

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC INFORMATION
AND IMPROVEMENT LOCATIONS

VICINITY MAP
NOT TO SCALE



550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

LEGAL DESCRIPTION

PARCEL 1:

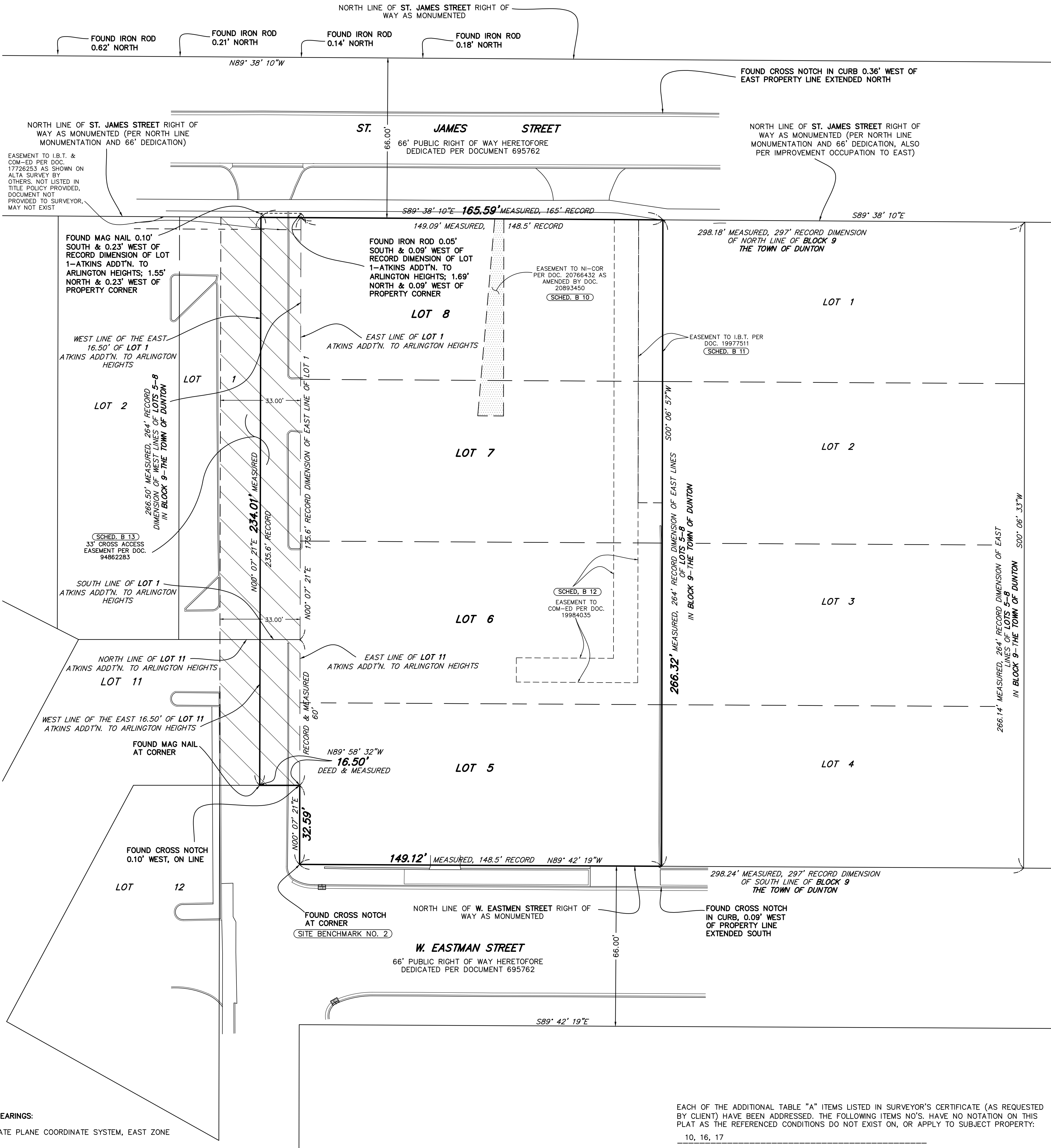
LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN TOWN OF DUNTON, COOK COUNTY, ILLINOIS, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 16.50 FET OF LOT 1 AND THE EAST 16.50 FEET OF THAT PART OF LOT 11 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 1 IN BLOCK 6 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL 60004

CONTAINING: 43,580.50 SQ. FT., 1.00 AC. (MORE OR LESS)



NOTES:

BASIS OF BEARINGS:

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

FLOOD ZONE INFORMATION:

PER F.E.M.A. MAP NO. 17031C0203J, EFFECTIVE AUGUST 19, 2008, SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : RWG ENGINEERING, LLC
DRAWN BY : VAF
CHECKED BY : JFG
SURVEYED BY : LR

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. 22-22486

SHEET 1 OF 2

MATTERS OF TITLE:

PERTAIN TO CHICAGO TITLE COMMITMENT NO. 22820249-IL DATED DECEMBER 30, 2021. SCHEDULE B, PART II SURVEY RELATED EXCEPTIONS ARE ADDRESSED AS FOLLOWS:

- 1-3) SURVEYOR HAS ACCESS ONLY TO PUBLIC RECORDS (OR OTHER DOCUMENTS) PROVIDED BY TITLE COMPANY AND/OR CLIENT
- 4) ALL PERTINENT INFORMATION SHOWN HEREON EXCEPT FOR THOSE RECORDS NOT PROVIDED TO SURVEYOR
- 5-9) NOT SURVEY RELATED MATTERS
- 10) PLOTTED AND SHOWN HEREON (SCHED. B 10)
- 11) PLOTTED AND SHOWN HEREON (SCHED. B 11)
- 12) PLOTTED AND SHOWN HEREON (SCHED. B 12)
- 13) PLOTTED AND SHOWN HEREON (SCHED. B 13)
- 14) UTILITY MARKINGS IN FIELD WERE LIMITED IN SCOPE (PER CLIENT). ALL MARKINGS VISIBLE AT TIME OF FIELD SURVEY ARE SHOWN HEREON AS WELL AS UTILITY INFORMATION GATHERED FROM FIELD INSPECTION
- 15) PLOTTED AND SHOWN HEREON PER FIELD INSPECTION (SCHED. B 15) (SEE SHEET 2 OF 2)
- 16) NOT A SURVEY RELATED MATTER

EACH OF THE ADDITIONAL TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE (AS REQUESTED BY CLIENT) HAVE BEEN ADDRESSED. THE FOLLOWING ITEMS NO'S. HAVE NO NOTATION ON THIS PLAT AS THE REFERENCED CONDITIONS DO NOT EXIST ON, OR APPLY TO SUBJECT PROPERTY:

10, 16, 17

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

TO: COMPASSPOINT DEVELOPMENT, LLC
116-120 EASTMAN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
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, 2, 3, 4, 5, 7(a), 8, 9, 10, 11, 16, 17, 18, 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 12, A.D. 20 22

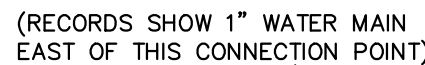
DATE OF PLAT: APRIL 27, A.D. 20 22

BY: PRELIMINARY

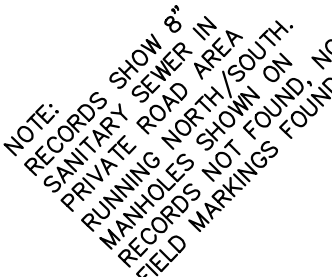
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION



(RECORDS SHOW WATER MAIN HEADING NORTH IN THIS GENERAL LOCATION—NO DIMENSIONS, OR FIELD EVIDENCE AVAILABLE)



SANITARY SEWERS	
①	SANITARY MANHOLE RIM 710.26 18" VCP W INV 700.77 18" VCP E INV 700.77
②	SANITARY MANHOLE RIM 710.35 18" VCP W INV 700.58 18" VCP E INV 700.53 6" VCP N INV 701.15 8" VCP S INV 701.36
③	SANITARY MANHOLE RIM 709.52 18" VCP W INV 700.42 18" VCP E INV 700.39 8" RCP NE INV 704.17 8" RCP SE INV 704.12

	DOWNSPOUT W/DIR. OF OUTFALL
	FLOOD LIGHT
	ELECTRIC METER
	GAS VALVE
	GAS METER
	UTILITY HANDHOLE
	UTILITY POLE
	UTILITY POLE WITH TRANSFORMER
	RIGHT ANGLE
	LIGHT POLES
	SIGN POST
	FIRE HYDRANT
	WATER SHUTOFF VALVE
	WITH 8" CASING
	WATER SERVICE SHUTOFF VALVE
	WATER VALVE VAULT
	TELEPHONE UTILITY VAULT
	CLOSED COVER DRAINAGE STRUCTURE
	OPEN COVER DRAINAGE STRUCTURE
	SANITARY SEWER MANHOLE
	CLEANOUT
	POST

(X) OVERHEAD WIRES (# OF WIRES)
// // //

> STORM SEWER

) SANITARY SEWER

T UNDERGROUND TELEPHONE
T

G GAS MAIN
G

W WATER MAIN
W

XXX.X GROUND ELEVATION
XXX.XX PAVEMENT ELEVATION
F/FLR = FINISHED FLOOR ELEVATION
T/FDR = TOP OF FOUNDATION ELEVATION
B/SID= BOTTOM OF SIDING ELEVATION

(●) TREE WITH TRUNK DIAM. SIZE

CONCRETE PAVEMENT ASPHALT PAVEMENT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD MARKINGS 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 TO VERIFY THE PRESENCE 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.

VILLAGE UTILITY RECORDS DO NOT ACCURATELY REFLECT FINDINGS IN FIELD AND UTILITY MARKINGS HAD BEEN DONE ON A LIMITED BASIS.,

USGS NGS DESIGNATION LD021, PID DM3898, A FLANGE-ENCASED STAINLESS STEEL ROD WITHOUT SLEEVE STAMPED LD021; STATION IS LOCATED ABOUT 5.3 MILES SOUTHWEST OF WHEELING, 2.2 MILES SOUTHEAST OF PALATINE AND 1.2 MILES WEST OF ARLINGTON HEIGHTS; 65.6' SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVE., 21.3' NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.2' EAST OF THE EDGE OF SIDEWALK AND 6.6' WEST OF THE EDGE OF PAVEMENT OF WILKE RD.

ELEVATION 716.90 (NAVD 88 DATUM)

1) CROSS NOTCH SET IN WEST SIDE OF PUBLIC WALK IN THE WEST SIDE OF HIGHLAND AVENUE RIGHT OF WAY 74.85' (MEASURED DIRECTLY) SOUTHWEST OF SOUTHWEST CORNER OF PROPERTY.

ELEVATION 708.72

ELEVATION 710.26

3) CROSS NOTCH SET IN NORTH SIDE OF PUBLIC WALK IN SOUTH SIDE OF ST. JAMES ST. RIGHT OF WAY 20.03' (MEASURED DIRECTLY) NORTHWEST OF THE NORTHWEST PROPERTY CORNER

ELEVATION 710.99

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. 22-22486