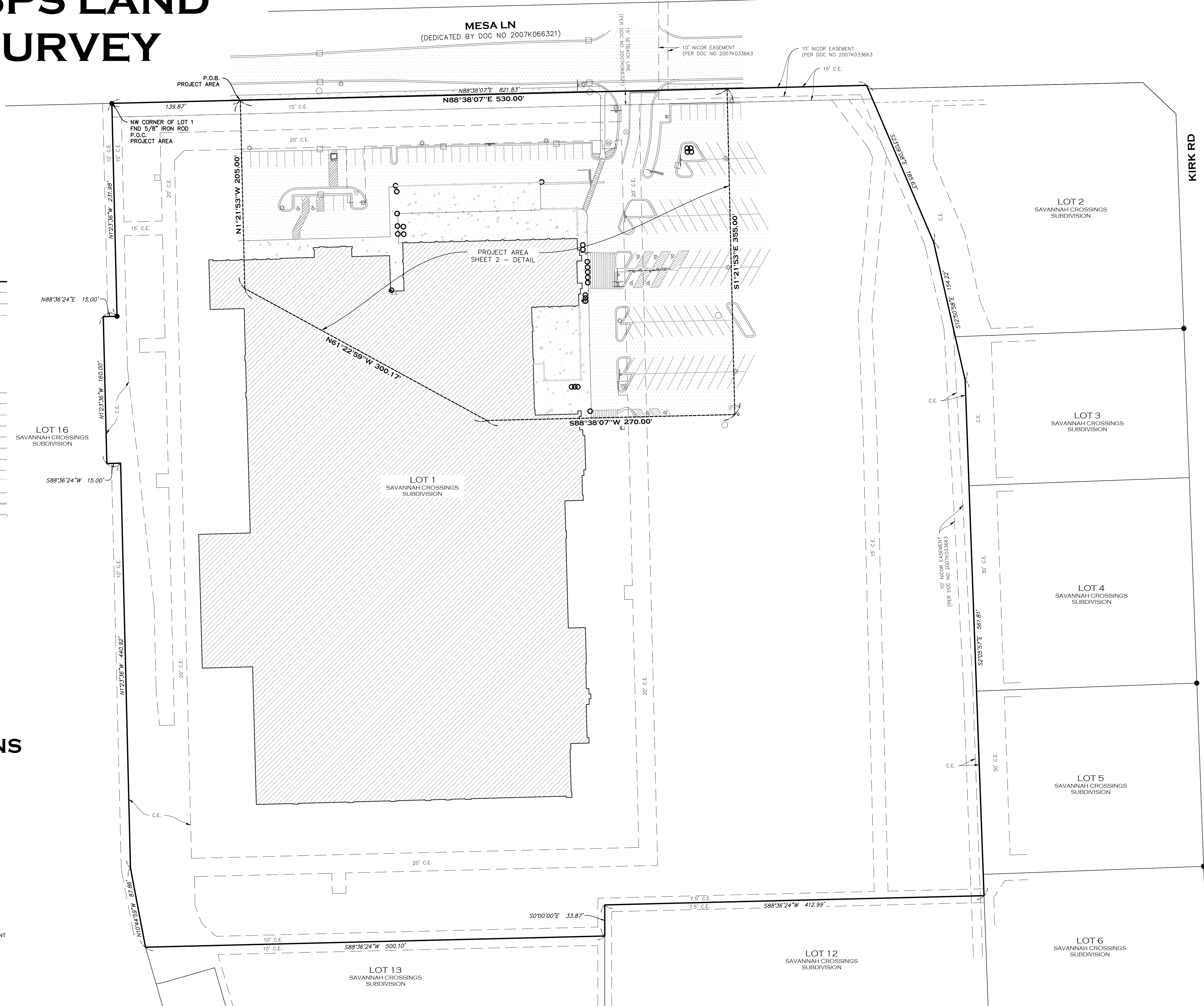
EASEMENT NOTE:  
ALL EASEMENTS ARE GRANTED BY  
DOCUMENT NUMBER 2007K066321  
UNLESS OTHERWISE NOTED HEREON

## LEGEND

PROPERTY BOUNDARY	———
OFFSITE PROPERTY LINE	———
EASEMENT LINE	———
BUILDING SETBACK LINE	———
MEASURED OR CALCULATED DISTANCE	xxx.xx'
DEED OR RECORD DISTANCE	(xxx.xx')
FOUND IRON PIPE	○
FOUND 5/8" IRON ROD	●
FOUND PK NAIL	+
FOUND CUT CROSS	+
STORM SEWER	—∧—
SANITARY SEWER	—∧—
WATERMAIN	—W—
UNDERGROUND GAS LINE	—G—
UNDERGROUND CABLE LINE	—C—
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND TELEPHONE LINE	—T—
OVERHEAD UTILITY LINES	—OH—
GRAVING CONTOUR	———
FENCE LINE	———
DEPRESSED CURB	———
TREELINE	———
TREE	———
POWER POLE	———
TELEPHONE PEDESTAL	———
TRANSFORMER	———
DRAINAGE FLOW ARROW	———
OVERFLOW ROUTE	———
LIGHT POLE	———
WALL PACK	———
SANITARY MANHOLE	———
SANITARY CLEANOUT	———
FIRE HYDRANT	———
VALVE AND VAULT	———
GATE VALVE	———
STORM CURB FRAME & GRATE	———
STORM MANHOLE	———
STORM CATCH BASIN	———
STORM FLARED END SECTION	———
MANHOLE (UNKNOWN UTILITY)	———

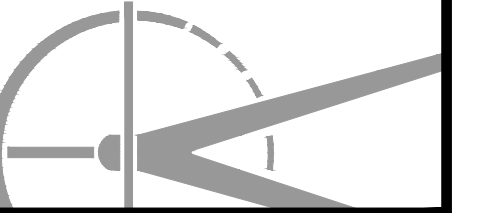
## ABBREVIATIONS

T/F =	TOP OF FOUNDATION
FFE =	FINISHED FLOOR ELEVATION
FES =	FLARED END SECTION
VCP =	VITRIFIED CLAY PIPE
DIP =	DUCTILE IRON PIPE
PVC =	POLYVINYL CHLORIDE
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
INV =	INVERT
TP =	TOP OF PIPE
L =	ARC LENGTH
R =	RADIUS
CH =	CHORD
B.S.L. =	BUILDING SETBACK LINE
P.U.E. =	PUBLIC UTILITY EASEMENT
U.E. =	UTILITY EASEMENT
C.E. =	CITY EASEMENT
D.E. =	DRAINAGE EASEMENT
P.U. & D.E. =	PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
P.O.T. =	POINT OF TERMINATION



DESCRIPTION: ISSUED TO PRELIMINARY DRAFT TO CLIENT  
DATE: 04/30/2021

**MeritCorp**  
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Other Office Locations:  
Grayslake, IL



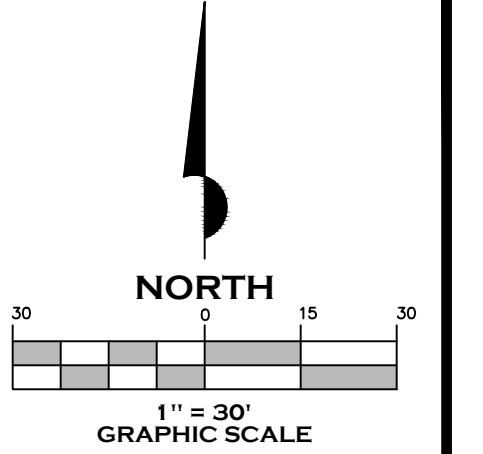
2900 KIRK RD  
AURORA, IL 60502  
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO. M21062A  
DRAWN BY: TCH  
CHECKED BY: JDS  
SHEET NO. 1/2

# ALTA/NSPS LAND TITLE SURVEY

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## SURVEYOR'S NOTES

- AT THE REQUEST OF CLIENT, THIS SURVEY REPRESENTS A SURVEY OF THE PORTION HEREON SHOWN AS "PROJECT AREA" AND IS NOT A SURVEY OF THE DEEDED PROPERTY IN ITS ENTIRETY.
- A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED.
- SURVEY IS BASED ON FIELD WORK COMPLETED ON APRIL 22, 2021.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE SETBACKS THAT WERE PLATTED ON FINAL PLATS WERE REFERENCED HEREON. ZONING REGULATIONS SHOULD BE CONSULTED FOR CURRENT SETBACK INFORMATION.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- SURVEY COMPLETED FOR:  
BFA, INC  
103 ELM ST  
WASHINGTON, MO 63090
- BASIS OF BEARING: GRID NORTH - IL EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD'83.
- NO PIPES WERE OBSERVABLE FROM THE SURFACE IF NOT SHOWN HEREON AT MANHOLES.
- SUBSURFACE INVESTIGATION WAS PERFORMED BY A PRIVATE UTILITY LOCATORS OR SURVEYORS, BUT ANY EVIDENCE OF UTILITIES SHOWN HEREON ARE SHOWN AS MARKED. **NOTE: J.U.L.I.E. WILL NOT MARK UTILITIES FOR THE PURPOSE OF SURVEYING.** UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
- THE IMPROVEMENTS SHOWN HEREON WERE LOCATED AT THE TIME OF THE SURVEY AND ARE NOT A REPRESENTATION OF ANY PHYSICAL STRUCTURES OR FEATURES THAT MAY HAVE BEEN OBSTRUCTED BY SNOW, ICE, LANDSCAPING, OR BRUSH.
- NO APPARENT ENCROACHMENTS WERE OBSERVED WITHIN THE PROJECT AREA DURING THIS SURVEY, UNLESS OTHERWISE SHOWN HEREON. THIS SURVEY MAKES NO STATEMENT OF OWNERSHIP OF IMPROVEMENTS.
- BASIC INFORMATION IS GIVEN ON FACE OF PLAT FOR EASEMENTS. EASEMENT DOCUMENTS AND TITLE ARE TO BE CONSULTED FOR THE RIGHTS AND PARTIES NAMED FOR BENEFIT OF (IN FAVOR OF) BY SAID DOCUMENTS. EASEMENT TERMINATIONS OR VACATIONS MAY EXIST, BUT WERE NOT DISCOVERED OR PROVIDED BY CLIENT, UNLESS OTHERWISE NOTED.
- THE PROJECT AREA HAS DIRECT ACCESS TO MESA LANE, A PUBLICLY DEDICATED RIGHT OF WAY.

## TABLE A ITEM 2 - ADDRESS

2900 KIRK RD, AURORA, IL

## TABLE A ITEM 3 - FLOOD ZONE

SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA (WITHIN ZONE X), PER MAP 17089C0333H, EFFECTIVE DATE OF 8-03-2009.

## TABLE A ITEM 4 - GROSS LAND AREA

168,650 SQUARE FEET (3.872 ACRES) MORE OR LESS.

## TABLE A ITEM 6(A) & TABLE A ITEM 6(B) - ZONING REPORT

ZONING REPORT OR LETTER NOT PROVIDED BY CLIENT.

## TABLE A ITEM 7(A) BUILDING DIMENSIONS

SEE SHEET 2 FOR AREA(S) WITHIN PROJECT AREA

## TABLE A ITEM 7(B)-1 - BUILDING AREA

5±AC, MORE OR LESS

## TABLE A ITEM 7(C) BUILDING HEIGHT

SEE SHEET 2 FOR AREA(S) WITHIN PROJECT AREA

## TABLE A ITEM 11A - UTILITIES

NO MAPS, PLANS OR REPORTS WERE PROVIDED BY CLIENT.

## TABLE A ITEM 15

NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE OR MOBILE LASER SCANNING, OR SIMILAR ITEMS, WERE USED AS PART OF THIS SURVEY.

## PROJECT AREA DESCRIPTION (NOT A LEGAL OR PROPERTY DESCRIPTION)

THAT PART OF LOT 1 IN SAVANNAH CROSSING SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 2007K066321, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°38'07" EAST ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 139.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°38'07" EAST ALONG SAID NORTH LINE, 530.00 FEET; THENCE SOUTH 1°21'53" EAST, 355.00 FEET; THENCE SOUTH 88°38'07" WEST, 270.00 FEET; THENCE NORTH 61°22'59" WEST, 300.17 FEET; THENCE NORTH 1°21'53" WEST, 205.00 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DUPAGE )

TO: TO BE ADDED

THIS IS TO 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 INCLUDES ITEMS 2, 3, 5, 6(a), 6(b), 7(a), 7(b)-1, 7(c), 8, 11(a), 15, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 22, 2021.

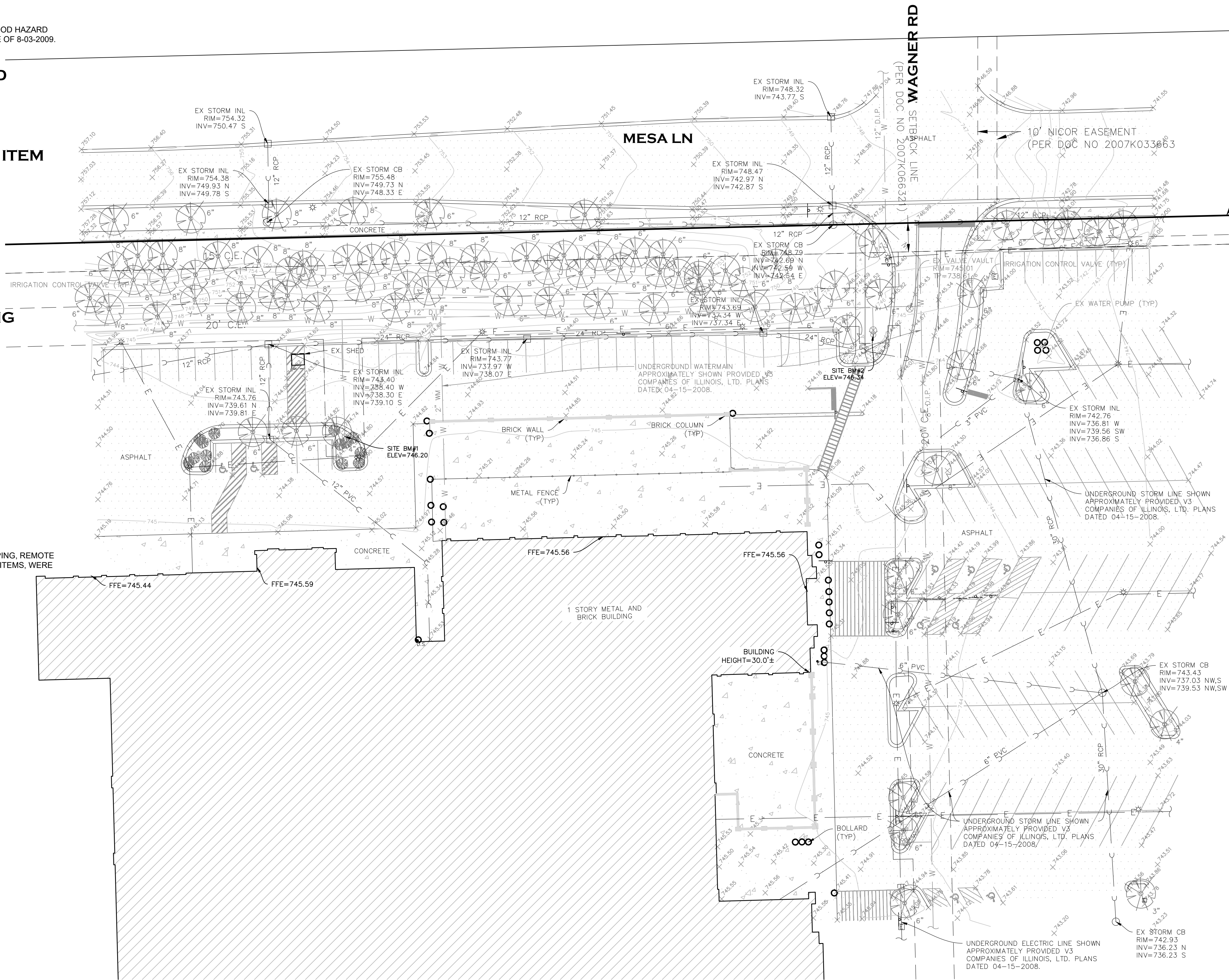
ORIGINALLY ISSUED: APRIL 30, 2021.  
DATE OF LAST REVISION: APRIL 30, 2021.

**DRAFT**

JONATHAN D. SPINAZZOLA, PLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR 3868

CURRENT LICENCE EXPIRES NOVEMBER 30, 2022.

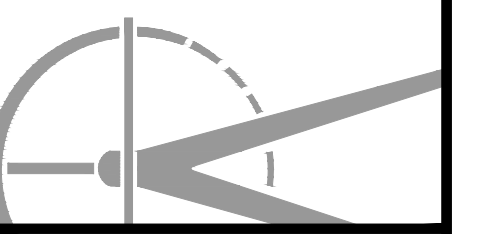
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ILLINOIS.



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PROJECT NO. M21062A

DRAWN BY: TCH

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SHEET NO. 2/2

Other Office Locations:  
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