

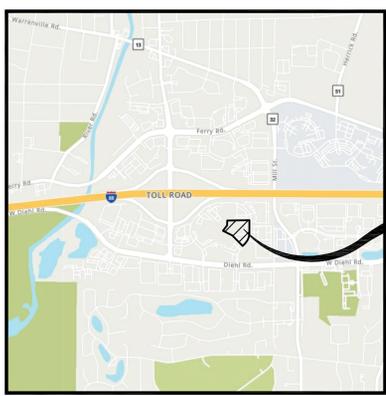
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

4520 WEAVER PARKWAY
WARRENVILLE, IL

LOT 2
CANTERA H3 AND H4
RESUBDIVISION
PER DOC. R95-79082
OWNER: 450 WEAVER PKWY. INC.

SITE LOCATION

VICINITY MAP



30 15 0 30
SCALE: 1 INCH = 30 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

---	BOUNDARY LIMITS
---	ADJACENT PROPERTY OR R.O.W. LINE
---	EASEMENT LIMITS
---	UNDERGROUND GAS LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND PHONE LINE
---	UNDERGROUND FIBER OPTIC LINE
X	FENCE
⊙	AIR CONDITIONER
⊙	BOLLARD
⊙	CABLE TV PEDESTAL
⊙	CABLE TV MARKER POST
⊙	STORM MANHOLE
⊙	CATCH BASIN
⊙	INLET
⊙	FLARED END SECTION
⊙	DRAIN
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	VALVE VAULT
⊙	SIAMSESE FIRE HOSE CONNECTION
⊙	IRRIGATION CONTROL BOX
⊙	GAS METER
⊙	GAS REGULATOR
⊙	GAS VALVE
⊙	GAS MARKER POST
⊙	HAND HOLE
⊙	ELECTRIC JUNCTION BOX
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
⊙	ELECTRIC PEDESTAL
⊙	ELECTRIC TRANSFORMER
⊙	LIGHT STANDARD
⊙	MAILBOX
⊙	SIGN
⊙	FIBER OPTIC MARKER POST
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	CONCRETE SURFACE
⊙	BRICK SURFACE
---	R.O.W. RIGHT OF WAY
---	B-B BACK-TO-BACK
---	E-E EDGE-TO-EDGE
---	DEPRESSED CURB

LOT 2
CANTERA 10 RESUBDIVISION
PER DOC. R97-160061
OWNER: 4355 WEAVER LLC

LOT 1
CANTERA 10 RESUBDIVISION
PER DOC. R97-160061
OWNER: GLJ 2007 PLS LLC

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 3184473 WITH AN EFFECTIVE DATE OF AUGUST 6, 2024.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING N 89°01'32" E (ASSUMED).
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 1704300141J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
9. PARCEL CONTAINS 305,195 S.F. OR 7.006 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
10. PROPERTY CONTAINS 255 TOTAL PARKING SPACES OF WHICH 10 ARE DESIGNATED HANDICAP.
11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 21 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
17. NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
18. NO CAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
19. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

PARCEL DESCRIPTION

LOT 1 IN CANTERA H3 AND H4 RESUBDIVISION OF LOTS 3 AND 4 IN CANTERA SUBAREA H BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1998 AS DOCUMENT R98-215342, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 14 AND 18 OF TABLE "A" THEREOF.
THE FIELDWORK WAS COMPLETED ON 30TH DAY OF AUGUST, 2024.
DATED THIS ____ DAY OF _____, 2023.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

LOT 1
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PER DOC. R95-79082
OWNER: 5949 JACKSON, LLC

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LOT 8
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LOT 9
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