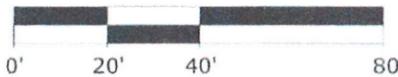


BASIS OF BEARING

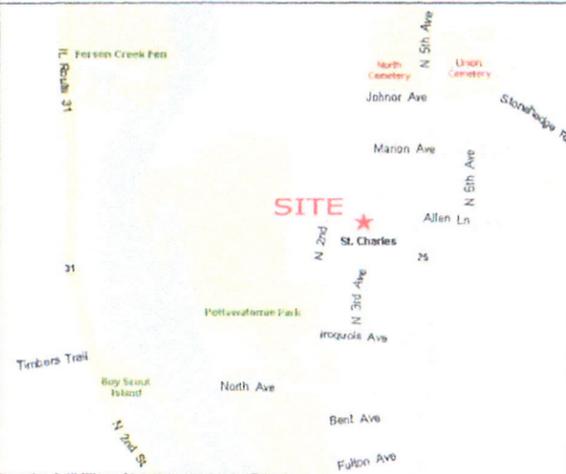
BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

SCALE : 1" = 40'



11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP

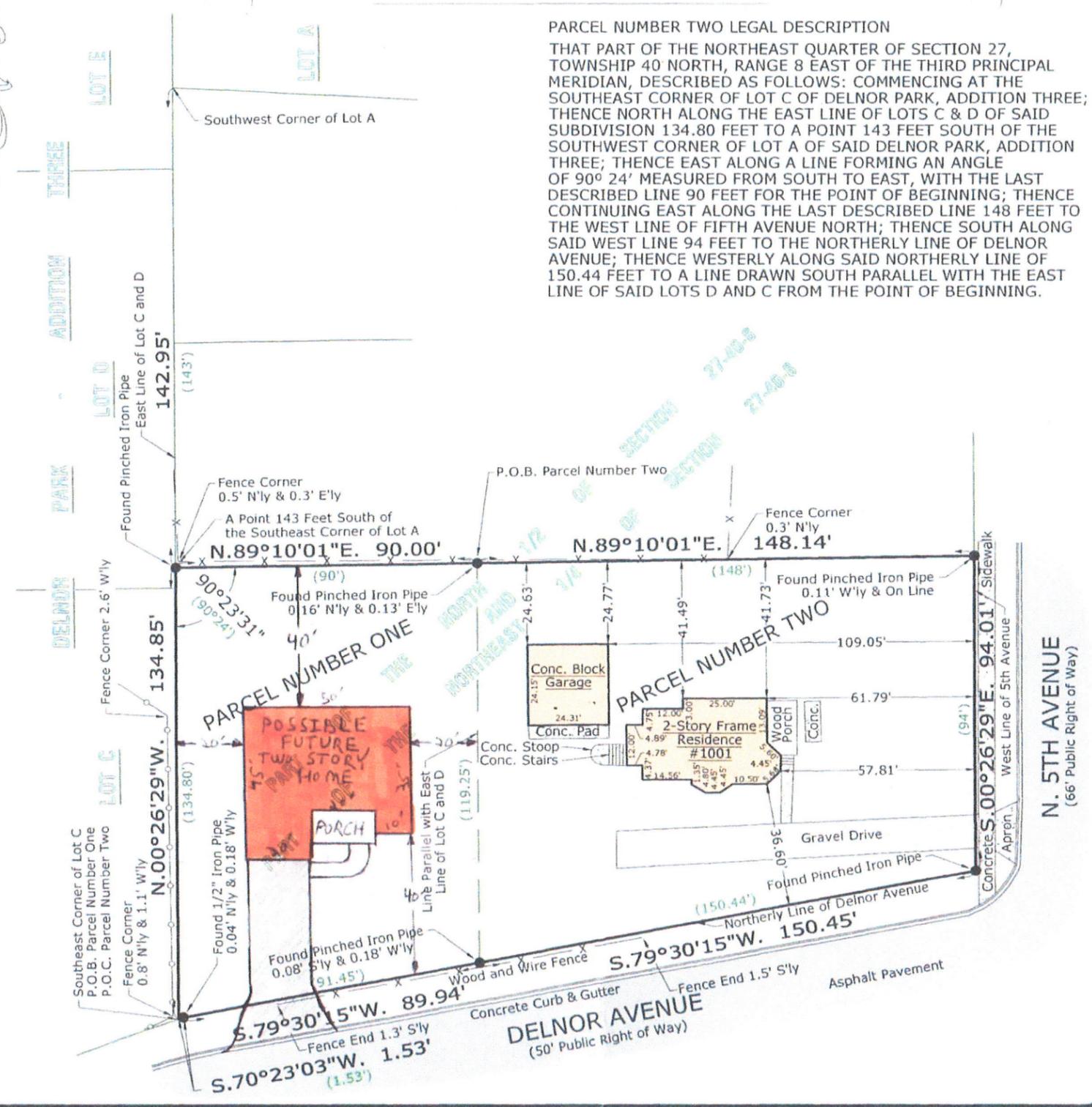


NOT TO SCALE

LEGEND

- Found Iron Stake as indicated
- Set 3/4" Iron Pipe
- 59.75' Measured
- (60.00') Record
- Boundary Line
- Centerline of Wooden Fence
- Centerline of Chainlink Fence
- Concrete
- Asphalt
- Building
- N'y Northernly
- S'y Southernly
- W'y Westerly
- E'y Easterly

PROPOSED PLAT OF SURVEY



PARCEL NUMBER TWO LEGAL DESCRIPTION
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT C OF DELNOR PARK, ADDITION THREE; THENCE NORTH ALONG THE EAST LINE OF LOTS C & D OF SAID SUBDIVISION 134.80 FEET TO A POINT 143 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT A OF SAID DELNOR PARK, ADDITION THREE; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 90° 24' MEASURED FROM SOUTH TO EAST, WITH THE LAST DESCRIBED LINE 90 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 148 FEET TO THE WEST LINE OF FIFTH AVENUE NORTH; THENCE SOUTH ALONG SAID WEST LINE 94 FEET TO THE NORTHERLY LINE OF DELNOR AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF 150.44 FEET TO A LINE DRAWN SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS D AND C FROM THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL NUMBER ONE LEGAL DESCRIPTION
 THAT PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT C OF DELNOR PARK, ADDITION THREE; THENCE NORTH ALONG THE EAST LINE OF LOTS C AND D, 134.80 FEET TO A POINT 143 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT A OF SAID DELNOR PARK, ADDITION THREE; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 90° 24' MEASURED FROM SOUTH TO EAST, WITH THE LAST DESCRIBED LINE 90 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS D AND C, 119.25 FEET TO THE NORTHERLY LINE OF DELNOR AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE 91.45 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS.

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

ALL BUILDING TIES ARE TO THE FOUNDATION CORNERS.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 09-27-203-006 AND 09-27-203-007.

THE PROPERTY DESCRIBED HEREON CONTAINS
 PARCEL NUMBER ONE: 11,434.6 SQ. FT. OR 0.263 AC., MORE OR LESS.
 PARCEL NUMBER TWO: 15,796.3 SQ. FT. OR 0.363 AC., MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
 1001 N. 5TH AVENUE
 ST. CHARLES, IL 60174

SURVEYOR'S CERTIFICATE

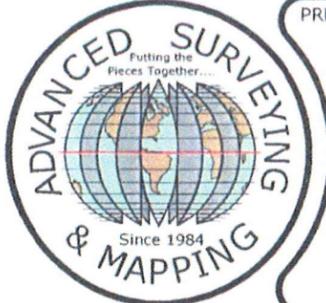
STATE OF ILLINOIS }
 COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 05/07/2020, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
 THIS 11TH DAY OF MAY, A.D. 2020.

CAROL A. SWEET-JOHNSON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
 LICENSE EXPIRES 11/30/2020



PREPARED BY:

AS

ASM Consultants, Inc.
 16 E Wilson St, Batavia IL 60510
 Tel (630) 879-0200 Fax (630) 454-3774
 advanced@advct.com
 Professional Design Firm #184-006014 expires 4/30/2021

PREPARED FOR:

Jeff Johnson
 1001 N. 5th Avenue
 St. Charles, IL 60174

NO.	DATE	REVISION
1.	05/07/2020	FIELD SURVEY COMPLETED
2.	05/11/2020	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
 1001 N. 5TH AVENUE
 ST. CHARLES, IL 60174

DRAWN BY: EM CHECKED BY: CSJ

PROJECT NO. 674141

PLAT