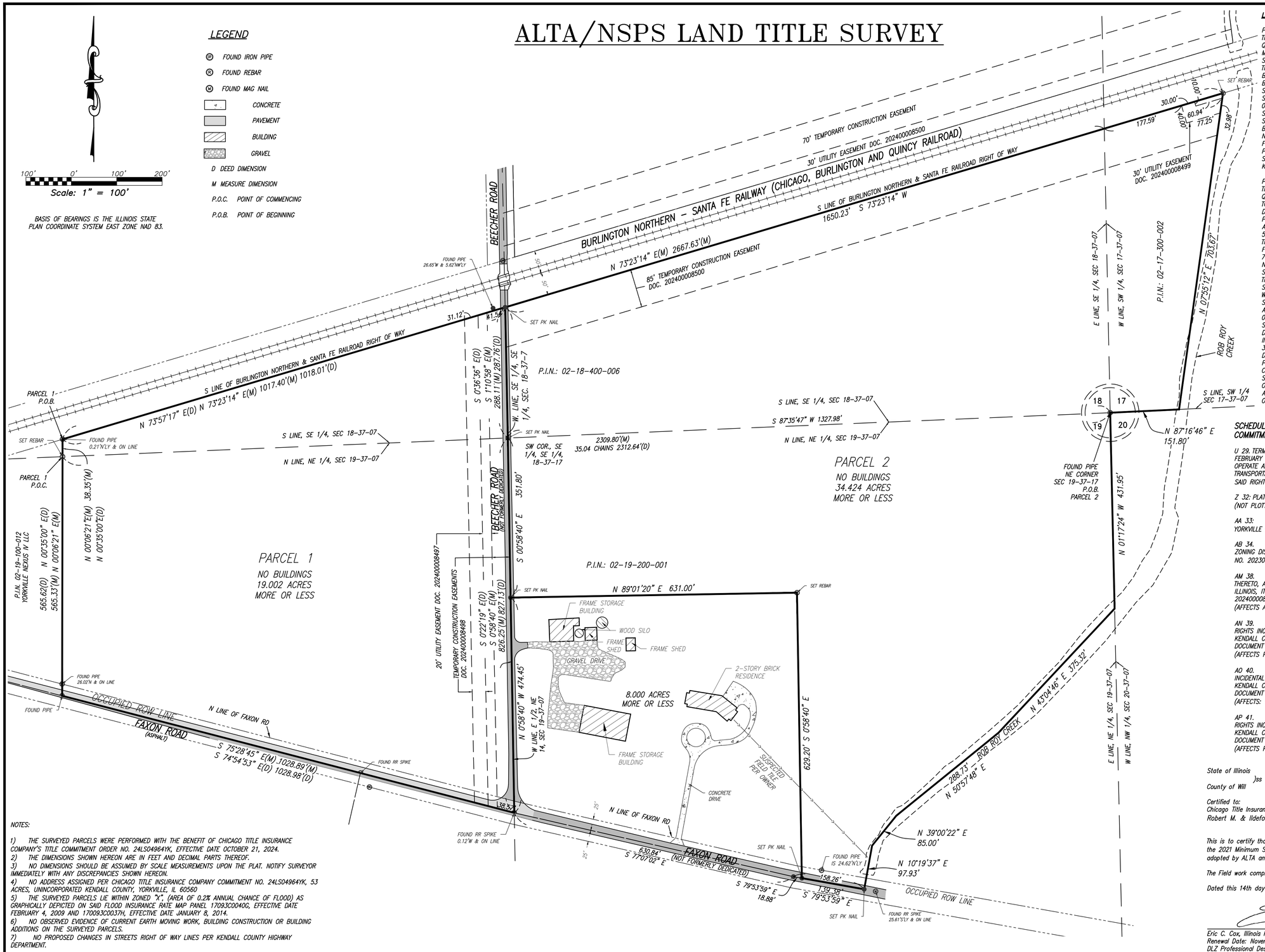
ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19 WHICH IS 35.04 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST TO THE SOUTH LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 57 MINUTES 17 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1018.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 0 DEGREES 36 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE 287.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0 DEGREES 22 MINUTES 19 SECONDS EAST ALONG THE CENTER LINE OF BEECHER ROAD, 827.13 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 33 SECONDS WEST ALONG SAID CENTERLINE, 1028.98 FEET TO A LINE BEARING SOUTH 0 DEGREES 35 MINUTES 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 35 MINUTES 0 SECONDS EAST ALONG SAID LINE, 565.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 16 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 151.80 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 12 SECONDS EAST, ALONG A LINE THAT INTERSECTS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 363.0 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER, A DISTANCE OF 703.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA-FE RAILROAD; THENCE SOUTH 73 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1650.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 10 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE 288.11 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE CENTERLINE OF BEECHER ROAD, 351.80 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST, 631.00; THENCE SOUTH 00 DEGREES 58 MINUTES 40 SECONDS EAST, 629.20 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 79 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 139.38 TO A POINT IN THE CENTERLINE OF THE ROB ROY CREEK; THENCE NORTH 10 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 97.93 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 85.0 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 288.73 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG SAID CENTERLINE, 375.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 431.95 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT ORDER NO. 24LS04964YK, EFFECTIVE DATE OCTOBER 21, 2024:

U 29. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN GRANT RECORDED IN DEED RECORDED FEBRUARY 14, 1955 IN DEED RECORD 114, PAGE 96. RIGHT TO LAY, MAINTAIN, ALTER, REPAIR, OPERATE AND REMOVE A DRAIN TILE MAIN FOR DRAINAGE SURFACE WATERS AND FOR TRANSPORTATION OF SURFACE WATERS WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT OF WAY. (NOT PLOTTABLE)

Z 32: PLAT OF ANNEXATION RECORDED NOVEMBER 15, 2023 AS DOCUMENT NO. 202300013321. (NOT PLOTTABLE)

AA 33: ORDINANCE NO. 2023-08, ANNEXING CERTAIN TERRITORY TO UNITED CITY OF YORKVILLE RECORDED NOVEMBER 17, 2023 AS DOCUMENT NO. 202300013410. (NOT PLOTTABLE)

AB 34. ORDINANCE NO. 2023-09, APPROVING THE REZONING TO THE A-1 AGRICULTURAL ZONING DISTRICT TO UNITED CITY OF YORKVILLE RECORDED NOVEMBER 17, 2023 AS DOCUMENT NO. 202300013411. (SHOWN HEREON)

AM 38. EASEMENT(S) FOR THE PURPOSE(S) SHOWN HEREON AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO: THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDING DATE: JULY 26, 2024, AS DOCUMENT NO: 202400008497
(AFFECTS A 20' UTILITY EASEMENT ALONG PART OF PARCELS 1 AND 2). (SHOWN HEREON)

AN 39. TEMPORARY CONSTRUCTION EASEMENT(S) FOR THE PURPOSE(S) SHOWN HEREON AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO: THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDING DATE: JULY 26, 2024, AS DOCUMENT NO: 202400008498.
(AFFECTS PART OF PARCELS 1 AND 2). (SHOWN HEREON)

AO 40. PERMANENT EASEMENT(S) FOR THE PURPOSE(S) SHOWN HEREON AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDING DATE: JULY 26, 2024, AS DOCUMENT NO: 202400008499
(AFFECTS: THAT PART PART OF PARCEL 2 LOCATED IN SECTION 17). (SHOWN HEREON)

AP 41. TEMPORARY CONSTRUCTION EASEMENT(S) FOR THE PURPOSE(S) SHOWN HEREON AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO: THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, RECORDING DATE: JULY 26, 2024, AS DOCUMENT NO: 202400008500
(AFFECTS PART OF PARCELS 1 AND 2). (SHOWN HEREON)

NOTES:

1) THE SURVEYED PARCELS WERE PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT ORDER NO. 24LS04964YK, EFFECTIVE DATE OCTOBER 21, 2024.
2) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
4) NO ADDRESS ASSIGNED PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 24LS04964YK, 53 ACRES, UNINCORPORATED KENDALL COUNTY, YORKVILLE, IL 60560
5) THE SURVEYED PARCELS LIE WITHIN ZONED "X", (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS GRAPHICALLY DEPICTED ON SAID FLOOD INSURANCE RATE MAP PANEL 17093C0040G, EFFECTIVE DATE FEBRUARY 4, 2009 AND 17009C0037H, EFFECTIVE DATE JANUARY 8, 2014.
6) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PARCELS.
7) NO PROPOSED CHANGES IN STREETS RIGHT OF WAY LINES PER KENDALL COUNTY HIGHWAY DEPARTMENT.

State of Illinois
)ss
County of Will

Certified to:
Chicago Title Insurance Company
Robert M. & Ildefonsa Loftus Living Trust, Daniels/Malinski Yorkville Family LLLP

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, 11(a), 16, 17, 18 and 19 of Table 'A' thereof.

The Field work completed on November 19th, 2024.

Dated this 14th day of January, 2025.

ERIC C. COX 3604 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS JOLIET, ILLINOIS

Eric C. Cox, Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2026
DLZ Professional Design Firm 184.002815

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

YORKVILLE ILLINOIS

COOK ENGINEERING GROUP
FAXON ROAD AND BEECHER ROAD

PARCELS 1 & 2
ALTA/NSPS LAND TITLE SURVEY

DRAWN: RR	CHK'D. –
DESIGNED: –	APPRV'D: –
DATE: 11-19-2024	
SCALE: 1" = 100'	
Second Scale If Needed	
PROJECT NUMBER	
2450-7203-90	

NO.	REVISION	BY	DATE

SHEET 1
OF 1
DRAWING NUMBER
7203AS

X:\PROJECTS\2024\2450\720390 CEG PLAT OF SURVEY\TOPOGRAPHIC\7203-AS.DWG