ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOT 33 IN LAWNDALE GARDENS UNIT 3, A SUBDIVISION OF THE SOUTH 644.60 FEET (EXCEPT THE EAST 1910.83 FEET) OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1505 S. ELMHURST ROAD, DES PLAINES, ILLINOIS.

North
Scale 1" = 20'

20' 0' 20' 40'

SYMBOL LEGEND

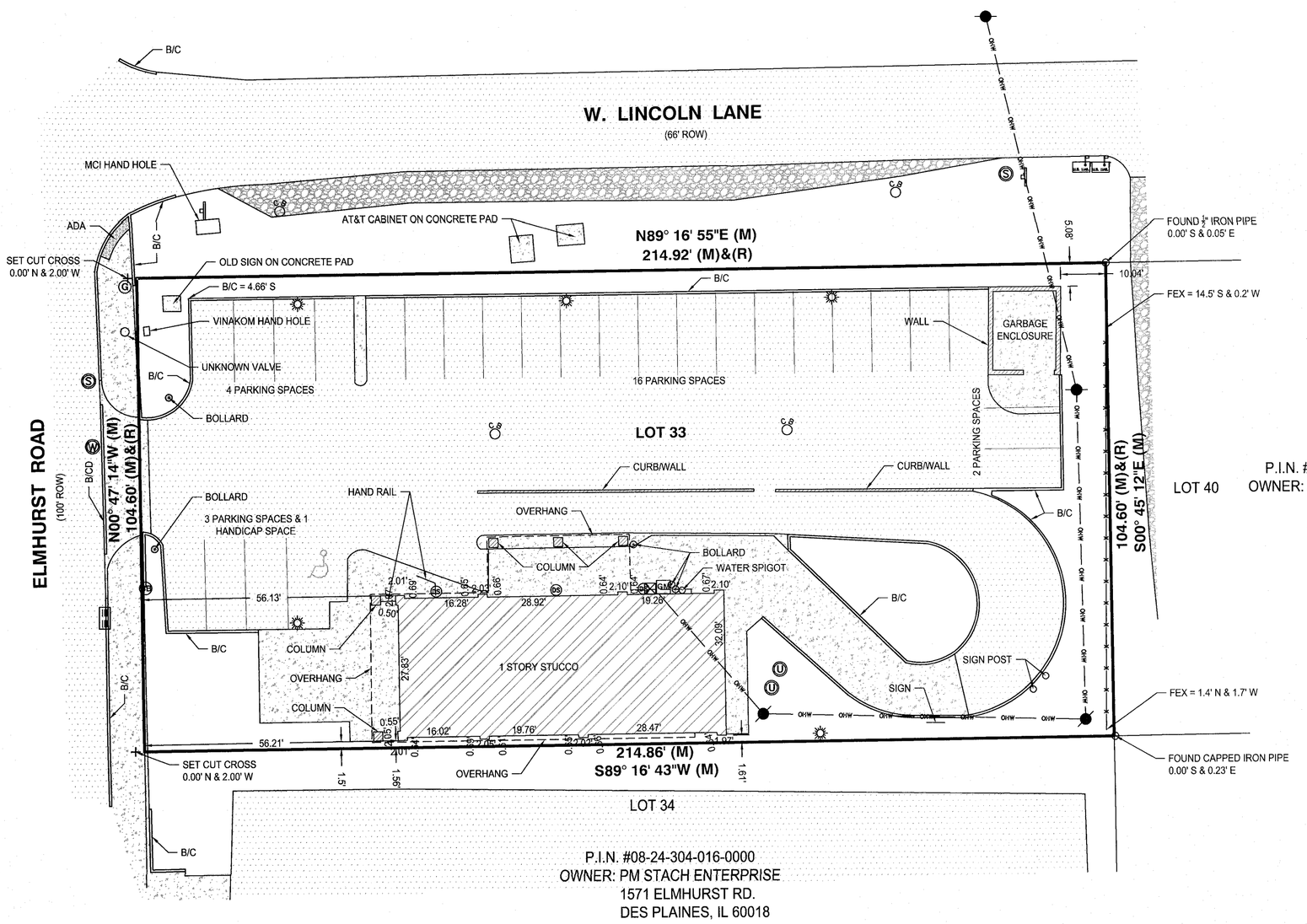
- = ADA
- = ASPHALT
- = B BOX
- = CATCH BASIN
- = CONCRETE
- = DOWNSPOUT
- = ELECTRIC METER
- = GAS METER
- = GAS VALVE
- = GRAVEL
- = HANDICAPPED PARKING SPACE
- = LIGHT
- = MAIL BOX
- = SANITARY MANHOLE
- = SIGN
- = SQUARE CURB DRAIN
- = UNKNOWN MANHOLE
- = WATER MANHOLE
- = WOOD UTILITY POLE

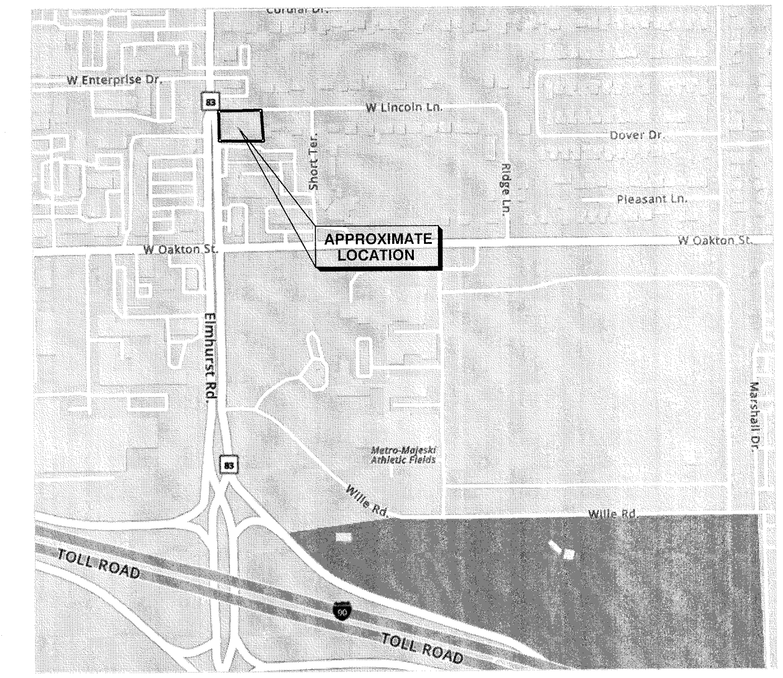
ABBREVIATION LEGEND

ADA = AMERICANS WITH DISABILITY ACT
B/C = BACK OF CURB
B/CD = BACK OF DEPRESSED CURB
BLC = BUILDING CORNER
(D) = DEED
E = EAST
E'LY = EASTERLY
FEX = FENCE CORNER
(M) = MEASURED DISTANCE
N = NORTH
N'LY = NORTHERLY
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
W = WEST
W'LY = WESTERLY

LINE TYPE LEGEND

BOUNDARY LINE =
FENCE =
CENTERLINE BETWEEN POLES
WITH OVERHEAD WIRES = OHW OHW OHW





Vicinity Map
(No Scale)

NOTES:

1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THOSE ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION.
2) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT.
3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
4) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
5) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
6) THIS SURVEY DOES NOT IMPLY THAT A TITLE SEARCH WAS CONDUCTED BY THE SURVEYOR.
7) PARCEL CONTAINS 22,477 SQUARE FEET OR 0.516 ACRES, MORE OR LESS.
8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
9) SURVEY FIELD WORK COMPLETED ON 2-15-2023.
10) THIS PROPERTY FALLS INTO "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP #17031C0214J, DATED 8-19-2008.
11) THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
12) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
13) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
14) A CURRENT ZONING REPORT WAS NOT PROVIDED.
15) THIS SURVEY IS BASED ON INFORMATION NOTED IN KENSINGTON VANGUARD NATIONAL LAND SERVICES COMMITMENT NO. 5136358-W-IL-CP-MK DATED JANUARY 23, 2023.

SCHEDULE B ITEMS NOTED AS FOLLOWS:

11) PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DOC. #LR1367939. (THIS DOCUMENT WAS NOT PROVIDED.)
12) TEMPORARY EASEMENT PER DOC. #1527518152. (THIS TEMPORARY EASEMENT EXPIRED IN 2020.)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

TO: QUATTRO DEVELOPMENT, L.L.C.; 1505 ELMHURST PROPERTY, L.L.C.; KENSINGTON VAN GUARD NATIONAL LAND SERVICES

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, 6A, 6B, 7A, 8, 9, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 15, 2023.

DATE OF PLAT OR MAP: MARCH 1, 2023.

George H. Skalnik

PROFESSIONAL LAND SURVEYOR
GEORGE H. SKALNIK
035-3505
MONTGOMERY, ILLINOIS
STATE OF ILLINOIS

REVISION	DATE	DESC

BOOK:
DRAWN: TMS/MN
REFERENCE:
DATE: 2-24-2023
DWG. SIZE: D
CHECKED: DHS
PROJECT NO. 2023-0049

Ridgeline Consultants LLC
Illinois Professional Design Firm 184-005795
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jeffrey Hull P.L.S. 2799 Expiration Date 11/30/2024
George H. Skalnik P.L.S. 3505 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

Ridgeline CONSULTANTS
CONSULTING ENGINEERS, LAND SURVEYORS

PREPARED FOR: QUATTRO DEVELOPMENT
PROPERTY ADDRESS: 1505 S. ELMHURST ROAD
DES PLAINES, ILLINOIS

SHEET 1 OF 1