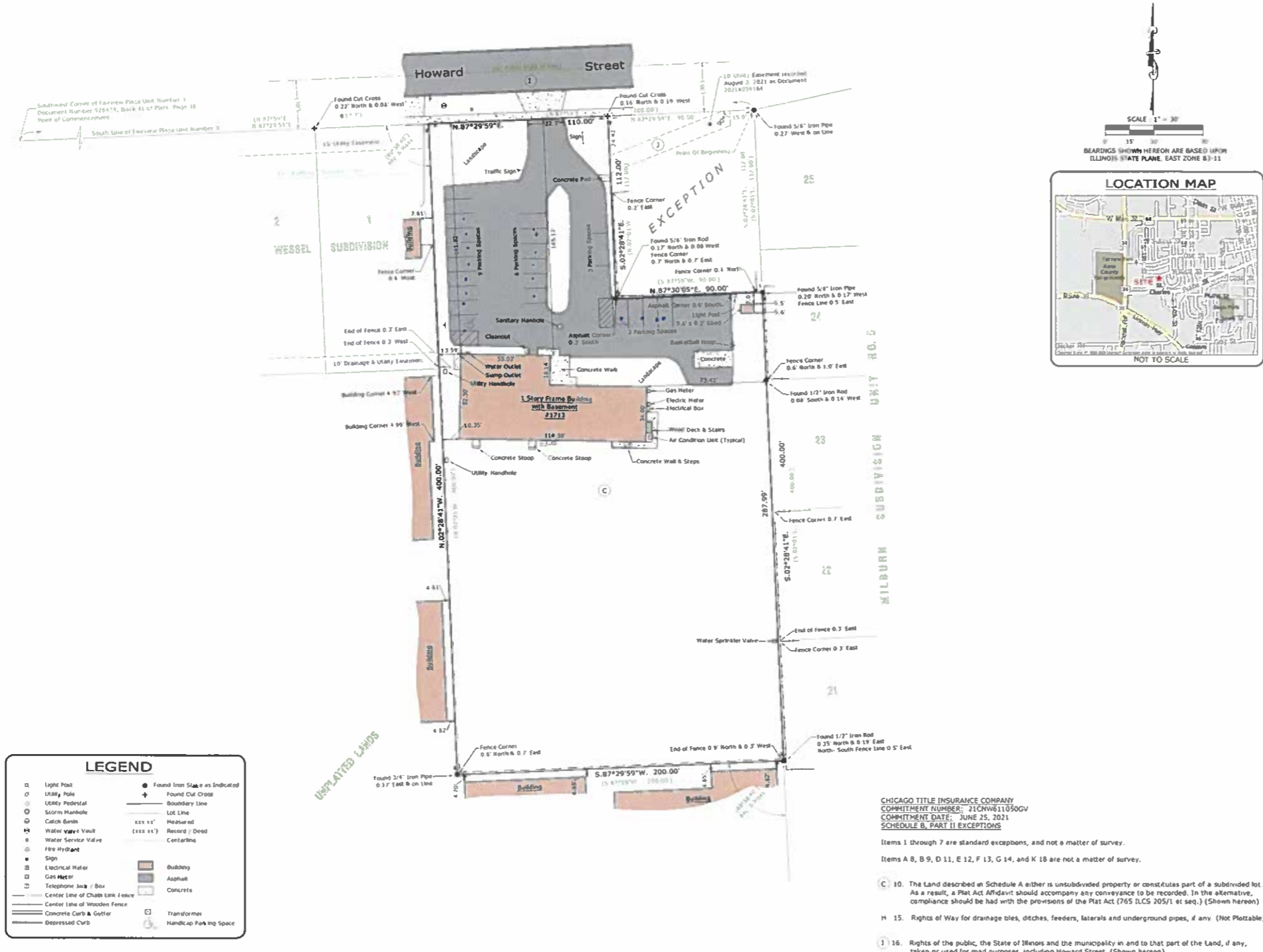


ALTA/NSPS LAND TITLE SURVEY



LEGEND

Light Post	Found Iron Stake as Indicated
Utility Pole	Found Cut Cross
Utility Pedestal	Boundary Line
Storm Manhole	Lot Line
Catch Basin	Neighborhood
Water Valve Vault	Record / Deed
Water Service Valve	Centerline
Fire Hydrant	
Sign	Building
Electrical Meter	Asphalt
Gas Meter	Concrete
Telephone Box / Box	Transformer
Center Line of Chain Link Fence	Handicap Parking Space
Center Line of Wooden Fence	
Concrete Curb & Gutter	
Depressed Curb	

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF FAIRVIEW PLAZA, UNIT NUMBER 4, ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS, AT PAGE 48, AS DOCUMENT NUMBER 928429 IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4, 817.7 FEET TO AN ANGLE ON SAID SOUTH LINE FOR A POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 01 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 200.0 FEET; THENCE NORTH 02 DEGREES 01 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 400.0 FEET TO THE SOUTH LINE OF UNIT NUMBER 4, AFORESAID; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE, 200.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF FAIRVIEW PLAZA, UNIT NUMBER 4, ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED IN BOOK 41 OF PLATS AT PAGE 48 AS DOCUMENT NUMBER 928429, IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID UNIT NUMBER 4 817.7 FEET TO AN ANGLE ON SAID SOUTH LINE FOR A POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 01 MINUTE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 112.00 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 90.00 FEET; THENCE NORTH 2 DEGREES 01 MINUTE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 112.00 FEET TO THE SOUTH LINE OF UNIT NUMBER 4 AFORESAID; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE 90.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEY NOTES

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND IDENTIFIED AS COMMITMENT NO. 21CNW611050GV, WITH COMMITMENT DATE OF JUNE 25, 2021

ALL BUILDING TIES ARE TO THE SIDING CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-33-190-096.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

TABLE ITEM 2:
PROPERTY COMMONLY KNOWN AS: 1713 HOWARD STREET, ST. CHARLES, IL 60174

TABLE ITEM 3:
THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X". ACCORDING TO THE COMMUNITY NUMBER 170330, CITY OF ST. CHARLES, MAP NUMBER 17089C0264H, KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 3, 2009. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

TABLE ITEM 4:
THE PROPERTY DESCRIBED HEREON CONTAINS 69.91 SQ. FT. OR 1.605 ACRES, MORE OR LESS.

TABLE ITEM 6(b):
NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.

TABLE ITEM 9:
21 REGULAR PAINT MARKED PARKING SPACES
2 DESIGNATED HANDICAP PARKING SPACE

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA/NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF KANE }

TO: Immanuel Myanmar Church
Janet A. Dangles and Angelo T. Dangles, as Trustee under Janet A. Dangles Trust dated March 1, 1997
and 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 2, 3, 4, 6(b), 7(a), 8, AND 9 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON 8/12/2021.

DATED AT BATAVIA, ILLINOIS ON THIS 31ST DAY OF AUGUST, A. D., 2021.

Carol A. Sweet-Johnson
CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2022

PREPARED FOR:

MARY ELLEN HULCE
ATTORNEY AT LAW
2000 S. Batavia Avenue
Geneva, IL 60134

NO.	DATE	REVISION
1.	8/12/2021	FIELD SURVEY COMPLETED
2.	8/31/2021	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
1713 HOWARD STREET
ST. CHARLES, IL 60174

DRAWN BY: PS CHECKED BY: CS

PROJECT NO.
674215

ALTA

- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 21CNW611050GV
COMMITMENT DATE: JUNE 25, 2021
SCHEDULE B, PART II EXCEPTIONS
- Items 1 through 7 are standard exceptions, and not a matter of survey.
Items A 8, B 9, D 11, E 12, F 13, G 14, and K 18 are not a matter of survey.
- (C) 10. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.) (Shown hereon)
- (H) 15. Rights of Way for drainage ditches, feeders, laterals and underground pipes, if any. (Not Plottable)
- (I) 16. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, including Howard Street. (Shown hereon)
- (J) 17. Easement Agreement recorded August 3, 2004 as Document No. 2004K103833 made by and between the owner of 1711 Howard Street ("Parcel 1") and the owner of the premises in question ("Parcel 2"), wherein the sewer line servicing Parcel 1 and Parcel 2 has for many years run under part of Parcel 1, together with the terms, provisions, conditions and cost for maintenance and repair contained therein. (Easement agreement recorded August 3, 2021 as Document 2021K059164. Shown hereon)

PREPARED BY:

ASMC
ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm # 184-006914 expires 4/30/2023

ADVANCED SURVEYING & MAPPING

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