

SITE

VICINITY MAP

~ N O S C A L E ~

SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. 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. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

3. BEARINGS (MEASURED) SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE - EAST ZONE COORDINATE SYSTEM.

4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS

5. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK AND EMBOSSED SEAL.

6. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY NEAR NORTH TITLE GROUP IDENTIFIED AS NUMBER IL1904721-B WITH AN COMMITMENT DATE OF DECEMBER 30, 2020, A REVIEW OF WHICH INDICATES THAT:

6a. THE GENERAL REQUIREMENTS ALONG WITH EXCEPTIONS 1-7, 10, 12, AND 15-18 ARE NOT SURVEY RELATED.

6b. NUMBER 8 PERTAINS TO AN EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY PER DOCUMENTS 17264172 AND 17264173 AND IS SHOWN HEREON.

6c. NUMBER 9 PERTAINS TO AN EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY PER DOCUMENT 18654754 AND AMENDED BY DOCUMENT 26881691 AND IS SHOWN HEREON.

6d. NUMBER 11, AS RECITED IN SAID COMMITMENT, PERTAINS TO AN EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY PER THE PLAT RECORDED AS DOCUMENT 21837755 WHICH REFERENCES DOCUMENT NUMBER 20301388 AND AN EXHIBIT A. THIS EXHIBIT NOT ATTACHED TO COPY OF LATTER DOCUMENT REVIEWED AT TIME OF SURVEY.

6e. NUMBER 13 PERTAINS TO EASEMENT RIGHTS FOR ELECTRIC AND PHONE INSTALLATION ON LOT C IN REFERENCED PLAT AND DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

6f. NUMBER 14 PERTAINS TO AN EASEMENT IN FAVOR OF COMCAST OF ILLINOIS XI, LLC PER DOCUMENT 0511641104. THIS IS NOT PLOTTABLE AND NOT SHOWN HEREON.

7. (R) = RECORD DATA
(M) = MEASURED DATA
R.O.W. = RIGHT OF WAY

8. AREA OF SURVEY:

PARCEL 1 = 92,262 SQ. FT., OR 2.118 ACRES, MORE OR LESS, GROSS (INCLUSIVE OF IN ROADWAY). 86,120 SQ. FT. OR 1.977 ACRES, MORE OR LESS, NET.

PARCEL 2 = 15,047 SQ. FT., OR 0.345 ACRES, MORE OR LESS.

9. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

10. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 17031C0201J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

11. A CURRENT ZONING REPORT WAS NOT FURNISHED TO THE SURVEYOR.

12. SOME RECORD ANGLES AND DISTANCES ILLEGIBLE ON REFERENCED PLAT.

13. HEAVY SNOW COVER WAS PRESENT AT TIME OF SURVEY. NOT ALL FEATURES MAY BE REPRESENTED.

14. ACCESS TO AND FROM RAND ROAD AND CHESTNUT AVENUE, PUBLICLY DEDICATED RIGHTS-OF-WAY.

ALTA/NSPS LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com

LEGAL DESCRIPTION

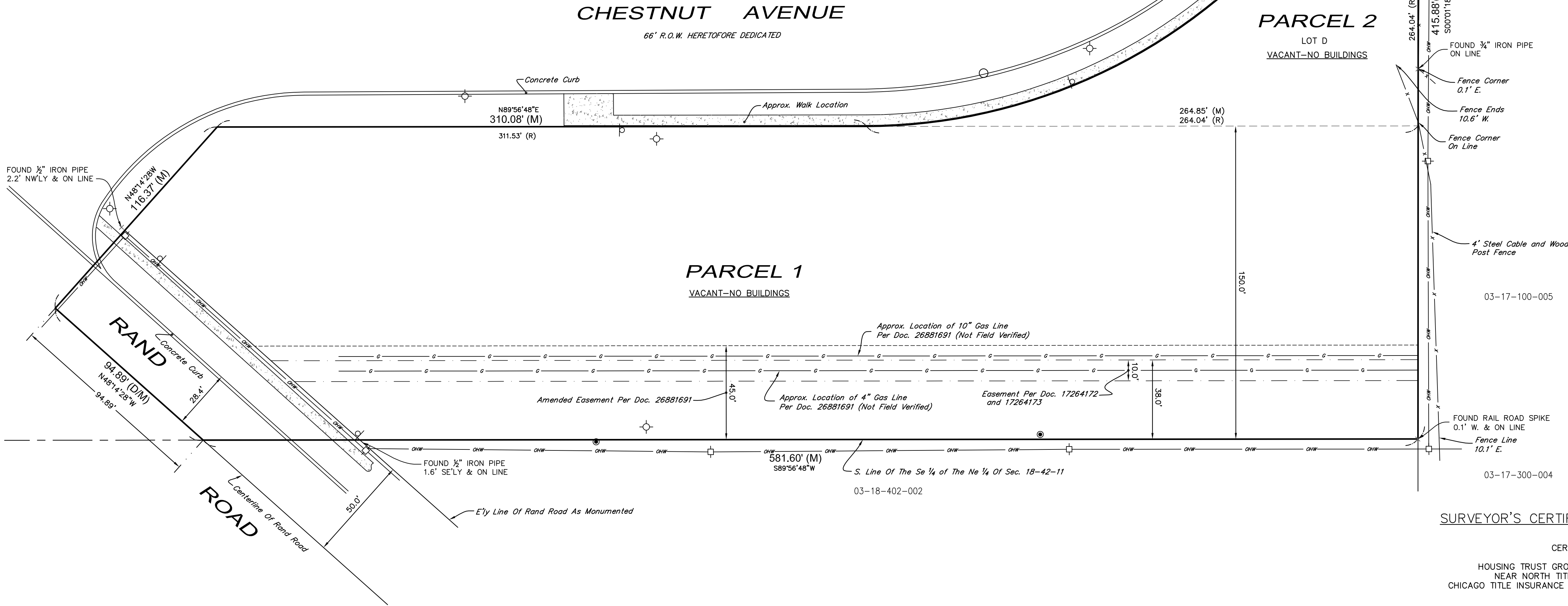
PARCEL 1:

THAT PART OF THE SOUTH 150 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTERLINE OF RAND ROAD AND SOUTHEASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID CENTERLINE OF RAND ROAD 94.89 FEET NORTHWESTERLY (AS MEASURED ALONG SAID CENTERLINE) OF THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT D IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

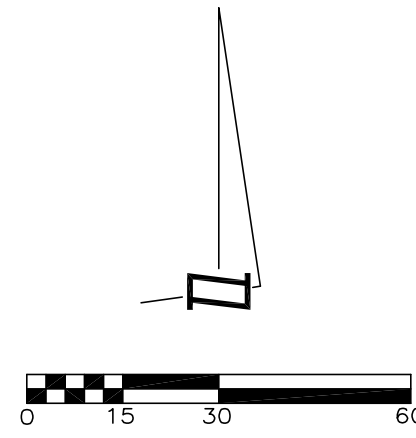
(STONEBRIDGE HILL APARTMENTS PLAT RECORDED AS DOCUMENT 21837755)



SYMBOL LEGEND

- | | |
|------------------|----------------------|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| ○ - CATCHBASIN | (M) - MEASURED DATA |
| □ - INLET | (D) - DEED DATA |
| ⊕ - POWER POLE | ▨ - CONCRETE SURFACE |
| ⚡ - STREET SIGN | |
| ⚡ - STREET LIGHT | |
| ● - SIGN POST | |

SHEET 1 OF 1



PERMANENT TAX INDEX NUMBER
PARCEL 1
03-18-204-008
PARCEL 2
03-18-204-024

03-17-100-004

PARCEL 2

LOT D
VACANT-NO BUILDINGS

03-17-100-005

03-17-300-004

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

HOUSING TRUST GROUP, L.L.C.
NEAR NORTH TITLE GROUP
CHICAGO 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 THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 8, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2021.

DATE OF PLAT OR MAP: FEBRUARY 24, 2021



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

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PREPARED FOR: HTG ILLINOIS DEVELOPER, L.L.C.
ADDRESS: 310 W. RAND ROAD - ARLINGTON HEIGHTS, IL
BOOK & PG: 245/38 DATE: 02/24/21 JOB NO.: 2019018
DRAWN BY: JRP CHECK BY: GLK
REVISED: 2/25/2021 V2 GLK PER CLIENTS REVIEW