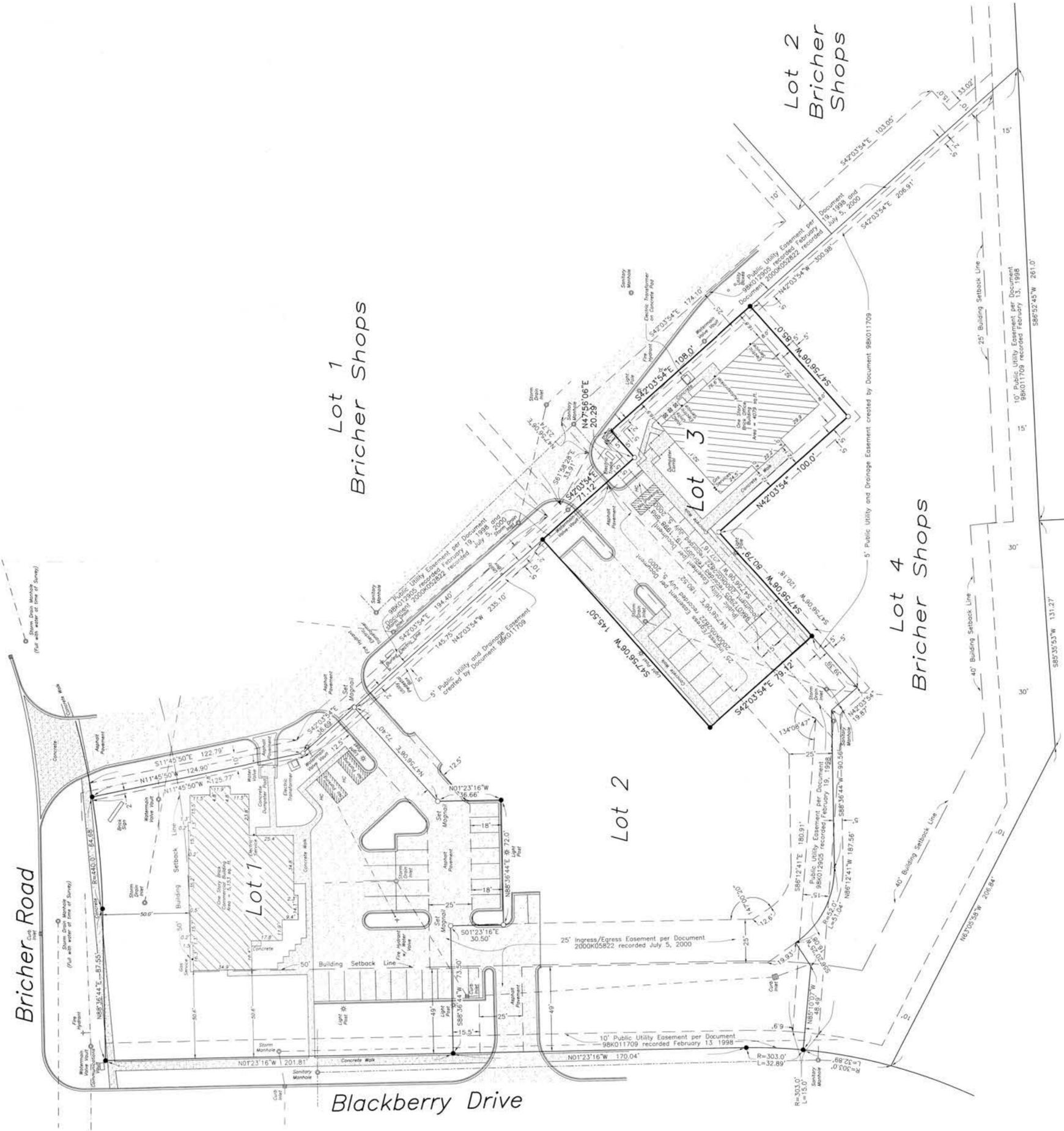


ALTA/NSPS LAND TITLE SURVEY OF
 LOT 3 BLACKBERRY COMMONS PUD
 CITY OF GENEVA KANE COUNTY ILLINOIS



LEGAL DESCRIPTION:
 PARCEL 1: Lot 3 in Blackberry Commons, a Resubdivision of Lot 3, in Bricher Shops, in the East Half of the Northwest Quarter of Section 4, Township 39 North, Range 8 East of the Third Principal Meridian in the City of Geneva, Kane County, Illinois.
 PARCEL 2: Easement for Ingress and Egress for the benefit of Parcel One, over and under the lands depicted on the attached Plats of Resubdivision Document 98K011709 and Document 200K052822.

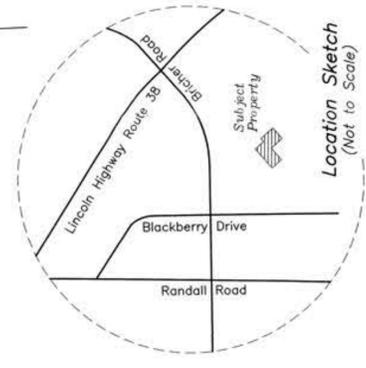
State of Illinois }
 County of Kendall } SS

To: Desree Urbina and Michael Urbina
 JoAnne King 1/K JoAnne Noruzi
 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 Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 11(a) of Table A thereof. The field work was completed on January 6, 2022.

Dated January 13, 2022 at Yorkville, Illinois

Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/22)



SCALE
 1"=30'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Cut Cross in Concrete
- - - Indicates Line of Fence
- Indicates Sanitary Sewer
- Indicates Storm Sewer
- Indicates Watermain

- SURVEYOR'S NOTES:**
- 1) Regarding Item 2 of Table A: The Subject Property is commonly known as 2075 Blackberry Drive, Geneva, Illinois 60134.
 - 2) Regarding Item 3 of Table A: The Subject Property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map No. 17089C0264H with an effective date of August 3, 2009.
 - 3) Regarding Item 4 of Table A: The area of the Subject Property is 20,174 square feet (= 0.4631 acres).
 - 4) Regarding Item 6(a) of Table A: The Subject Property has City of Geneva Zoning "B1" (Business District). A zoning report listing the requirements for this zoning district was not delivered to the Surveyor.
 - 5) Regarding Item 9 of Table A: The Subject Property has 24 regular striped parking spaces and 1 handicapped striped parking space.
 - 6) Regarding Item 11(a) of Table A: Underground utilities shown are based on surface improvements and on utility maps provided by the City of Geneva. The Surveyor will not be held responsible for the location of underground utilities.
 - 7) The easements shown are those shown on the recorded plat of subdivision and/or Chicago Title Insurance Company Commitment No. 21NW147366GV with a Commitment Date of November 22, 2021, printed December 23, 2021, and transmitted from the Client to the Surveyor.

JOB NO.	22002
JOB NAME	ALTY: O'BRIEN
DWG FILE	22002
REVISION DATE	

Phillip D. Young and Associates, Inc.
 LAND SURVEYING -- TOPOGRAPHIC MAPPING -- Lic.#184-002775
 1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580