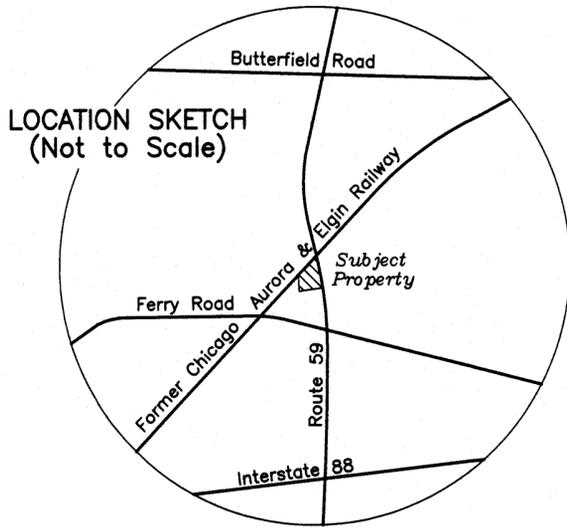


ALTA/NSPS LAND TITLE SURVEY OF
 LOT 1 DRAMOUR CORP SECOND SUBDIVISION
 CITY OF WARRENVILLE DUPAGE COUNTY ILLINOIS

LOCATION SKETCH
 (Not to Scale)



Found Concrete
 Right-of-Way
 Monument 0.33'
 North and 0.27'
 West of Found Pipe
 at True Corner

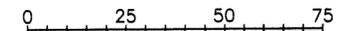
South Line of the Southwest Quarter
 of Section 34, T39N-R9E
 North Line of the Northwest Quarter
 of Section 3, T38N-R9E

Proposed Easement
 for Future Bike Path

SURVEYOR'S NOTES:

- 1) Regarding Item 2 of Table A: The Subject Property is commonly known as 4S040 Route 59, Naperville, Illinois 60563.
- 2) Regarding Item 3 of Table A: The Subject Property is located in Zone "X" (area of minimal flood hazard) as shown on FEMA Flood Insurance Rate Map Panel No. 17043C0137J, with an effective date of August 1, 2019.
- 3) Regarding Item 4 of Table A: The area of the Subject Property is 94,311 sq.ft. (= 2.1651 acres).
- 4) Regarding Item 6(a) of Table A: The Subject Property has City of Warrenville Zoning "B4-Motorist Service". Neither a Zoning Letter nor a Zoning Report was provided to the Surveyor.
- 5) Regarding Item 9 of Table A: There are 106 regular striped parking spaces and 6 handicapped striped parking spaces on the Subject Property.
- 6) Regarding Item 11 of Table A: Underground utilities shown are based on surface improvements and Utility Maps provided by the City of Warrenville. The Surveyor will not be held responsible for the location of underground utilities.
- 7) The easements shown are those shown on the Plat of Dramour Corp Second Subdivision recorded February 14, 1980 as Document Number R80-9962 and Old Republic National Title Insurance Company Title Commitment File No. 21137447 provided to the Surveyor.

SCALE
 1"=30'



- Indicates Iron Stake Found
- Indicates Iron Stake Set
- OHW— Indicates Overhead Utilities
- — — Indicates Line of Fence
- - - - - Indicates Storm Sewer
- - - - - Indicates Sanitary Sewer
- - - - - Indicates Watermain

PIN: 07-03-100-006-0000

LEGAL DESCRIPTION:

Lot 1 in Dramour Corp Second Subdivision, a Subdivision in Section 34, Township 39 North, Range 9 and in Section 3, Township 38 North, Range 9 East of the Third Principal Meridian, according to the Plat recorded February 14, 1980 as Document R80-9962 in DuPage County, Illinois.

Plat revised 09/16/2022 to show proposed Ingress/Egress Easement and proposed Bike Path Easement.

Plat revised 04/01/2022 to show frame shed at Southwest Corner of brick building.

State of Illinois)
 County of Kendall) SS
 To: Mourville, 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, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on April 20, 2021.

Dated June 11, 2021 at Yorkville, Illinois

Phillip D. Young

Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/22)



JOB NO.	21101
JOB NAME	ATTY. MOUROUKAS
DWG FILE	21101C

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580