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

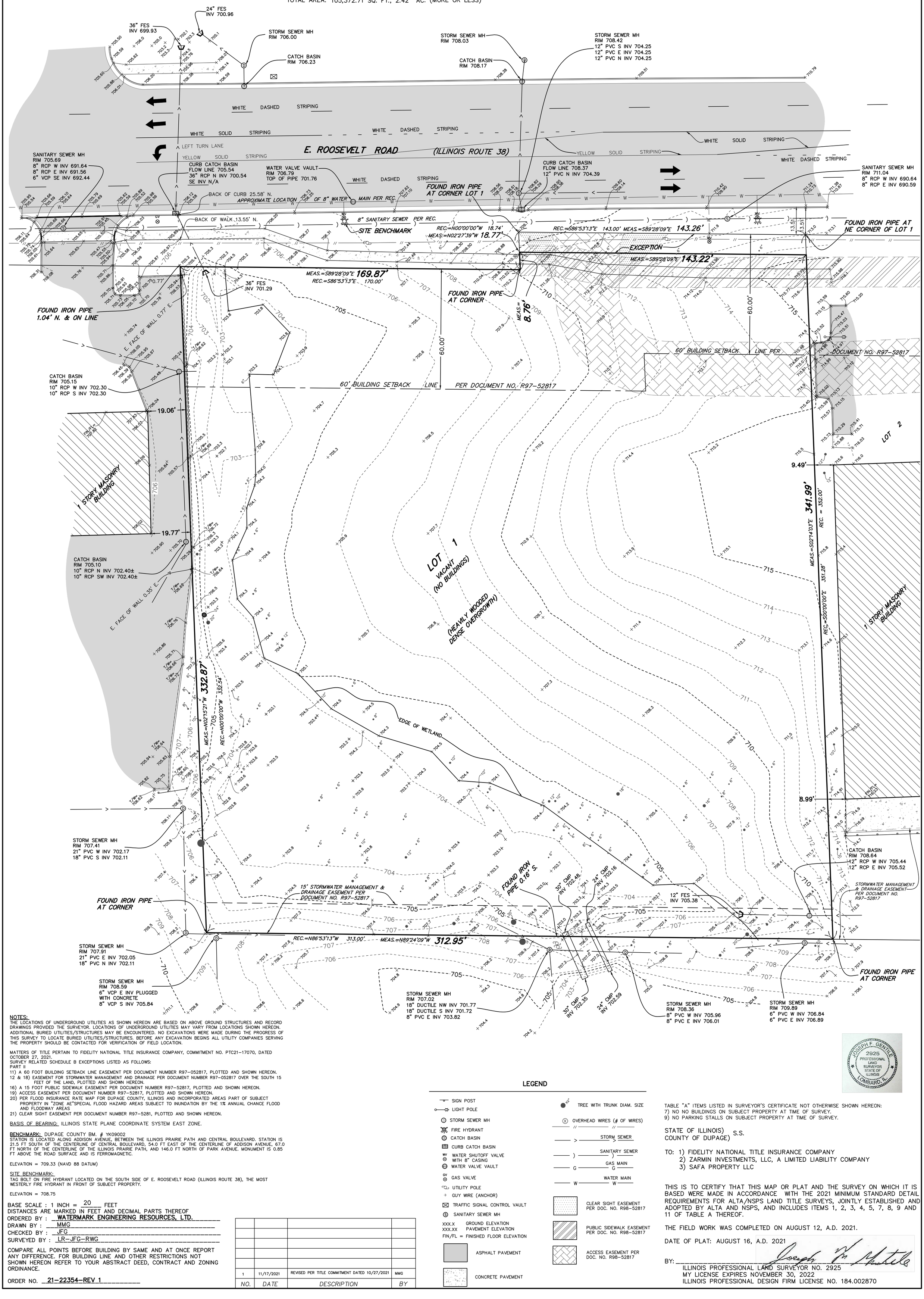
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOT 1 (EXCEPT THE NORTH 10 FEET OF THE EAST 143 FEET THEREOF) 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: 105,372.71 SQ. FT., 2.42 AC. (MORE OR LESS)



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, COMMITMENT NO. PTC21-17070, DATED OCTOBER 27, 2021.
SURVEY RELATED SCHEDULE B EXCEPTIONS LISTED AS FOLLOWS:
PART II
11) A 60 FOOT BUILDING SETBACK LINE EASEMENT PER DOCUMENT NUMBER R97-052817, PLOTTED AND SHOWN HEREON.
12 & 18) EASEMENT FOR STORMWATER MANAGEMENT AND DRAINAGE PER DOCUMENT NUMBER R97-052817 OVER THE SOUTH 15 FEET OF THE LAND, PLOTTED AND SHOWN HEREON.
16) A 15 FOOT PUBLIC SIDEWALK EASEMENT PER DOCUMENT NUMBER R97-52817, PLOTTED AND SHOWN HEREON.
19) ACCESS EASEMENT PER DOCUMENT NUMBER R97-52817, PLOTTED AND SHOWN HEREON.
20) PER FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS PART OF SUBJECT PROPERTY IN "ZONE AE"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND FLOODWAY AREAS
21) CLEAR SIGHT EASEMENT PER DOCUMENT NUMBER R97-5281, PLOTTED AND SHOWN HEREON.

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

BENCHMARK: DUPAGE COUNTY BM. # YK09002
STATION IS LOCATED ALONG ADDISON AVENUE, BETWEEN THE ILLINOIS PRAIRIE PATH AND CENTRAL BOULEVARD. STATION IS 21.5 FT SOUTH OF THE CENTERLINE OF CENTRAL BOULEVARD, 54.0 FT EAST OF THE CENTERLINE OF ADDISON AVENUE, 67.0 FT NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH, AND 146.0 FT NORTH OF PARK AVENUE. MONUMENT IS 0.85 FT ABOVE THE ROAD SURFACE AND IS FERROMAGNETIC.

ELEVATION = 709.33 (NAVD 88 DATUM)

SITE BENCHMARK:
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 = 708.75

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 1

NO.	DATE	DESCRIPTION	BY
1	11/17/2021	REVISED PER TITLE COMMITMENT DATED 10/27/2021	MMG

LEGEND

- SIGN POST
- LIGHT POLE
- STORM SEWER MH
- FIRE HYDRANT
- CATCH BASIN
- CURB CATCH BASIN
- WV WATER SHUTOFF VALVE WITH 8" CASING
- WATER VALVE VAULT
- GV GAS VALVE
- UTILITY POLE
- GUY WIRE (ANCHOR)
- TRAFFIC SIGNAL CONTROL VAULT
- SANITARY SEWER MH
- XXX.X 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

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: AUGUST 16, A.D. 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

JOSEPH F. GENTILE 2925 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, IL