

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

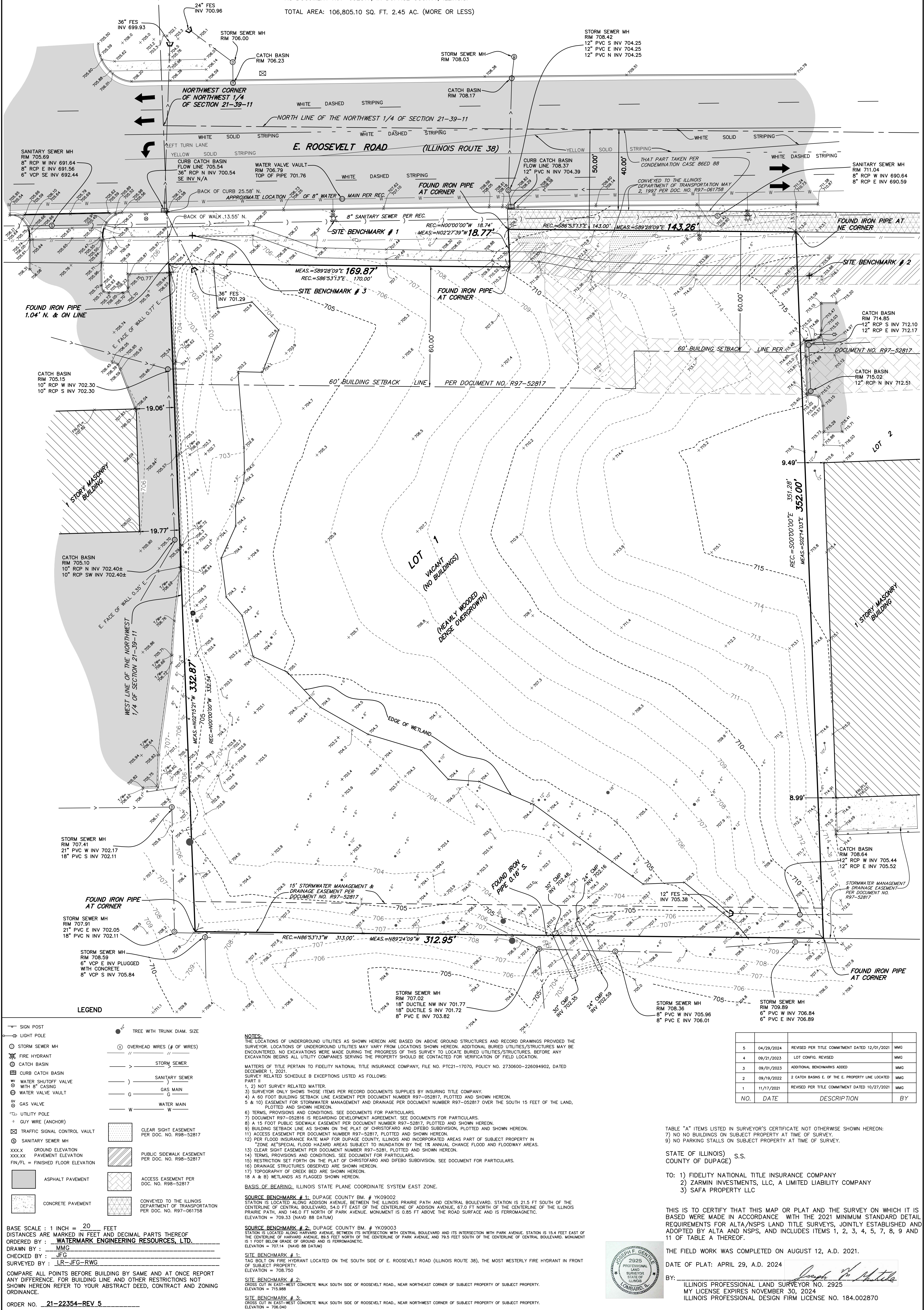
# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY  
**GENTILE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 916-6262

LOT 1 IN CHRISTOFARO AND DIFEBO SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1997 AS DOCUMENT R97-052817, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 106,805.10 SQ. FT. 2.45 AC. (MORE OR LESS)



- LEGEND**
- SIGN POST
  - LIGHT POLE
  - STORM SEWER MH
  - FIRE HYDRANT
  - CATCH BASIN
  - CURB CATCH BASIN
  - WATER SHUTOFF VALVE WITH 8" CASING
  - WATER VALVE VAULT
  - GAS VALVE
  - UTILITY POLE
  - GUY WIRE (ANCHOR)
  - TRAFFIC SIGNAL CONTROL VAULT
  - SANITARY SEWER MH
  - XXX.XX GROUND ELEVATION
  - XXX.XX PAVEMENT ELEVATION
  - FIN./FL = FINISHED FLOOR ELEVATION
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - TREE WITH TRUNK DIAM. SIZE
  - OVERHEAD WIRES (# OF WIRES)
  - STORM SEWER
  - SANITARY SEWER
  - GAS MAIN
  - WATER MAIN
  - CLEAR SIGHT EASEMENT PER DOC. NO. R98-52817
  - PUBLIC SIDEWALK EASEMENT PER DOC. NO. R98-52817
  - ACCESS EASEMENT PER DOC. NO. R98-52817
  - CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION PER DOC. NO. R97-081758

**NOTES:**  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

**MATTERS OF TITLE PERTAIN TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. PTC21-17070, POLICY NO. 2730600-226094902, DATED DECEMBER 1, 2021. SURVEY RELATED SCHEDULE B EXCEPTIONS LISTED AS FOLLOWS:**

**PART II**

- NOT SURVEY RELATED MATTER.
- SURVEYOR ONLY SHOWS THOSE ITEMS PER RECORD DOCUMENTS SUPPLIED BY INSURING TITLE COMPANY.
- BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF CHRISTOFARO AND DIFEBO SUBDIVISION, PLOTTED AND SHOWN HEREON.
- 60' FOOT BUILDING SETBACK LINE EASEMENT PER DOCUMENT NUMBER R97-052817, PLOTTED AND SHOWN HEREON.
- ACCESS EASEMENT PER DOCUMENT NUMBER R97-052817 AND DRAINAGE PER DOCUMENT NUMBER R97-052817 OVER THE SOUTH 15 FEET OF THE LAND, PLOTTED AND SHOWN HEREON.
- TERMS, PROVISIONS AND CONDITIONS. SEE DOCUMENTS FOR PARTICULARS.
- DOCUMENT R97-052816 IS REGARDING DEVELOPMENT AGREEMENT. SEE DOCUMENTS FOR PARTICULARS.
- A 15 FOOT PUBLIC SIDEWALK EASEMENT PER DOCUMENT NUMBER R97-052817, PLOTTED AND SHOWN HEREON.
- BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF CHRISTOFARO AND DIFEBO SUBDIVISION, PLOTTED AND SHOWN HEREON.
- ACCESS EASEMENT PER DOCUMENT NUMBER R97-052817, PLOTTED AND SHOWN HEREON.
- PER FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS PART OF SUBJECT PROPERTY IN "ZONE A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD AND FLOODWAY AREAS.
- CLEAR SIGHT EASEMENT PER DOCUMENT NUMBER R97-052817, PLOTTED AND SHOWN HEREON.
- TERMS, PROVISIONS AND CONDITIONS. SEE DOCUMENT FOR PARTICULARS.
- RESTRICTION SET FORTH ON THE PLAT OF CHRISTOFARO AND DIFEBO SUBDIVISION. SEE DOCUMENT FOR PARTICULARS.
- DRAINAGE STRUCTURES OBSERVED ARE SHOWN HEREON.
- TOPOGRAPHY OF CREEK BED ARE SHOWN HEREON.
- A & B) WETLANDS AS FLAGGED SHOWN HEREON.

**BASIS OF BEARING:** ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

**SOURCE BENCHMARK # 1:** DUPAGE COUNTY BM. # YK09002  
STATION IS LOCATED ALONG ADDISON AVENUE, BETWEEN THE ILLINOIS PRAIRIE PATH AND CENTRAL BOULEVARD, STATION IS 21.5 FEET SOUTH OF THE CENTERLINE OF CENTRAL BOULEVARD, 54.0 FEET EAST OF THE CENTERLINE OF ADDISON AVENUE, 67.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH, AND 146.0 FEET NORTH OF PARK AVENUE. MONUMENT IS 0.85 FT ABOVE THE ROAD SURFACE AND IS FERROMAGNETIC. ELEVATION = 707.14 (NAVD 88 DATUM)

**SOURCE BENCHMARK # 2:** DUPAGE COUNTY BM. # YK09003  
STATION IS LOCATED ALONG HARVARD AVENUE, BETWEEN ITS INTERSECTION WITH CENTRAL BOULEVARD AND ITS INTERSECTION WITH PARK AVENUE, STATION IS 15.4 FEET EAST OF THE CENTERLINE OF HARVARD AVENUE, 89.5 FEET NORTH OF THE CENTERLINE OF PARK AVENUE, AND 79.5 FEET SOUTH OF THE CENTERLINE OF CENTRAL BOULEVARD. MONUMENT IS 1 FOOT BELOW GRADE OF GROUND AND IS FERROMAGNETIC. ELEVATION = 707.14 (NAVD 88 DATUM)

**SITE BENCHMARK # 1:**  
TAG BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF E. ROOSEVELT ROAD (ILLINOIS ROUTE 38), THE MOST WESTERLY FIRE HYDRANT IN FRONT OF SUBJECT PROPERTY. ELEVATION = 708.750

**SITE BENCHMARK # 2:**  
CROSS CUT IN EAST-WEST CONCRETE WALK SOUTH SIDE OF ROOSEVELT ROAD, NEAR NORTHEAST CORNER OF SUBJECT PROPERTY OF SUBJECT PROPERTY. ELEVATION = 708.988

**SITE BENCHMARK # 3:**  
CROSS CUT IN EAST-WEST CONCRETE WALK SOUTH SIDE OF ROOSEVELT ROAD, NEAR NORTHWEST CORNER OF SUBJECT PROPERTY OF SUBJECT PROPERTY. ELEVATION = 708.040

NO.	DATE	DESCRIPTION	BY
4	04/29/2024	REVISED PER TITLE COMMITMENT DATED 12/01/2021	MMG
5	09/21/2023	LOT CONFIG. REVISED	MMG
3	09/01/2023	ADDITIONAL BENCHMARKS ADDED	MMG
2	09/19/2022	2 CATCH BASINS C. OF THE E. PROPERTY LINE LOCATED	MMG
1	11/17/2021	REVISED PER TITLE COMMITMENT DATED 10/27/2021	MMG

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:  
7) NO NO BUILDINGS ON SUBJECT PROPERTY AT TIME OF SURVEY.  
9) NO PARKING STALLS ON SUBJECT PROPERTY AT TIME OF SURVEY.

STATE OF ILLINOIS) S.S.  
COUNTY OF DUPAGE)

TO: 1) FIDELITY NATIONAL TITLE INSURANCE COMPANY  
2) ZARMIN INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY  
3) SAFA PROPERTY LLC

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 1, 2, 3, 4, 5, 7, 8, 9 AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 12, A.D. 2021.

DATE OF PLAT: APRIL 29, A.D. 2024

BY: *Joseph W. Gentile*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2024  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE : 1 INCH = 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF  
ORDERED BY : WATERMARK ENGINEERING RESOURCES, LTD.  
DRAWN BY : MMG  
CHECKED BY : JFG  
SURVEYED BY : LR-JFG-RWG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 21-22354-REV 5