

3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515  
 P: 630.598.0007  
 WWW.CAGECIVIL.COM



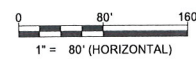
REVISIONS	Δ

LINCOLN PROPERTY COMPANY  
**OLIVER-HOFFMAN**  
**RESUBDIVISION**  
 SW & SE CORNER OF FOXFIELD DR & KING EDWARD AVE  
 St. Charles, IL

PROJ NO: 200130  
 ENG: SEK  
 DATE: 8/11/2020

SHEET TITLE  
**AERIAL MAP**

SHEET NUMBER  
**C1.0**  
 1 3



3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515  
 P. 630.598.0007  
 WWW.CAGECIVIL.COM



REVISIONS  $\Delta$

NO.	DESCRIPTION

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CAGE CIVIL ENGINEERING, INC.

LINCOLN PROPERTY COMPANY  
**OLIVER-HOFFMAN  
 RESUBDIVISION**  
 SW & SE CORNER OF FOXFIELD DR & KING EDWARD AVE  
 St. Charles, IL

PROJ. NO. 200130  
 ENG. SEK  
 DATE: 8/11/2020

SHEET TITLE  
**EXISTING  
 CONDITIONS  
 PLAN**

SHEET NUMBER  
**C2.0**  
 2 3

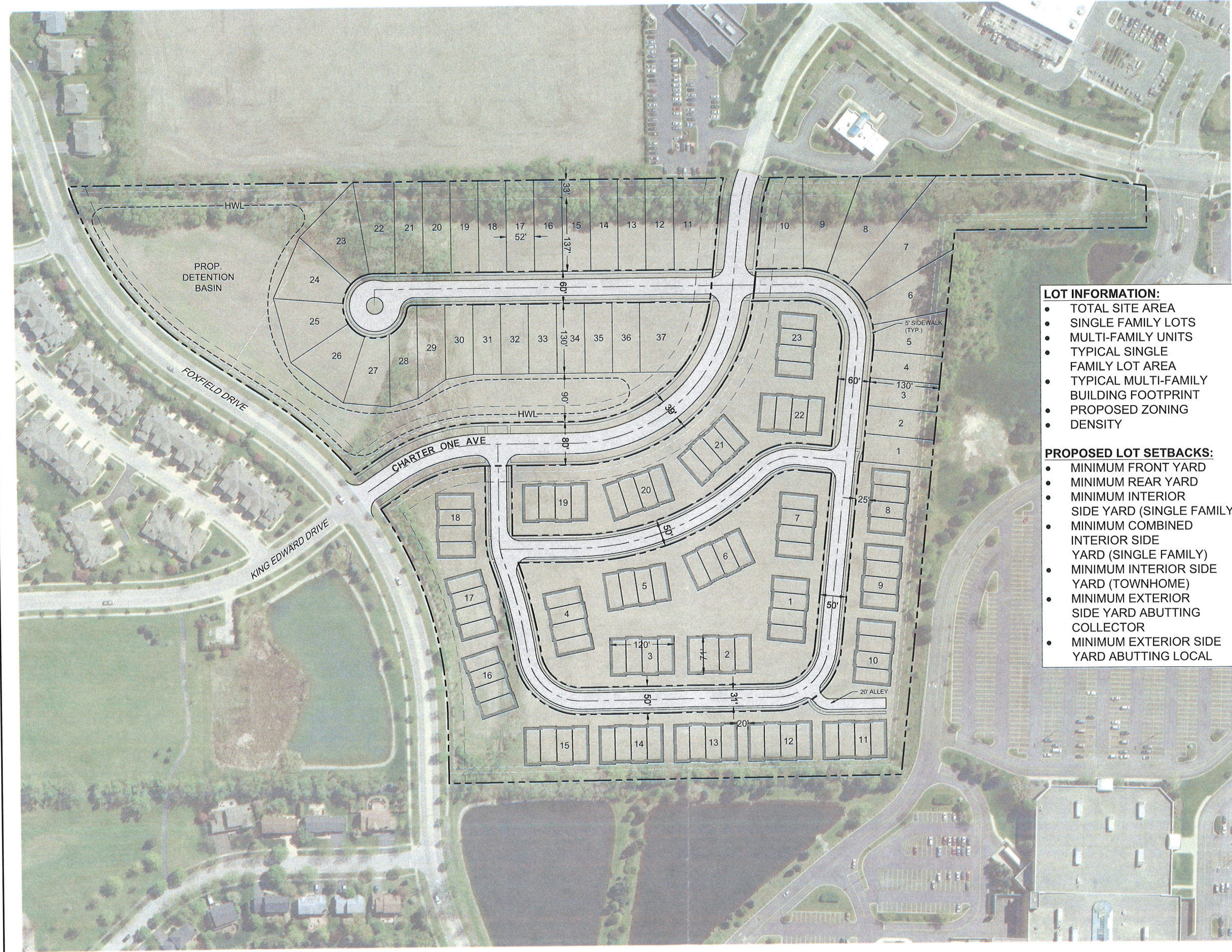
REVISIONS	Δ

LINCOLN PROPERTY COMPANY  
**OLIVER-HOFFMAN**  
**RESUBDIVISION**  
 SW & SE CORNER OF FOXFIELD DR. & KING EDWARD AVE  
 St. Charles, IL

PROJ. NO. 200130  
 ENG. SEK  
 DATE 8/11/2020

SHEET TITLE  
**PROPOSED SITE PLAN**

SHEET NUMBER  
**C3.0**  
 3 OF 3



**LOT INFORMATION:**

• TOTAL SITE AREA	30.54 AC
• SINGLE FAMILY LOTS	37
• MULTI-FAMILY UNITS	92
• TYPICAL SINGLE FAMILY LOT AREA	6,760 S.F.
• TYPICAL MULTI-FAMILY BUILDING FOOTPRINT	8,520 S.F.
• PROPOSED ZONING	RM-2
• DENSITY	4.22 DU/AC

**PROPOSED LOT SETBACKS:**

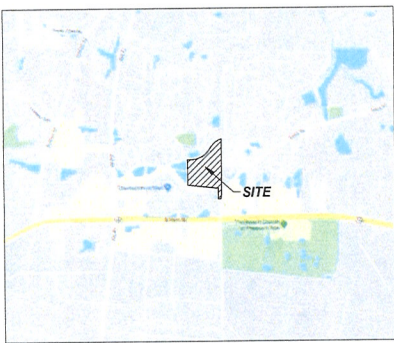
• MINIMUM FRONT YARD	20'
• MINIMUM REAR YARD	25'
• MINIMUM INTERIOR SIDE YARD (SINGLE FAMILY)	5'
• MINIMUM COMBINED INTERIOR SIDE YARD (SINGLE FAMILY)	14'
• MINIMUM INTERIOR SIDE YARD (TOWNHOME)	10'
• MINIMUM EXTERIOR SIDE YARD ABUTTING COLLECTOR	30'
• MINIMUM EXTERIOR SIDE YARD ABUTTING LOCAL	20'



# ALTA/NSPS LAND TITLE SURVEY OF OLIVER-HOFFMAN SUBDIVISION ST. CHARLES, ILLINOIS

## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN SUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN SUBDIVISION A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT 2010K046244, IN KANE COUNTY, ILLINOIS.



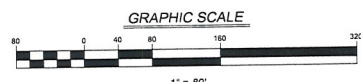
VICINITY MAP  
NOT TO SCALE

### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17088C0270H) EFFECTIVE DATE 8/3/2009

### AREA

LOT 1	195,340 SQ. FT.	4.484 ACRES
LOT 2	276,588 SQ. FT.	6.3496 ACRES
LOT 3	157,648 SQ. FT.	3.6191 ACRES
LOT 4	149,541 SQ. FT.	3.4330 ACRES
LOT 5	454,152 SQ. FT.	10.3554 ACRES
<b>TOTAL</b>	<b>1,243,269 SQ. FT.</b>	<b>28.5415 ACRES</b>



### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 55' 38" 745288" N LONGITUDE 88° 15' 54" 16169" W ELLIPSOIDAL HEIGHT 663.957 SFT GROUND SCALE FACTOR 1.0000562887 ALL MEASUREMENTS ARE ON THE GROUND

### LEGEND

<ul style="list-style-type: none"> <li>10 CABLE TV PEDESTAL</li> <li>11 TRAFFIC LIGHT POLL</li> <li>12 TRAFFIC CONTROL BOX</li> <li>13 TRAFFIC SIGNAL</li> <li>14 TELEPHONE PEDESTAL</li> <li>15 TELEPHONE MANHOLE</li> <li>16 PAINTED TELEPHONE LINE</li> <li>17 FIBER OPTIC CABLE LINE</li> <li>18 AND/OR CITY POLE</li> <li>19 TELEPHONE POLE</li> <li>20 POWER POLE</li> <li>21 LIGHT STANDARD</li> <li>22 ELECTRIC MANHOLE</li> <li>23 ELECTRIC PEDESTAL</li> <li>24 ELECTRIC TRANSFORMER PAD</li> <li>25 FLECTRIC METER</li> <li>26 MANHOLE</li> <li>27 ELECTRICAL JUNCTION BOX</li> <li>28 ELECTRIC WIRE</li> <li>29 ELECTRIC SERVICE OUTLET BOX</li> <li>30 PAINTED FLECTRIC LINE</li> </ul>	<ul style="list-style-type: none"> <li>31 GAS VALVE</li> <li>32 GAS VALVE VALVE</li> <li>33 GAS METER</li> <li>34 PIPELINE MARKER</li> <li>35 MONITORING WELL</li> <li>36 POST INDICATOR VALVE</li> <li>37 FLAGPOLE</li> <li>38 MAILBOX</li> <li>39 SIGN</li> <li>40 PUBLIC PAY TELEPHONE</li> <li>41 PARKING METER</li> <li>42 WETLAND MARKER</li> <li>43 AIR CONDITIONER PADUNIT</li> <li>44 WETLAND TRIT</li> <li>45 WETLAND TREE</li> <li>46 BUSH</li> <li>47 SOIL BORING HOLE</li> <li>48</li> <li>49</li> <li>50</li> <li>51</li> <li>52</li> <li>53</li> <li>54</li> <li>55</li> <li>56</li> <li>57</li> <li>58</li> <li>59</li> <li>60</li> <li>61</li> <li>62</li> <li>63</li> <li>64</li> <li>65</li> <li>66</li> <li>67</li> <li>68</li> <li>69</li> <li>70</li> <li>71</li> <li>72</li> <li>73</li> <li>74</li> <li>75</li> <li>76</li> <li>77</li> <li>78</li> <li>79</li> <li>80</li> <li>81</li> <li>82</li> <li>83</li> <li>84</li> <li>85</li> <li>86</li> <li>87</li> <li>88</li> <li>89</li> <li>90</li> <li>91</li> <li>92</li> <li>93</li> <li>94</li> <li>95</li> <li>96</li> <li>97</li> <li>98</li> <li>99</li> <li>100</li> </ul>	<ul style="list-style-type: none"> <li>101 HEADWALL</li> <li>102 CURB WALL</li> <li>103 STORM INLET</li> <li>104 STORM MANHOLE</li> <li>105 FLARED END SECTION</li> <li>106 CLEANOUT</li> <li>107 SANITARY MANHOLE</li> <li>108 SLOTTED BR</li> <li>109 HYDRANT</li> <li>110 1/2" DIA. VALVE</li> <li>111 WATER VALVE VALVE</li> <li>112 BRANCHED WATER LINE</li> <li>113 SPRINKLER HEAD</li> <li>114 WATER METER</li> <li>115 FOUND IRON ROD</li> <li>116 FOUND IRON ROD</li> <li>117 FOUND IRON ROD</li> <li>118 FOUND IRON ROD</li> <li>119 FOUND IRON ROD</li> <li>120 FOUND IRON ROD</li> <li>121 FOUND IRON ROD</li> <li>122 FOUND IRON ROD</li> <li>123 FOUND IRON ROD</li> <li>124 FOUND IRON ROD</li> <li>125 FOUND IRON ROD</li> <li>126 FOUND IRON ROD</li> <li>127 FOUND IRON ROD</li> <li>128 FOUND IRON ROD</li> <li>129 FOUND IRON ROD</li> <li>130 FOUND IRON ROD</li> <li>131 FOUND IRON ROD</li> <li>132 FOUND IRON ROD</li> <li>133 FOUND IRON ROD</li> <li>134 FOUND IRON ROD</li> <li>135 FOUND IRON ROD</li> <li>136 FOUND IRON ROD</li> <li>137 FOUND IRON ROD</li> <li>138 FOUND IRON ROD</li> <li>139 FOUND IRON ROD</li> <li>140 FOUND IRON ROD</li> <li>141 FOUND IRON ROD</li> <li>142 FOUND IRON ROD</li> <li>143 FOUND IRON ROD</li> <li>144 FOUND IRON ROD</li> <li>145 FOUND IRON ROD</li> <li>146 FOUND IRON ROD</li> <li>147 FOUND IRON ROD</li> <li>148 FOUND IRON ROD</li> <li>149 FOUND IRON ROD</li> <li>150 FOUND IRON ROD</li> <li>151 FOUND IRON ROD</li> <li>152 FOUND IRON ROD</li> <li>153 FOUND IRON ROD</li> <li>154 FOUND IRON ROD</li> <li>155 FOUND IRON ROD</li> <li>156 FOUND IRON ROD</li> <li>157 FOUND IRON ROD</li> <li>158 FOUND IRON ROD</li> <li>159 FOUND IRON ROD</li> <li>160 FOUND IRON ROD</li> <li>161 FOUND IRON ROD</li> <li>162 FOUND IRON ROD</li> <li>163 FOUND IRON ROD</li> <li>164 FOUND IRON ROD</li> <li>165 FOUND IRON ROD</li> <li>166 FOUND IRON ROD</li> <li>167 FOUND IRON ROD</li> <li>168 FOUND IRON ROD</li> <li>169 FOUND IRON ROD</li> <li>170 FOUND IRON ROD</li> <li>171 FOUND IRON ROD</li> <li>172 FOUND IRON ROD</li> <li>173 FOUND IRON ROD</li> <li>174 FOUND IRON ROD</li> <li>175 FOUND IRON ROD</li> <li>176 FOUND IRON ROD</li> <li>177 FOUND IRON ROD</li> <li>178 FOUND IRON ROD</li> <li>179 FOUND IRON ROD</li> <li>180 FOUND IRON ROD</li> <li>181 FOUND IRON ROD</li> <li>182 FOUND IRON ROD</li> <li>183 FOUND IRON ROD</li> <li>184 FOUND IRON ROD</li> <li>185 FOUND IRON ROD</li> <li>186 FOUND IRON ROD</li> <li>187 FOUND IRON ROD</li> <li>188 FOUND IRON ROD</li> <li>189 FOUND IRON ROD</li> <li>190 FOUND IRON ROD</li> <li>191 FOUND IRON ROD</li> <li>192 FOUND IRON ROD</li> <li>193 FOUND IRON ROD</li> <li>194 FOUND IRON ROD</li> <li>195 FOUND IRON ROD</li> <li>196 FOUND IRON ROD</li> <li>197 FOUND IRON ROD</li> <li>198 FOUND IRON ROD</li> <li>199 FOUND IRON ROD</li> <li>200 FOUND IRON ROD</li> </ul>
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### ABBREVIATIONS

<ul style="list-style-type: none"> <li>101 PROPERTY LINE</li> <li>102 EXISTING RIGHT-OF-WAY LINE</li> <li>103 PROPOSED RIGHT-OF-WAY LINE</li> <li>104 CENTERLINE</li> <li>105 EXISTING EASEMENT LINE</li> <li>106 PROPOSED EASEMENT LINE</li> <li>107 SECTION LINE</li> <li>108 EXISTING FENCE LINE (CHAIN LINK)</li> <li>109 EXISTING FENCE LINE (WOOD)</li> <li>110 EXISTING FENCE LINE (WIRE)</li> <li>111 QUADRANT</li> <li>112 HALLOWAY TRACKS</li> <li>113 UNDERGROUND CABLE TV</li> <li>114 UNDERGROUND FIBER OPTIC CABLE(LAS)</li> <li>115 UNDERGROUND ELECTRIC</li> <li>116 UNDERGROUND ELECTRICAL (AS INFO)</li> <li>117 UNDERGROUND TELEPHONE</li> <li>118 UNDERGROUND TELEPHONE (AS INFO)</li> <li>119 GAS MAIN</li> <li>120 GAS MAIN (AS INFO)</li> <li>121 WATER MAIN</li> <li>122 WATER MAIN (AS INFO)</li> <li>123 SANITARY SEWER</li> <li>124 SANITARY SEWER (AS INFO)</li> <li>125 STORM SEWER</li> <li>126 STORM SEWER (AS INFO)</li> <li>127 EDGE OF WATER</li> <li>128 OVERHEAD WIRE</li> <li>129 CURB</li> <li>130 PAVED CURB</li> <li>131 EXISTING CONTOUR LINE</li> <li>132 ASPHALT PAVING OR WATER (LABEL)</li> <li>133 UNPAVED ROAD</li> <li>134 CONCRETE</li> <li>135 EXISTING BUILDING</li> <li>136 MARSH AREA</li> <li>137 DELICABLE WARNING PAD</li> </ul>	<ul style="list-style-type: none"> <li>101 EXISTING TOP OF CURB ELEVATION</li> <li>102 EXISTING FLOW LINE ELEVATION</li> <li>103 EXISTING SPOT ELEVATION</li> <li>104 GARAGE FINISHED FLOOR</li> <li>105 FINISHED FLOOR</li> <li>106 TOP OF FINISHED FLOOR</li> <li>107 CONCRETE METAL PIPE</li> <li>108 REINFORCED CONCRETE PIPE</li> <li>109 VITRIFIED CLAY PIPE</li> <li>110 FRAMING</li> <li>111 TOP OF CURB</li> <li>112 CUTTER</li> <li>113 FLOW RATE</li> <li>114 CONC</li> <li>115 CONC</li> <li>116 CONC</li> <li>117 CONC</li> <li>118 CONC</li> <li>119 CONC</li> <li>120 CONC</li> <li>121 CONC</li> <li>122 CONC</li> <li>123 CONC</li> <li>124 CONC</li> <li>125 CONC</li> <li>126 CONC</li> <li>127 CONC</li> <li>128 CONC</li> <li>129 CONC</li> <li>130 CONC</li> <li>131 CONC</li> <li>132 CONC</li> <li>133 CONC</li> <li>134 CONC</li> <li>135 CONC</li> <li>136 CONC</li> <li>137 CONC</li> <li>138 CONC</li> <li>139 CONC</li> <li>140 CONC</li> <li>141 CONC</li> <li>142 CONC</li> <li>143 CONC</li> <li>144 CONC</li> <li>145 CONC</li> <li>146 CONC</li> <li>147 CONC</li> <li>148 CONC</li> <li>149 CONC</li> <li>150 CONC</li> <li>151 CONC</li> <li>152 CONC</li> <li>153 CONC</li> <li>154 CONC</li> <li>155 CONC</li> <li>156 CONC</li> <li>157 CONC</li> <li>158 CONC</li> <li>159 CONC</li> <li>160 CONC</li> <li>161 CONC</li> <li>162 CONC</li> <li>163 CONC</li> <li>164 CONC</li> <li>165 CONC</li> <li>166 CONC</li> <li>167 CONC</li> <li>168 CONC</li> <li>169 CONC</li> <li>170 CONC</li> <li>171 CONC</li> <li>172 CONC</li> <li>173 CONC</li> <li>174 CONC</li> <li>175 CONC</li> <li>176 CONC</li> <li>177 CONC</li> <li>178 CONC</li> <li>179 CONC</li> <li>180 CONC</li> <li>181 CONC</li> <li>182 CONC</li> <li>183 CONC</li> <li>184 CONC</li> <li>185 CONC</li> <li>186 CONC</li> <li>187 CONC</li> <li>188 CONC</li> <li>189 CONC</li> <li>190 CONC</li> <li>191 CONC</li> <li>192 CONC</li> <li>193 CONC</li> <li>194 CONC</li> <li>195 CONC</li> <li>196 CONC</li> <li>197 CONC</li> <li>198 CONC</li> <li>199 CONC</li> <li>200 CONC</li> </ul>
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AERIAL IMAGE  
NOT TO SCALE

### UTILITY ATLAS NOTES:

JULIE DESIGN STAGE REQUEST  
DIG NUMBER A2943314 RECEIVED 10/21/19.  
CONTACTS PROVIDED BY JULIE & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 10/21/19.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	NO RESPONSE
COMED	NO RESPONSE
COMCAST	NO RESPONSE
MCI	NO RESPONSE
METRO FIBERNET, LLC	NO RESPONSE
NICOR GAS	NO RESPONSE
ST. CHARLES, CITY OF	RESPONDED WITH ATLASES
USIC LOCATING SERVICES	RESPONDED WITH COMED ATLASES

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF DUPAGE )  
  
TO: GOMPERS-LEWIS II LC, AN ILLINOIS LIMITED LIABILITY COMPANY,  
WEST SUBURBAN BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 30, 1981,  
KNOWN AS TRUST NUMBER 2580,  
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 16 AND 18 OF TABLE A THEREOF.  
  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.  
  
THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2019.  
  
DATED THIS 27TH DAY OF NOVEMBER, A.D. 2019.  
  
*Charles W. Bratosz*  
CHARLES W. BRATOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.  
cbratosz@v3co.com

### NOTES FROM SCHEDULE B

EXCEPTIONS	PLOTTED HEREON
M 1BT EASEMENT, DOC. 935759	YES
P PLAT OF DEDICATION, DOC. 98K079762	YES
Q ELECTRIC UTILITIES EASEMENT, DOC. 2000K028423	YES
S BUILDING SETBACK LINES, DOC. 2009K095641	YES
T PUBLIC UTILITY AND DRAINAGE EASEMENT, DOC. 2009K095641, 2010K046244	YES
U ELECTRIC UTILITIES EASEMENT, DOC. 2009K095641	YES
V DETENTION EASEMENT, DOC. 2009K095641, 2010K046244	YES
W PUBLIC UTILITY AND DRAINAGE EASEMENT, DOC. 2010K046244	YES
X TRAFFIC SIGNAL EASEMENT, DOC. 2010K046244	YES

ALL OTHER SCHEDULE B ITEMS ARE NON-PLOTTABLE OR NOT A SURVEY MATTER.

- ### GENERAL NOTES
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
  - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
  - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
  - UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH JULIE'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
  - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
  - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
  - CALL JULIE AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
  - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
  - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF ST. CHARLES ZONING ORDINANCES AS AMENDED.
  - THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING PROCESS OF THE SURVEY.
  - NO PHYSICAL ACCESS PROVIDED TO PUBLIC RIGHT-OF-WAY.
  - A CURRENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. CCH1902361LD, EFFECTIVE DATE JULY 29, 2019, PRINTED 08-15-19, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE NOTES FROM SCHEDULE B TABLE HEREON.

	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR GOMPERS LEWIS, LLC 6140 JOLIET RD COUNTRYSIDE, IL 60525 708-679-6663	REVISIONS NO. DATE DESCRIPTION
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<b>ALTA/NSPS LAND TITLE SURVEY</b>		Project No. 19523
OLIVER-HOFFMAN SUBDIVISION, ST. CHARLES, IL (PROPERTY ADDRESS UNKNOWN)		Group No. VP01.1
DRAFTING COMPLETED 11-07-19	DRAWN BY: MLP	PROJECT MANAGER: CWB
FIELD WORK COMPLETED 10-29-19	CHECKED BY: CWB	SCALE: 1" = 80'
		SHEET NO. 1 of 1