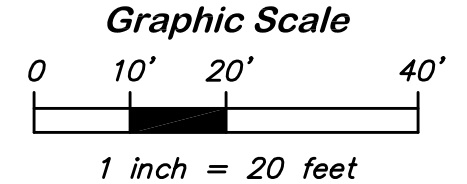
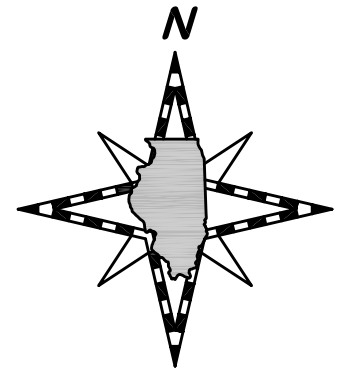


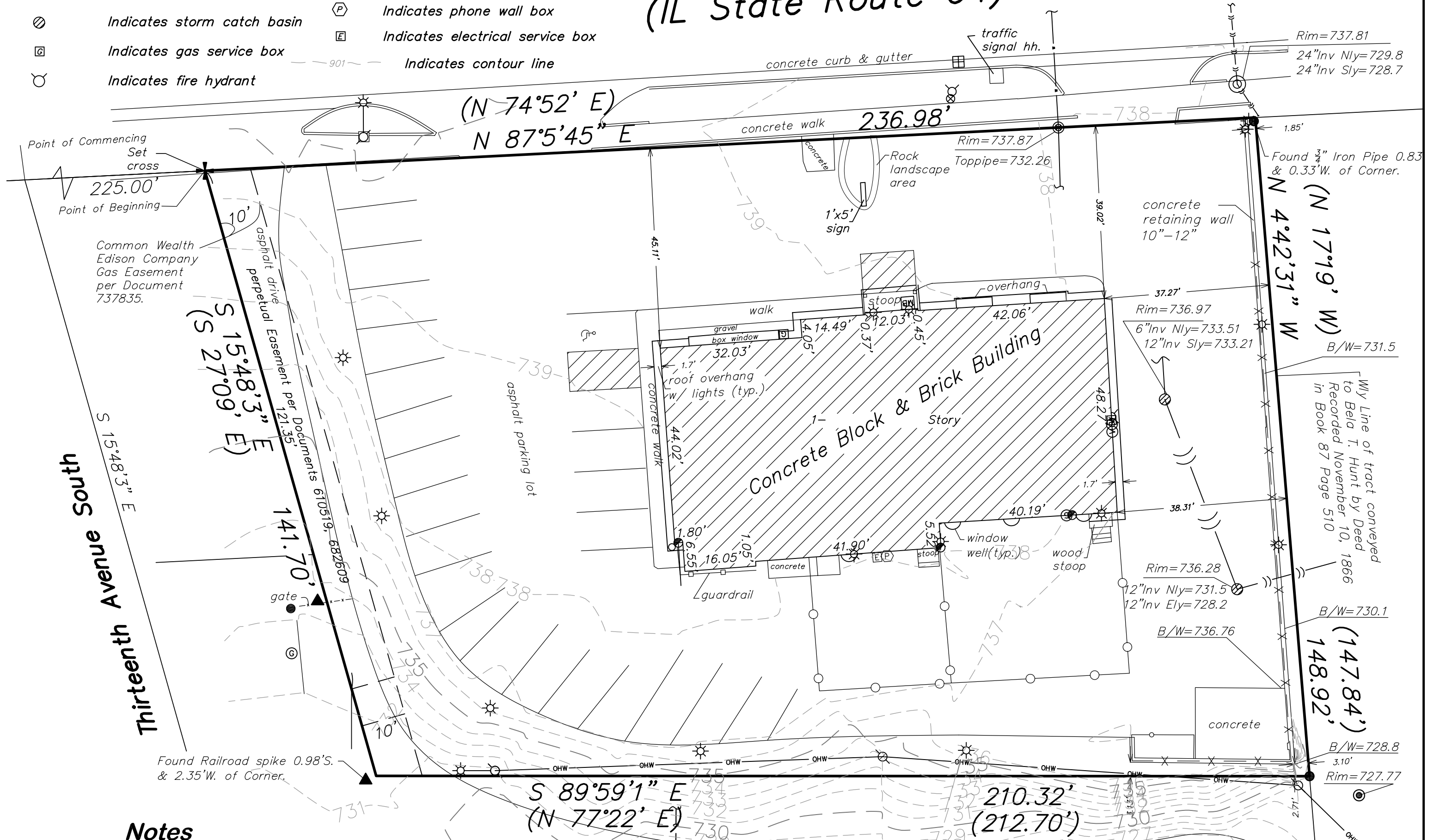
ALTA/NSPS Land Title Survey

Legend

- | | | |
|--------------------------------------|-------------------------------------|--|
| Indicates mag nail | Indicates water shut off valve | 10" PVC Indicates sanitary sewer line, pipe size, material and direction of flow |
| Indicates iron stake | Indicates light standard | 18" RCP Indicates storm sewer line, pipe size, material and direction of flow |
| Meas. Indicates measured data | Indicates utility pole | Indicates traffic signal box |
| (60') Indicates record data | Indicates b-box | Indicates light standard |
| Indicates metal fence line | Indicates handicapped parking space | |
| Indicates wood fence line | Indicates storm inlet | |
| OHW Indicates overhead wire | Indicates water valve vault | |
| Indicates underground water line | Indicates gas valve | |
| Indicates sanitary sewer manhole | Indicates phone wall box | |
| Indicates storm catch basin | Indicates electrical service box | |
| Indicates gas service box | 901 Indicates contour line | |
| Indicates fire hydrant | | |



East Main Street
(IL State Route 64)



Notes

Bearings shown hereon are based upon Illinois State Plane, East Zone, NAD 83. Vertical Control based on St. Charles Vertical Control Network Station STC 06 Elevation = 770.03 ft. NAVD 88.

Descriptions, easements, and Servitudes indicated hereon, are based upon Chicago Title Insurance Company Order Number: 18014574GV having an effective date of August 29, 2018.

Parcel Identification reported as 09-26-302-002-0000 in Title Policy 18014574GV issued by Chicago Title Insurance Company, dated August 29 2018.

Common Address: 1317 E. Main Street, St. Charles, Illinois 60174

It appears the building is currently vacant.

At time of survey 22 conventional parking spaces and one handicapped space were marked with paint striping

The property described is located within No Special Flood Hazard "Zone X" (area of Minimal Flood Hazard) as identified by NFIP Flood Insurance Rate Map No. 17089C0266H with a map revision date of August 3, 2009.

Underground utilities structures and routings protracted hereon are based upon field observations and are believed to be correct, but not warranted.

The maximum relative positional precision of the survey does not exceed that which is specified therein.

All distances are given in feet and decimal parts thereof.

Parcel Contains 31,973 Square Feet. = 0.73 Acres.

Exterior footprint of the building at ground level is 5,032 Square feet.

Prepared by:
Johnson - Western Surveying, dba
ASM Consultants, Inc.

A Measure Above the Rest
1 Chain = 66 Feet
16 E. Wilson Street, Suite 1
Batavia, IL 60510
(630) 845-3166

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Property Description: That part of the Southwest Quarter of Section 26, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of East Main Street and Thirteenth Avenue South, which lies 60 feet Northeastly from the Northeast corner of Block 12 of Sarah E. Perkins Addition to St. Charles, Illinois, (measured along the Southerly line of East Main Street); Thence North 74° 52' East along along the Southerly line of East Main Street, 225 feet for the Point of Beginning; Thence South 27° 9' East Parallel with the Easterly line of said Thirteenth Avenue South 141.7 feet; Thence North 77° 22' East 212.7 feet to the Westerly line of a Tract of Land conveyed to Bela T. Hunt by deed dated March 14, 1849 and recorded November 10, 1866 in Book 87, Page 510; Thence North 17° 19' West along said Westerly line and said Westerly line Extended 147.84 feet to the Southerly line of East Main Street as Established by the Illinois State Highway Department; Thence South 74° 52' West along said Southerly line of East Main Street to the Point of Beginning, in the City of St. Charles, Kane County, Illinois.

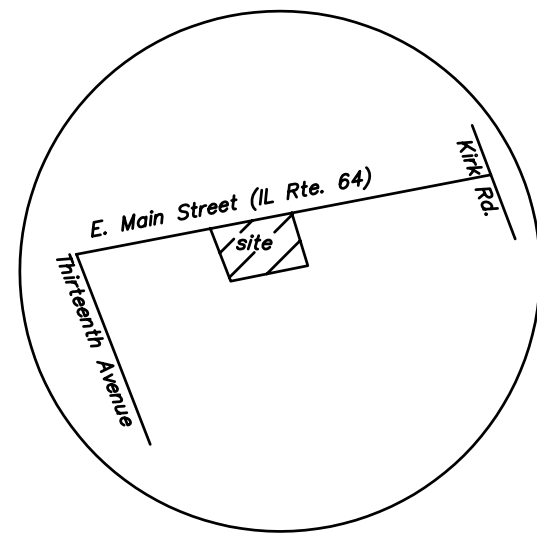
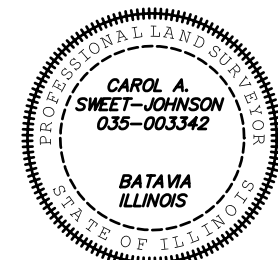
Certification to: Chicago Title Company
Dolores J. Morrison, Trustee
Gary McGrath

This is to certify that this map or plat and 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 1, 2, 3, 4, 5, 7(a), 7(b), 8, and 9 of Table A thereof. The field work was completed on October 5, 2018.

Date of plat or map: October 23, 2018.

Carol A. Sweet-Johnson

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018
Illinois Professional Design Firm No. 184-006014



Vicinity Map: not to scale

Ordered by & Prepared for:
Dolores Morrison

Field Bk/Page No: electronic	S-T-R:
File Name: 674064_ALTA	Drawn by: C S-J
Directory: Projects/2018-028	Job No.: 674064



PROPOSED RENOVATION AT:
1317 EAST MAIN
 ST. CHARLES, ILLINOIS 60114
 ANDY KOCZWARA

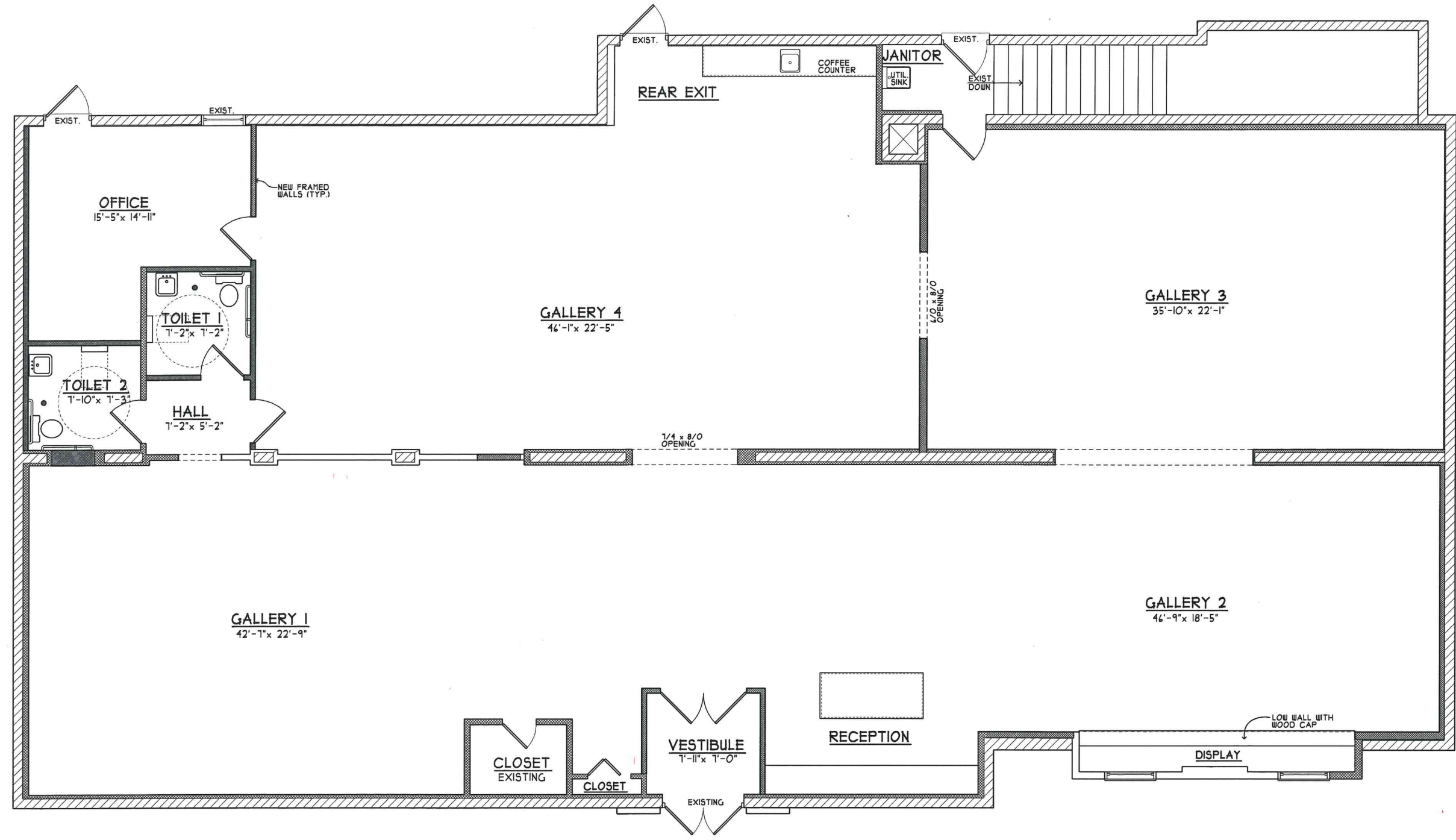
Revisions:

Commission: **2184**
 Issue Date: _____
 Drawn By: **CDZ**
 FIRST FLOOR

Sheet:

 of: .

FEB. 1, 2024 - DESIGN DEVELOPMENT



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

BUILDING CRITERIA	
BUILDING FOOTPRINT:	±5,053 S.F.
FIRST FLOOR AREA:	±4,872 S.F.
FIRST FLOOR NET AREA:	±4,690 S.F.
FIRST FLOOR NET GALLERY AREA:	±4,090 S.F.
NOT INCLUDING: OFFICE, TOILET ROOMS, JANITOR, HALL, AND CLOSETS	

PLOTTED: 2/1/2024