

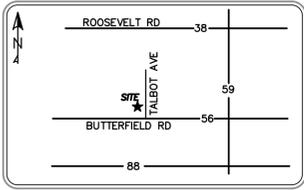
ALTA/NSPS LAND TITLE SURVEY

3S286 TALBOT AVENUE, WARRENVILLE, IL 60555

PARCELS 4, 5 AND 6 IN TUCKER'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH ON QUARTER LINE 16.14 CHAINS; THENCE SOUTH 81 DEGREES EAST 5.68 CHAINS; THENCE SOUTH 7 DEGREES WEST 86 LINKS FOR A PLACE OF BEGINNING; THENCE SOUTH 7 DEGREES WEST 15.91 CHAINS TO CENTER OF WARRENVILLE ROAD AND BIG WOODS ROAD; THENCE SOUTH 89 DEGREES WEST ALONG CENTER OF SAID ROAD 4.91 CHAINS TO THE EAST LINE OF LANDS OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD LAND AND PARALLEL WITH THE CURVED LINE OF SAID RAILROAD TRACKS 17.80 CHAINS TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH THE EASTERLY 179.78 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, WEST OF THE WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, A SUBDIVISION IN SAID SECTION 33 AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD, AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 3, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-33-203-010

PAGE 1 OF 3



BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS SHOWN HEREON IS THE PLAT OF SUBDIVISION OF "TUCKER'S SUBDIVISION" RECORDED ON JULY 3, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

General Notes
TOTAL BUILDING AREA = 12533 Sq.Ft.
PROPERTY AREA = 108221 Sq.Ft. or 2.484 Acres±
REGULAR PARKING SPACES = 32
HANDICAP PARKING SPACES = NOT DELINEATED
No evidence of recent earth moving work, building construction or additions observed in the process of conducting field work on site.
No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

FLOOD NOTE:
BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C01294, EFFECTIVE DATE: 08/01/2019, THE PROPERTY PLATTED HEREON IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD.

ALTA/NSPS CERTIFICATION:

1. Big Timber Farms, LLC
2. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS 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, 7a, 7b1, 8, 9, 13 AND 16 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON 02/04/2025

DATE OF PLAT OR MAP: 02/10/2025

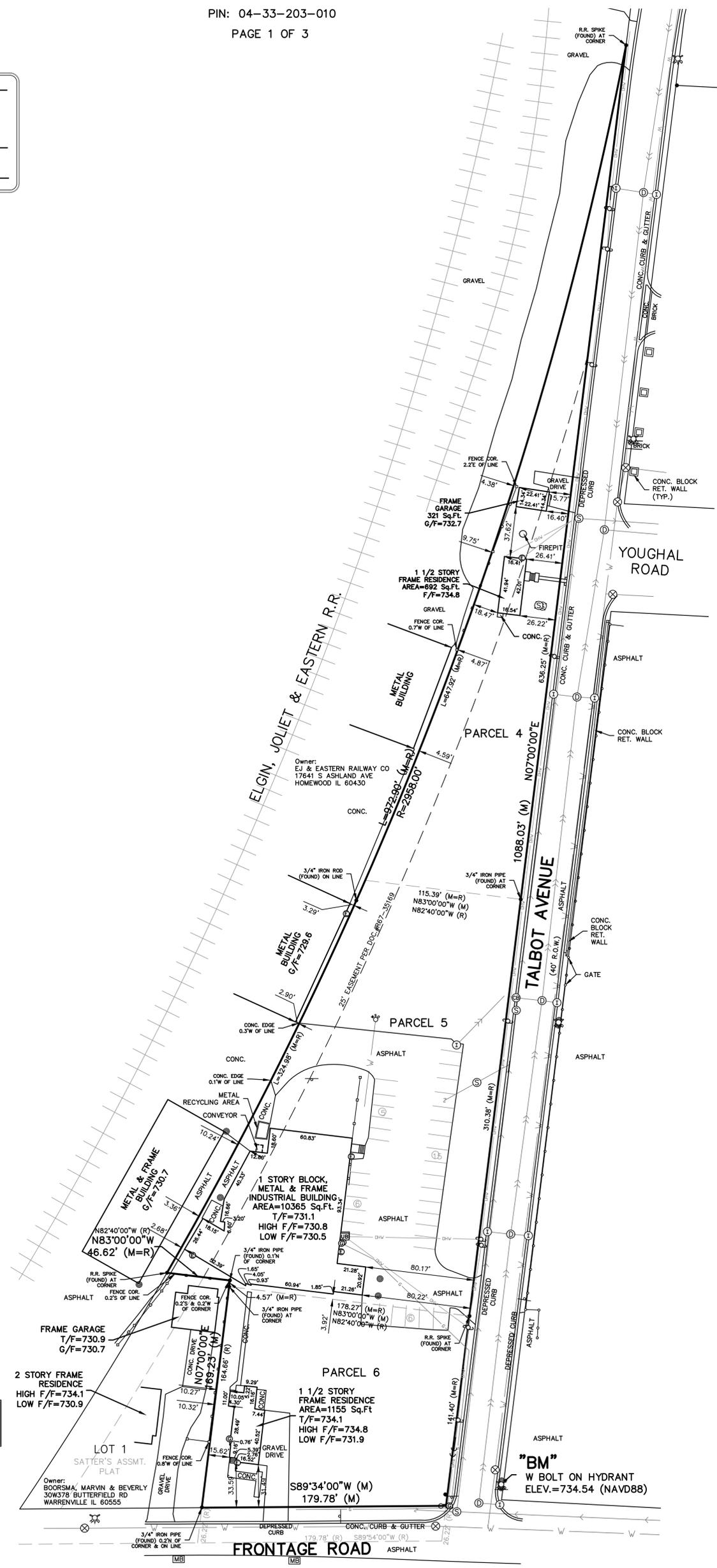
(SIGNED)

ILLINOIS LAND SURVEYOR NO. 3251, LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



Scale 1" = 40'



SYMBOL LEGEND	
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER VALVE VAULT
	WATER VALVE
	HYDRANT
	B-BOX
	SANITARY MANHOLE
	ELECTRIC METER
	GAS METER
	UTILITY BOX
	UTILITY POLE
	GUY WIRE
	SIGN
	MAILBOX
	STEEL POST
	MONUMENTATION

LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE
	BURIED GAS LINE
	OVERHEAD WIRES
	WATER MAIN
	SANITARY SEWER
	STORM SEWER

ORDERED BY: INGENAE, LLC FILE NO. 240911-01

POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKA SURVEYING

ALTA/NSPS LAND TITLE SURVEY

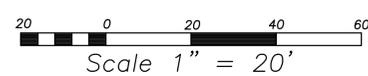
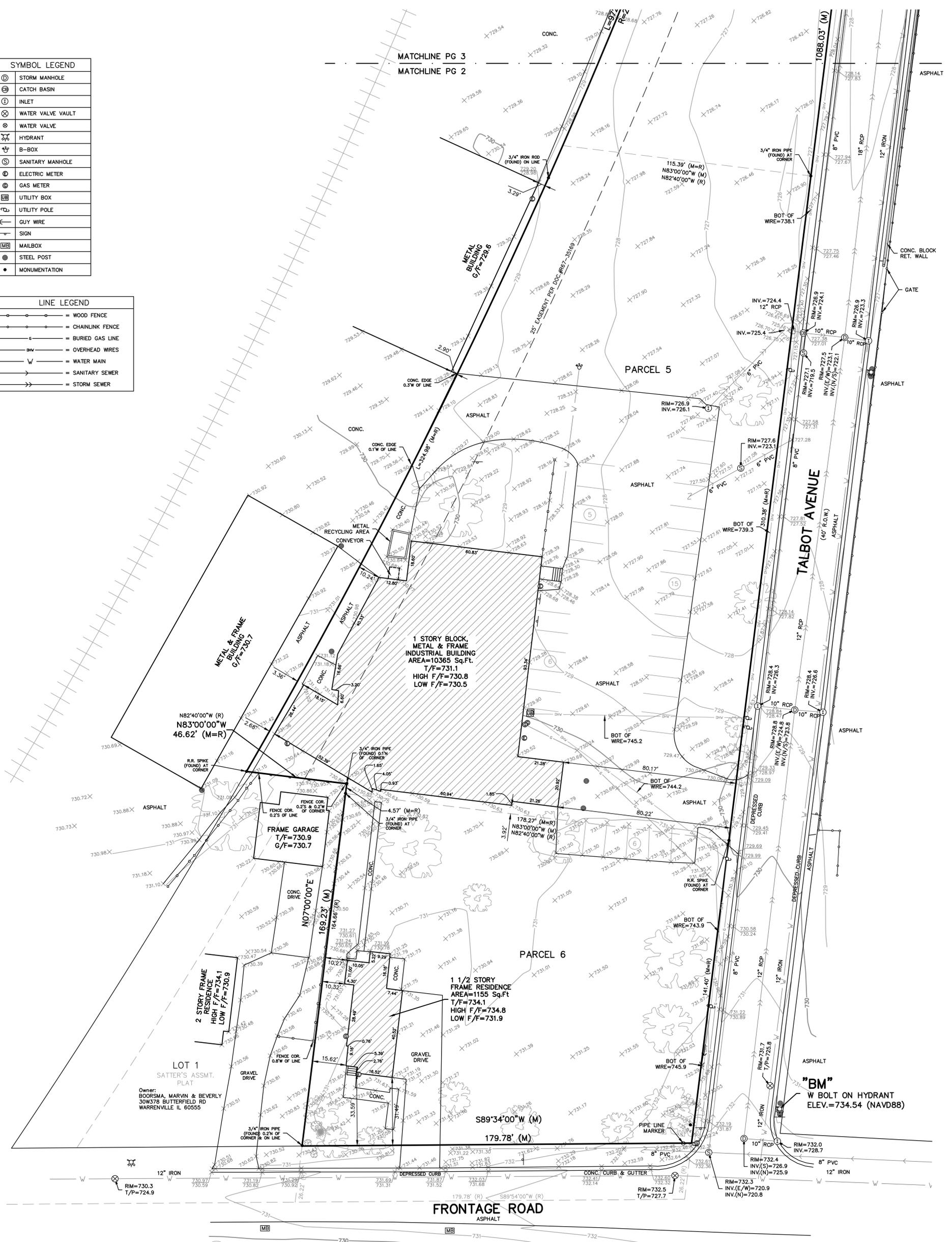
3S286 TALBOT AVENUE, WARRENVILLE, IL 60555

PIN: 04-33-203-010
PAGE 2 OF 3 (TOPOGRAPHY)

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SHOWN HEREON IS THE PLAT
OF SUBDIVISION OF "TUCKER'S
SUBDIVISION" RECORDED ON
JULY 3, 2023 AS DOCUMENT
NO. R2023-041604, IN
DUPAGE COUNTY, ILLINOIS.

SYMBOL LEGEND	
⊙	STORM MANHOLE
⊕	CATCH BASIN
⊖	INLET
⊗	WATER VALVE VAULT
⊗	WATER VALVE
⊗	HYDRANT
⊗	B-BOX
⊗	SANITARY MANHOLE
⊗	ELECTRIC METER
⊗	GAS METER
⊗	UTILITY BOX
⊗	UTILITY POLE
⊗	GUY WIRE
⊗	SIGN
⊗	MAILBOX
⊗	STEEL POST
•	MONUMENTATION

LINE LEGEND	
—	WOOD FENCE
—	CHAINLINK FENCE
—	BURIED GAS LINE
—	OVERHEAD WIRES
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER



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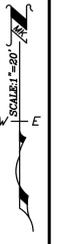
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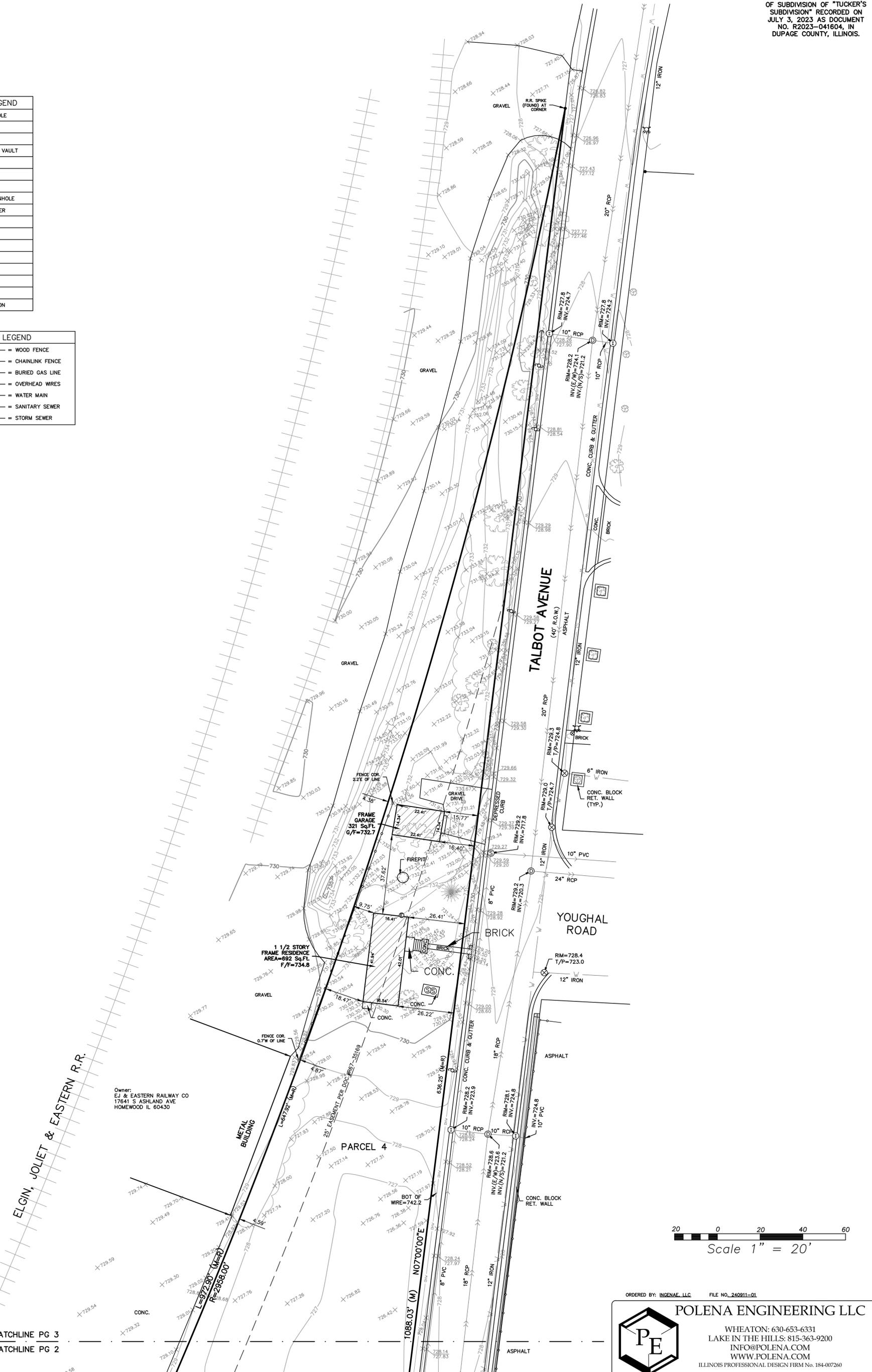
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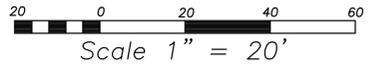


SYMBOL LEGEND	
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LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE
	BURIED GAS LINE
	OVERHEAD WIRES
	WATER MAIN
	SANITARY SEWER
	STORM SEWER



Owner:
EJ & EASTERN RAILWAY CO
17641 S ASHLAND AVE
HOMEWOOD IL 60430



MATCHLINE PG 3
MATCHLINE PG 2

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