(NW CONNECTION NOT FOUND)

ST#229 STORM MANHOLE

60" RCP F INV = 693 30

(W INVERT NOT VISIBLE)

ST#230 STORM INLET

ST#231 STORM INLET

12" RCP NW INV = 696.11

(NW CONNECTION NOT FOUND)

(SW CONNECTION NOT FOUND)

ST#233 STORM MANHOLE

24" RCP E INV = 698.08

60" RCP W INV = 695.58

60" RCP S INV = 695.58

24" RCP E INV = 703.48 24" RCP W INV = 696.68

ST#237 WATER VALVE VAULT

ST#239 WATER VALVE VAULT

TOP OF 12" DI PIPE = 695.50

ST#240 SANITARY MANHOLE

ST#241 SANITARY MANHOL

15" CLAY NE INV = 675.95

8" CLAY E INV = 676.06

15" CLAY SW INV = 675.85

8" CLAY S INV = 676 93

8" CLAY W INV = 676.93

36" RCP S INV = 693.60

RIM = 704.60

RIM = 704.51

RIM = 708.84

RIM = 710.08

RIM = 714.683 12" RCP NF INV = 707 18

RIM = 716.61

RIM = 702.60

RIM = 692.83

RIM = 68915

(FULL OF WATER)

## ALTA/NSPS LAND TITLE SURVEY

(PER EXHIBIT "A" IN TITLE COMMITMENT) THE SOUTH QUARTER (EXCEPT THE EAST 296.0 FEET THEREOF) OF THE EAST 653.00 FEET OF THE SOUTH HALF (EXCEPT RAILROAD PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF RIGHT OF WAY) OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

ITEM 6(A), ZONING REPORT NOT PROVIDED TO THE SURVEYOR IN PREPARATION OF THIS SURVEY. TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST OF 50.00 FEET TO A LINE 50.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER THIS SITE IS ZONED E-1 ESTATE RESIDENTIAL DISTRICT, AS DETERMINED FROM CITY OF ORLAND 1/4 AND THE EAST 50.97 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 (EXCEPT THE WEST 100 OF SECTION 3 PARK, IL LAND DEVELOPMENT CODE, RETRIEVED VIA CITY ONLINE RESOURCES. SEE ZONING ACRES), ALSO (EXCEPT THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 160 FEET OF THE EAST 943 FEET OF THE RESTRICTION EXHIBIT HEREON. PLOTTABLE ELEMENTS SHOWN HEREON - SEE ORDINANCE FOR NORTHEAST QUARTER AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840060) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

> THE WEST 130.0 FEET OF THE EAST 783.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL THENCE SOUTH 43 DEGREES 33 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT TAKEN AS A TRACT. THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT. THE NORTHEAST 19-04. A DISTANCE OF 28 23 FEFT TO A LINE 50 00 FEFT NORTH OF THE SOUTH LINE OF THE SAID NORTHEAST. 1/4 AND THE EAST 50.97 ACRES OF THE NORTHWEST 1/4 OF SECTION 31. (EXCEPT THE WEST 100 ACRES THEREOF) IN TOWNSHIP 36 QUARTER OF SECTION 31 BEING ALSO THE NORTH LINE OF 179TH STREET AS CONVEYED AND DESCRIBED IN DEEDS NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM, THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 487 FEET OF THE EAST 783 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH. RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840059.

> THE EAST 296.0 FEET OF THE SOUTH 1/4 OF THE EAST 653.0 FEET OF THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE TO THE SOUTH LINE OF "OUTLOT C," CAMBRIDGE PLACE OF ORLAND PARK SUBDIVISION, RECORDED AS DOCUMENT NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH NUMBER 90165351; 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. BOUNDED AND DESCRIBED AS FOLLOWS:

> BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 66 FOOT 179TH STREET AND THE WESTERLY RIGHT OF WAY LINE OF 110 FOOT WOLF ROAD; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 246 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE 17 FEET NORTH OF AND THENCE SOUTH 01 DEGREES 33 MINUTES 18 SECONDS EAST WITH SAID PARALLEL LINE, 263.86 FEET TO THE POINT PARALLEL WITH SAID NORTHERLY RIGHT OF-WAY LINE; THENCE EAST ALONG SAID PARALLEL LINE 226 FEET; THENCE OF BEGINNING, CONTAINING 5.820 ACRES, MORE OR LESS. NORTHEASTERLY TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE THAT IS 37 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE 37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

(BY THIS SURVEY)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST (BEARINGS BASED UPON NAD 83 ILLINOIS STATE THE WEST 160.0 FEET OF THE EAST 943.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL PLANES COORDINATE SYSTEM EAST ZONE) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE NORTHERNMOST CORNER OF TRACT 19-04 AS SHOWN ON A COOK COUNTY DEPARTMENT OF

LEGAL DESCRIPTION

HIGHWAYS RIGHT-OF-WAY PLAT OF 179TH STREET DATED NOVEMBER 26, 1996 AND RECORDED AS DOCUMENT NUMBER 0926134069 FOR A POINT OF BEGINNING; RECORDED AS DOCUMENTS 98858065, 98840059 AND 98840060;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE. A DISTANCE OF 873.25 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO COUNTY OF COOK AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 98499665;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 284.26 FEET

THENCE NORTH 88 DEGREES 41 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF A PARCEL CONVEYED TO KARIM MOTI AGH DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER. 0533919055, A DISTANCE OF 893.25 FEET TO A LINE MEASURED 50.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

D. Minimum Lot Sizes. Except as provided by special use permit, no principal use in the E-1 District shall be on a lot less than one acre (43,560 square feet) in area and a width of less than 150 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front (Ord. 3672 - 8/5/02)

ZONING INFORMATION: E-1 ESTATE RESIDENTIAL DISTRICT

LAND DEVELOPMENT CODE

|SECTION 6-201 E-1 ESTATE RESIDENTIAL DISTRICT|

(Ord. 4210 - 12/18/06)

RESTRICTIONS PER ORDINANCE 2084, AS AMENDED, UPDATED MARCH 2020,

|VILLAGE OF ORLAND PARK LAND DEVELOPMENT CODE| |ARTICLE 6: DEVELOPMENT REGULATIONS|

IPART 2: DISTRICT REGULATIONS

ORDINANCE 5476

setbackshall be considered to be the yard where the main door is located; the other yard shall therefore be considered permanent installation of at least two of the following: to be the "side" setback. (Ord. 2959 - 11/18/96; Amd. Ord. 4374 - 6/2/08)

Abutting a major or minor arterial: Fifty (50) feet from the property line. (Ord. 3070 -10/20/97)

Abutting a major collector: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97) Abutting all other streets: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 -

2. Side and Corner Side. (Ord. 4183 - 9/18/06) Major or minor arterial: Fifty (50) feet from the property line.

building, pavement, storm water storage, and other impervious elements.

the following:

Major collector: Fifty (50) feet from the property line.

All other streets and sides not abutting a street: Twenty-five (25) feet from the property. (Ord. 4574 - 7/6/10) Side yards with side loading garages shall be a minimum of twenty (20) feet and the driveway must be a minimum of three (3) feet from the nearest side property line. (Ord. 4738 - 6/18/12) (Ord. 3199 - 11/16/98: Amd. Ord. 5126 - 9/19/16)

3. Rear. All lots: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 - 9/19/16) F. Lot Coverage. There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following

1. Base. Allows up to twenty percent (20%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of seventy-five percent (75%) of the lot shall be green space. 2. Plus. Allows an additional five percent (5%) from base lot coverage by permit. Seventy percent (70%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of

regulations shall permit lots to move between grades-to increase or decrease lot coverage at will-so long as they meet

the followingperformance criteria associated with each grade. Lot coverage includes the area of a lot covered by

a. A rain sensor system for lawn irrigation (if applicable): Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c); Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface

P.I.N. NO. 27312020190000

P.I.N. NO. 27312020210000

P.I.N. NO. 27312020220000

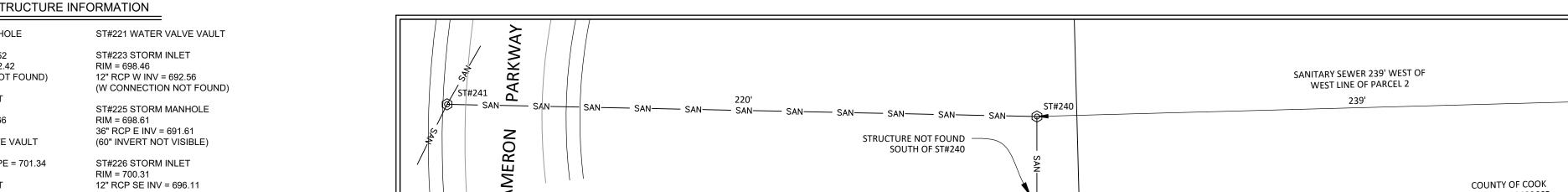
TOTAL AREA=5.820 ACRES±

3. Premium. Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of sixty-five E. Setbacks. The following setback standards shall apply in the E-1 District. For square corner lots, the "front" percent(65%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the

> A rain sensor system for lawn irrigation (if applicable); b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section 6-314 of these regulations; c. One (1) dry well per Section 6-302.H.1.k of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch); Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c); e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.

4. Special. Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space. (Ord. 4374 - 6/2/08; Amd. Ord. 4574 - 7/6/10; Amd. Ord. 5312 - 7/16/18)

G. Height. No structure may exceed thirty-five (35) feet to the mean height of the roof.



ALTA SURVEY STANDARDS - TABLE A NOTES

ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X , AS PER FEMA FLOOD INSURANCE RATE MAPS,

ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED

ITEM 11, PER CONTRACTUAL AGREEMENT WITH THE CLIENT, ONLY SURFACE EVIDENCE OF

ITEM 13. PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX

UNDERGROUND UTILITIES ARE SHOWN HEREON AS MARKED BY LUCKY LOCATORS ON

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.

MAP NUMBER 17031C0684J, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2008.

ITEMS 7(A), 7(B)(1), AND 7(C), DIMENSIONS AND MEASUREMENTS ARE SHOWN HEREON.

ITEM 9, NO PARKING SPACES OBSERVED DURING PERFORMANCE OF THE FIELD SURVEY.

ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.

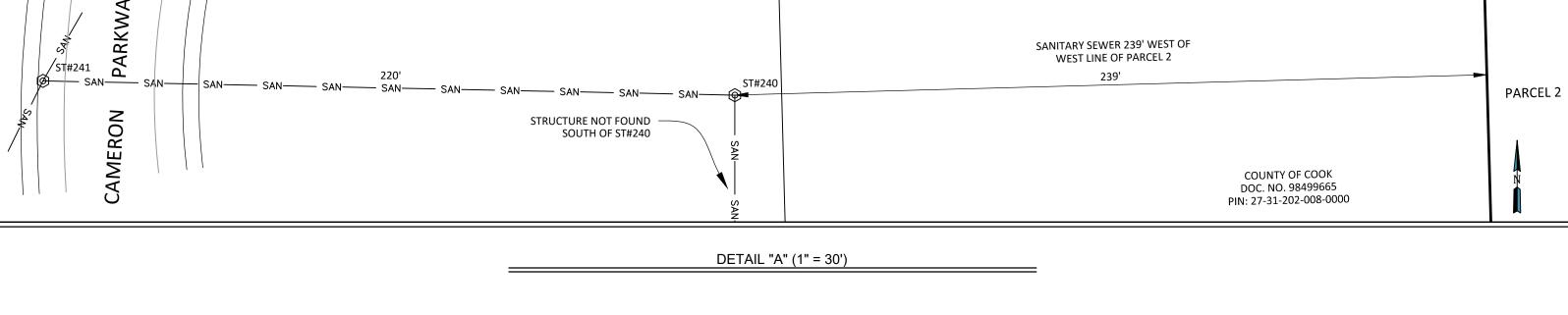
ITEM 2, NO ADDRESSES OBSERVED IN FIELD.

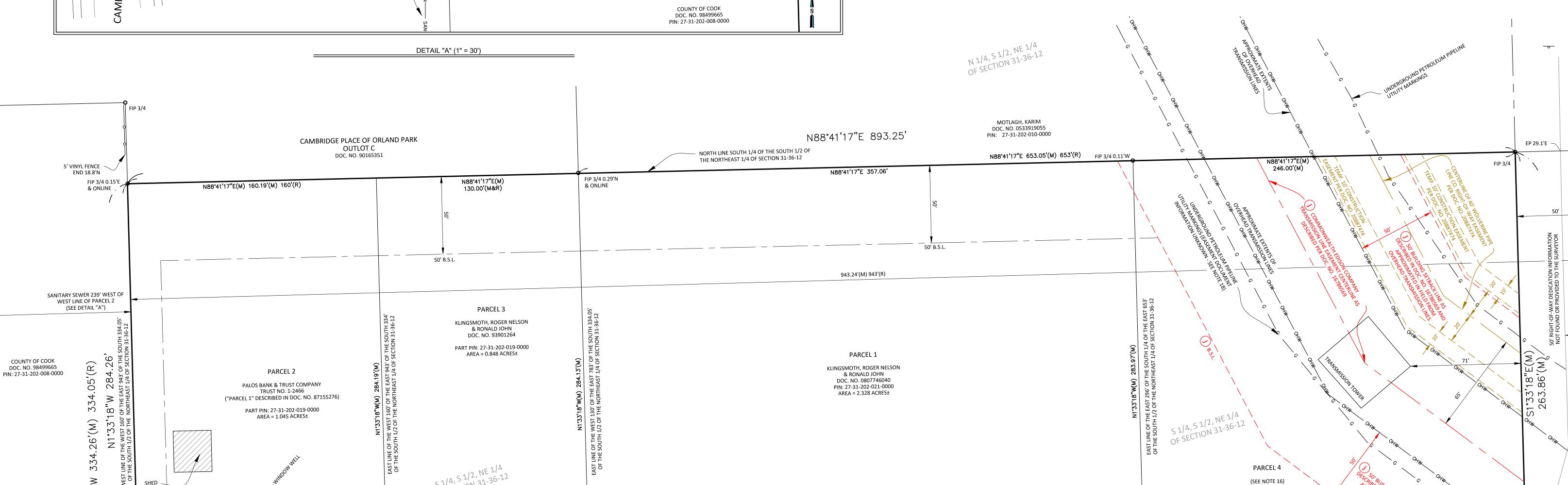
ADDITIONAL DETAILS.

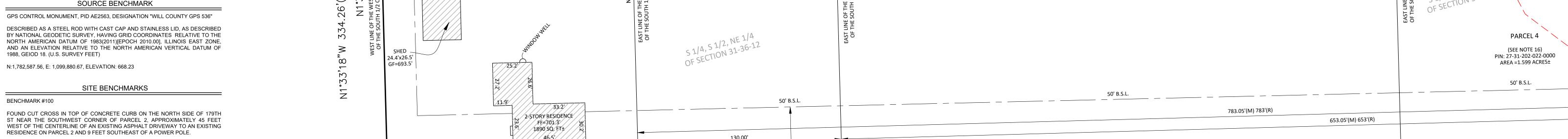
ARE SHOWN HEREON.

09/18/2020 AND 09/21/2020.

INFORMATION SOURCES.







∠ COUNTY OF COOK DOC. NO. 98840059 FOUND CUT CROSS IN CONCRETE SIDEWALK NEAR THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 18 FEET NORTHEAST OF A FIRE HYDRANT AND 25 FEET SOUTHWEST OF A STORM MANHOLE (ST233 HEREON). (SHOWN HEREON) N: 1,784,084.56 E: 1,105,408.57, ELEVATION: 710.20 FOUND CUT CROSS IN CONCRETE SIDEWALK SECTION NEAR THE SOUTHWEST

CORNER OF THE MARQUETTE BANK PARKING LOT, NORTHEAST OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 56 FEET EAST OF THE CENTERLINE OF WOLF RD AND 118 FEET NORTH OF THE CENTERLINE OF (SHOWN HEREON) N: 1,784,249.64, E: 1,105,512.95, ELEVATION: 714.46

(SHOWN HEREON) N: 1,784,129.95 E: 1,104,531.36, ELEVATION: 699.51

BENCHMARK #104 FOUND CUT CROSS IN CONCRETE SIDEWALK SOUTH OF 179TH ST. WEST OF THE MOST EASTERLY ENTRANCE TO JEWEL-OSCO FROM WOLF RD, APPROXIMATELY 45 FEET SOUTH OF THE CENTERLINE OF 179TH ST AND 79 FEET SOUTHWEST OF A

(SHOWN HEREON) N: 1,784,078.33 E: 1,105,139.80, ELEVATION: 702.93

LINE LEGEND

—— SAN—— SAN—— SANITARY LINE

—— STM—— STM—— STORM LINE

------ WATER MAIN

—— G —— G —— GAS MAIN

— — — — — — EASEMENT

----- OHW----- OHW----- OVERHEAD WIRES

—— FO —— FO —— FIBER OPTIC CABLE

STORM MANHOLE (ST229 HEREON).

RIM = 700.22

RIM = 69844

RIM = 698.38

12" RCP S INV = 695.12 (S CONNECTION NOT FOUND)

ST#205 STORM INLET

12" RCP S INV = 692.84

ST#206 STORM INLET

12" RCP S INV = 692.68

ST#207 STORM INLET

12" RCP S INV = 693.18

ST#208 CATCH BASIN

12" RCP W INV = 692.70

ST#209 CATCH BASIN RIM = 696.88612" RCP E INV = 692.22

18" RCP S INV = 692.23 (S CONNECTION NOT FOUND)

RIM = 698.33

RIM = 698.16

RIM = 698.01

RIM = 698.52

RIM = 698.99

RIM = 686.05

ST#210 STORM MANHOLE

12" RCP S INV = 693.88

12" RCP W INV = 692.73

12" RCP N INV = 694.71 ST#212 STORM INLET

12" RCP W INV = 686.71

60" RCP E INV = 686.82

ST#218 STORM INLET

12" RCP S INV = 693.29

24" RCP S INV = 692.21

18" RCP NW INV = 681.65

ST#213 STORM MANHOLE

(NO OTHER INVERTS VISIBLE)

(S CONNECTION NOT FOUND)

ST#26010 STORM FLARED END

ST#26048 STORM INLET (BEEHIVE)

ST#214 WATER VALVE VAULT

ST#211 STORM INLET

(S CONNECTION NOT FOUND)

(S CONNECTION NOT FOUND)

(S CONNECTION NOT FOUND)

(100' RIGHT-OF-WAY) → 33' ILLINOIS BELL TELEPHONE COMPANY EASEMENT, DESCRIBED AS HERETOFORE DEDICATED FIR W/I AND TECH WOLF ROAD SUBDIVISION DOC. NO. 0405718155

## TITLE COMMITMENT SCHEDULE B EXCEPTIONS IDELITY NATIONAL TITLE INSURANCE COMPAN COMMITMENT ORDER NUMBER: GLW2000394 COMMITMENT DATE: MARCH 4, 2020 **SURVEY NOTES**

PARCEL 1 EXCEPTION

13. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD FOR PARCELS 1, 2, & 3. PROVIDED VESTING DEED DOCUMENTATION FOR PARCEL 4 IS AMBIGUOUS.

(a) DOC. NO. 16131684 - NOT AVAILABLE THROUGH COOK COUNTY'S ONLINE RECORDER WEBSITE, (b) DOC. NO. 16270605 - OBTAINED BY THE SURVEYOR ON NOVEMBER 1, 2020 AND HAS BEEN DEEMED ILLEGIBLE.

15. THE FOLLOWING EASEMENT DOCUMENTS WERE NOT INCLUDED IN THE TITLE COMMITMENT (a) 40 FOOT WOLVERINE PIPE LINE CO. RIGHT-OF-WAY EASEMENT SHOWN HEREON AS DOC. NO. (b) 41 FOOT NORTHERN ILLINOIS GAS COMPANY PERPETUAL EASEMENT & RIGHT-OF-WAY PER DOC. NO. 90063381. (c) 33 FOOT ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOC. NO. 18293801.

NUMBER 1-2466 AND/OR DOC. NO. 87155276), USES AMBIGUOUS LANGUAGE, DOES NOT APPEAR TO DESCRIBE PARCEL 4, AND IS NOT CLEARLY LEGIBLE. 17. PARCELS 1, 2, 3, & 4 ARE CONTIGUOUS AS DESCRIBED IN THE AS-SURVEYED LEGAL DESCRIPTION

THE TITLE COMMITMENT DATED MARCH 4, 2020. THE VESTING DEED PROVIDED FOR PARCEL 4 (TRUST

9. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 4246. ANNEXING PROPERTY TO THE VILLAGE OF ORLAND PARK, ILLINOIS, A COPY OF WHICH WAS RECORDED AUGUST 20, 2007 AS DOCUMENT 0723215125. AFFECTS LAND AND OTHER PROPERTY. ARCELS 1, 2, 3, & 4 INCLUDED & DESCRIBED IN SAID ORDINANCE. SEE DOCUMENT FOR

41' NORTHERN ILLINOIS GAS COMPANY PERPETUAL

EASEMENT & RIGHT-OF-WAY PER DOC. NO. 90063381

 $\mathsf{D}$  ) 10. TERMS AND PROVISIONS OF ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET  $\cdot$ 11600 W. 179TH STREET) RECORDED MAY 13, 2008 AS DOCUMENT 0813445153. NOTE: AMENDMENT TO ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET - 11600 W. 179TH STREET) RECORDED ON OCTOBER 30, 2014, BY INSTRUMENT NO. 1430345051, OF OFFICIAL

1) 11. RIGHT OF WAY PLAT 179TH STREET IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST

## OCUMENT 0813445153 AND AMENDMENT RECORDED IN INST. NO. 1430345051 DESCRIBE LAND SHOWN HEREON AS PARCEL 3.

OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 18, 2009 AS DOCUMENT 0926134069. AFFECTS THE SOUTH 17 FEET OF THE LAND AND OTHER PROPERTY. SHOWN HEREON. AFFECTS THE NORTH 17 FEET OF THE SOUTH 50 FEET OF PARCELS 1, 2, 3, & 4, AND ALSO A 20' x 20' CORNER CLIP FROM PARCEL 4, SHOWN HEREON. THESE PORTIONS OF PARCELS 1, 2, 3, & 4 ARE SHOWN HEREON AS EXCEPTIONS TO PROPERTY. 12. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR 179TH STREET. PLOTTABLE ELEMENTS DESCRIBED IN RIGHT-OF-WAY DOCUMENTS PROVIDED TO THE SURVEYOR SHOWN HEREON. VISIBLE, APPARENT, ABOVE-GROUND RIGHT-OF-WAY

IMPROVEMENTS SHOWN HEREON. 13. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT. AND THE PROVISIONS RELATING THERETO CONTAINED IN THE

14. TERMS, POWERS, PROVISIONS, AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO NOT SURVEY-RELATED.

## 15. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. VISIBLE, APPARENT, ABOVE-GROUND RIGHT-OF-WAY IMPROVEMENTS SHOWN HEREON. RIGHTS THERETO NOT SURVEY-RELATED.

S43°33'14"W(M)

F ) RIGHT-OF-WAY ACQUISITION AS SHOWN ON

PARCEL 4 EXCEPTION AS DESCRIBED IN EXHIBIT "A" OF —

TITLE COMMITMENT. RIGHT-OF-WAY DOC. NO. 98858065

PROVIDED TO SURVEYOR NOT CLEARLY LEGIBLE.

WOLF ROAD SUBDIVISION DOC. NO. 0405718155

N88'39'46"E 226.00'(M&R)

33' ILLINOIS BELL TELEPHONE COMPANY EASEMENT, DESCRIBED AS

AND DOC. NO. 18293801 (SEE NOTE 14 & 15).

BEING THE NORTH 1/2 OF 179th ST RECORDED IN DOC. NO. 18293798

/ (SOUTH 50' FOR 179TH ST)

FIP 3/4 0.34'S

RIGHT-OF-WAY PLAT RECORDED AS DOC. NO. 092613409

16. EASEMENT CREATED BY GRANT FROM JOHN A. REFFERT AND SELMA REFFERT, HIS WIFE, TO THE COMMONWEALTH EDISON COMPANY RECORDED DECEMBER 21, 1956, AS DOCUMENT 16786569, TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RELOCATE AND REMOVE AN ELECTRIC TRANSMISSION TOWER LINE AND NECESSARY FIXTURES AND APPURTENANCES TO BE LOCATED ALONG A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 240 FEET WEST OF THE EAST LINE AND 660 FEET NORTH OF THE SOUTH LIEN OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, WILL COUNTY, ILLINOIS; THENCE SOUTHEASTERLY TO A POINT WHICH IS 150 FEET WEST OF THE EAST LINE AND 200 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31. TOWNSHIP 36 NORTH, RANGE 12. COOK COUNTY, ILLINOIS: THENCE CONTINUING SOUTHEASTERLY TO A POINT WHICH IS 557 FEET NORTH OF THE SOUTH LINE AND 100 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, COOK COUNTY, ILLINOIS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND THE RIGHT TO TRIM TREES AND SAPLINGS AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

AFFECTS PARCEL 4 AND A PORTION OF PARCEL 1 AS SHOWN HEREON. VISIBLE, APPARENT ABOVE-GROUND ELECTRIC TRANSMISSION IMPROVEMENTS SHOWN HEREON. 50-FOOT BUILDING SETBACK RESTRICTION APPROXIMATED BY LOCATING OVERHEAD TRANSMISSION <u>POWER LINES IN THE FIELD AS OBSERVED FROM THE GROUND AND MAY BE SUBJECT T</u>

17. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

SURVEYOR'S CERTIFICATE

FIDELITY NATIONAL TITLE INSURANCE COMPANY PALOS BANK AND TRUST COMPANY FRANGELLA, FRAND & GINA KLINGENSMITH, ROGER NELSON & RONALD JOHN

50.00' (M&R)

POINT OF COMMENCING **\*** 

QUARTER OF SECTION 31-36-12

SOUTHEAST CORNER OF THE NORTHEAST

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, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/29/2020.

DATE OF PLAT OR MAP 11/04/2020

STATE OF ILLINOIS

COUNTY OF DUPAGE



ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2020. DESIGN FIRM #184004465 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



without the written authorization of Weaver REVIEWED BY: 11/04/202 0917-600-09 



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EASEMENT CENTERLINE WOLVERINE PIPELINE

EXISTING LOTS

EASEMENT CENTERLINE

EASEMENT CENTERLINE LIGHT POLE TRAFFIC SIGNAL — — — — — TRANSMISSION LINE EASEMENT TRAFFIC VAULT TRANSMISSION LINE TRAFFIC CONTROL PEDESTAL TELEPHONE PEDESTAL TELEPHONE MANHOLE CABLE TV RISER **GAS METER GAS MANHOLE** GAS VALVE

SANITARY MANHOLE

SANITARY CLEANOU

STORM MANHOLE STORM INLET CATCH BASIN VALVE VAULT IRON PIPE FIRE HYDRAN IRON ROD WATER VALVE FOUND IRON PIPE IRRIGATOR CONTROL VALVE SET IRON PIPE POWER POLE FOUND IRON ROD GUY WIRE BENCHMARK ELECTRIC PEDESTAL/ELECTRIC imes XXX.XX SPOT ELEVATION BACK OF CURB

BACK-TO-BACK CURB DISTANCE CURB FLOWLINE EDGE OF PAVEMENT INVERT REINFORCED CONCRETE PIPE DUCTILE IRON BUILDING SETBACK LINE

RECORD DIMENSION

HAND HOLE CONCRETE MATERIAL CONCRETE CURB & GUTTER DEPRESSED CURB & GUTTER "PK" / MAGNETIC NAIL RIGHT-OF-WAY MARKER

17' RIGHT-OF-WAY ACQUISITION AS SHOWN ON

RIGHT-OF-WAY PLAT RECORDED AS DOC. NO. 092613409

LEGEND

9. COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT ORDER NO. GLW2000394, WITH A COMMITMENT DATE OF MARCH 4, 2020 WAS USED IN THE PREPARATION OF THIS SURVEY. FINISH FLOOR/GARAGE FLOOR ELEVATION MEASURED DIMENSION

1. MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE 2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS. RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES FASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.

PARCEL 3 EXCEPTION

(SEE NOTE 15)

41' NORTHERN ILLINOIS GAS COMPANY PERPETUAL

EASEMENT & RIGHT-OF-WAY PER DOC. NO. 90063381

17' RIGHT-OF-WAY ACQUISITION AS SHOWN ON T

RIGHT-OF-WAY PLAT RECORDED AS DOC. NO. 092613409

3. ALL AREAS ARE MORE OR LESS. 4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON SEPTEMBER 21, 22, AND OCTOBER 29, 5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. 7. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE

EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. 8. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE

10. AS DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT, PARCEL 2 IS CONTIGUOUS WITH PARCEL 3, PARCEL 3 IS CONTIGUOUS WITH PARCEL 1, AND PARCEL 1 IS CONTIGUOUS WITH PARCEL 4. PARCELS 1, 2, & 3 ARE CONTIGUOUS AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENTS AS TRUST NO. 1-2466 (DOC. NO. 87155276), DOC. NO. 93901264, & DOC. NO. 0807746040. HOWEVER, CONTIGUITY OF PARCEL 4 AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENT TRUST NO. 1-2466 (DOC. NO. 87155276) CANNOT BE VERIFIED.

11. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE MAKING OF THIS SURVEY. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

DOC. NO. 98840059

(NOT INCLUDED AS PARCEL 1 EXCEPTION)

33' ILLINOIS BELL TELEPHONE COMPANY EASEMENT, DESCRIBED AS

 $\mathcal{I}$  BEING THE NORTH 1/2 OF 179th ST RECORDED IN DOC. NO. 18293798

AND DOC. NO. 18293801 (SEE NOTE 14 & 15).

N88°39'46"E(M) 357.05'(M)

17' RIGHT-OF-WAY ACQUISITION AS SHOWN ON -

RIGHT-OF-WAY PLAT RECORDED AS DOC. NO. 092613409

14. ILLINOIS BELL TELEPHONE COMPANY EASEMENT IS DESCRIBED IN DOCUMENT NUMBERS 18293798 AND 18293801 AS BEING THE NORTH 1/2 OF 179th STREET IN THE NORTHEAST 1/4 OF SECTION 31. AT THE TIME OF RECORDING, 10/4/1961 FOR BOTH DOCUMENTS, IT IS PRESUMED THAT THE NORTH 1/2 OF 179th ST WAS 33 FEFT AS SHOWN HEREON AND AS EVIDENCED BY RIGHT-OF-WAY PLAT 0926134069. THE PROPERTY ADJOINING THE PROPERTY AFFECTED AND REFERENCED IN SAID EASEMENTS INCLUDE THE FOLLOWING:

DESCRIBED IN NOTE 9. THESE EASEMENTS ARE SHOWN HEREON AND INCLUDE THE FOLLOWING: 16. PARCEL 4 DEPICTED HEREON BASED UPON THE LEGAL DESCRIPTION SHOWN IN EXHIBIT "A" IN

18. THE SURVEYOR OBTAINED FIELD EVIDENCE OF GAS PIPELINE APPURTENANCES SOUTHWEST OF THE ELECTRIC TRANSMISSION LINES WHICH INCLUDE GAS PIPELINE SIGNAGE AND UTILITY MARKINGS MADE BY LUCKY LOCATORS (SHOWN HEREON). NO DOCUMENTS REFERENCED IN THE TITLE

COMMITMENT DESCRIBED EASEMENTS IN THIS AREA.

16, 1955 AS DOCUMENT 16270605.

SHOWN HEREON. VISIBLE, APPARENT, ABOVE-GROUND UTILITY IMPROVEMENTS SHOWN HEREON. AFFECTS THE NORTH 33 FEET OF THE SOUTH 50 FEET OF PARCELS 1, 2, 3, & 4. THESE PORTIONS OF PARCELS 1, 2, 3, & 4 ARE SHOWN HEREON AS EXCEPTIONS TO PROPERTY.

GRANT RECORDED AS DOCUMENT NO. 18293798, AFFECTING THE NORTH 1/2 OF THE PUBLIC ROAD KNOWN AS 179TH STREET IN THE NORTHEAST 1/4 OF SECTION 31 AFORESAID, BEING THAT PROPERTY ADJOINING SAID ROAD AS DESCRIBED IN THE INSTRUMENT RECORDED JUNE NOT SURVEY-RELATED.

BYTNER 035-003326 NAPERVILLE

NORTHEASTERLY CORNER OF TRACT 19-04 AS

SHOWN PER COOK COUNTY DEPARTMENT OF

HIGHWAYS RIGHT-OF-WAY PLAT.

DOC. NO. 0926134069