WOLF PACK CONSULTING, LLC

ALTA/NSPS "LAND TITLE SURVEY"

PARCEL 1: LOT 9 (EXCEPT THE EAST 30.54 FEET THEREOF) IN THE FINAL PLAT OF SUBDIVISION OF ESPLANDE, A RESUBDIVISION OF ALGONQUIN CORPORATE CAMPUS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD NOVEMBER 7, 2005 AS DOCUMENT NO. 2005K134749 AND AMENDED DECEMBER 21, 2005 BY DOCUMENT 2005K151976 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 9, 2006 AS DOCUMENT 2006K002797, IN KANE COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN THE FINAL PLAT OF SUBDIVISION OF ESPLANDE, A RESUBDIVISION OF ALGONQUIN CORPORATE CAMPUS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2005 AS DOCUMENT 2005K134749, AND AMENDED DECEMBER 21, 2005 BY DOCUMENT 2005K151976, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 9, 2006 AS DOCUMENT 2006K002797;

ALSO

THE EAST 30.54 FEET OF LOT 9 IN THE FINAL PLAT OF SUBDIVISION OF ESPLANDE, A RESUBDIVISION OF ALGONQUIN CORPORATE CAMPUS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD NOVEMBER 7, 2005 AS DOCUMENT NO. 2005K134749 AND AMENDED AFORESAID, IN KANE COUNTY, ILLINOIS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Wolf Pack CONSULTING, LLC
418 South Cass Avenue, Westmont, IL 60559
Office: (815) 436-8520 ★ wolfpackdg.com
Illinois Professional Design Firm No. 184-007246

LEGEND

- ● MONUMENT FOUND
- (50.0') RECORD DIMENSION
- P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- DE. DRAINAGE EASEMENT
- N.E.A. NON EASEMENT AREA
- STORM SEWER INLET
- STORM SEWER MANHOLE-INLET
- SANITARY MANHOLE
- FIRE HYDRANT
- WATERMAIN VALVE VAULT MANHOLE
- WATERMAIN VALVE BOX
- WATERMAIN B-BOX
- CONCRETE LIGHT POLE BASE
- UTILITY POLE
- STORM SEWERLINE
- SANITARY SEWERLINE
- WATERMAIN LINE
- OVERHEAD WIRES
- STORM SEWER FLARED END-SECTION
- BOLLARD
- ELECTRIC OUTLET BOX
- SPRINKLER CONTROL VALVE
- SIGN

NOTE NO 1:

NOTATIONS CONTAINED ON PLAT OF SUBDIVISION OF ALGONQUIN CORPORATE CAMPUS UNIT 2 PER DOCUMENT NO. 2005K042243.

A: DIRECT ACCESS TO RANDALL ROAD, COUNTY HIGHWAY 34 FROM LOT 8 IN PROHIBITED.

B: CROSS ACCESS EASEMENT SHALL BE RECORDED BY OTHER DOCUMENTS. SOME CROSS ACCESS EASEMENT HAVE BEEN OMITTED TO ALLOW FOR SITE SPECIFIC APPLICATIONS. CROSS ACCESS EASEMENTS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS AS REQUIRED BY THE VILLAGE OF ALGONQUIN COMMUNITY DEVELOPMENT DEPARTMENT OR ITS SUCCESSORS AND ASSIGNS.

NOTE NO. 2:

NOTATIONS CONTAINED ON PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749.

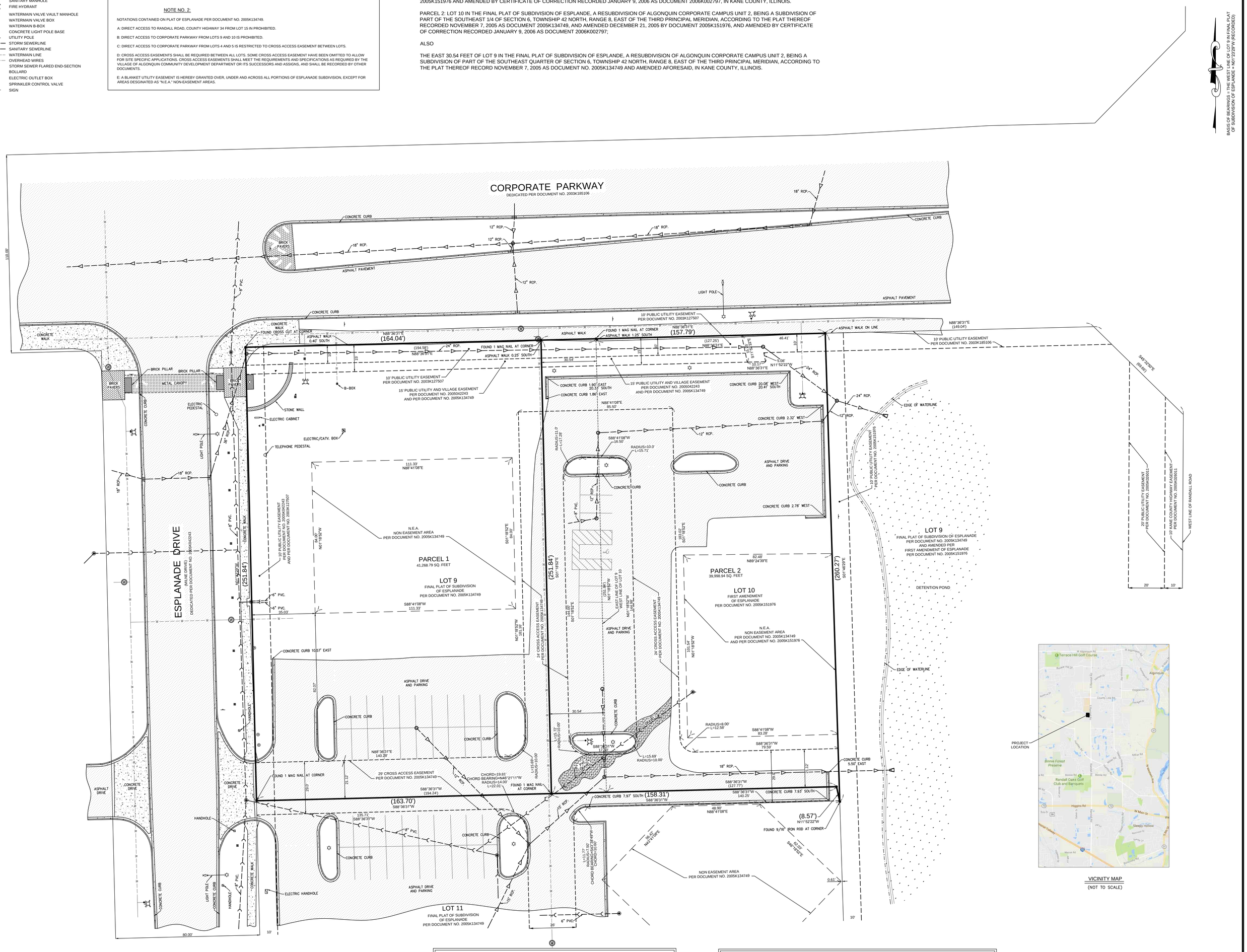
A: DIRECT ACCESS TO RANDALL ROAD, COUNTY HIGHWAY 34 FROM LOT 15 IN PROHIBITED.

B: DIRECT ACCESS TO CORPORATE PARKWAY FROM LOTS 9 AND 10 IS PROHIBITED.

C: DIRECT ACCESS TO CORPORATE PARKWAY FROM LOTS 4 AND 5 IS RESTRICTED TO CROSS ACCESS EASEMENT BETWEEN LOTS.

D: CROSS ACCESS EASEMENTS SHALL BE REQUIRED BETWEEN ALL LOTS. SOME CROSS ACCESS EASEMENT HAVE BEEN OMITTED TO ALLOW FOR SITE SPECIFIC APPLICATIONS. CROSS ACCESS EASEMENTS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS AS REQUIRED BY THE VILLAGE OF ALGONQUIN COMMUNITY DEVELOPMENT DEPARTMENT OR ITS SUCCESSORS AND ASSIGNS, AND SHALL BE RECORDED BY OTHER DOCUMENTS.

E: A BLANKET UTILITY EASEMENT IS HEREBY GRANTED OVER, UNDER AND ACROSS ALL PORTIONS OF ESPLANADE SUBDIVISION, EXCEPT FOR AREAS DESGINATED AS "N.E.A." NON-EASEMENT AREAS.



VICINITY MAP

(NOT TO SCALE)

SCHEDULE B SURVEY RELATED ITEMS (PARCEL 1)

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO: 1401 008983771 DATED DECEMBER 20, 2016.

ITEM 16: DECLARATION OF EASEMENTS AND RESTRICTIONS PER DOCUMENT NO. 2015K018139 (SEE DOCUMENT FOR PARTICULARS).

ITEM 18: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 2005K042244 AND RE-RECORDED PER DOCUMENT NO. 2005K052647 (SEE DOCUMENT FOR PARTICULARS).

ITEM 19: DEDICATION PER DOCUMENT NO. 1207293 (OFF-SITE-DOES NOT AFFECT PARCEL).

ITEM 20: RESOLUTION ESTABLISHING RANDALL ROAD AS A FREEWAY PER DOCUMENT NO. 1741838 (OFF-SITE-DOES NOT AFFECT PARCEL).

ITEM 21: ANNEXATION AGREEMENT PER DOCUMENT NO. 2002K132704, ZONING AND P.U.D. DOCUMENT NO. 2002K132705 AND ANNEXATION ORDINANCE DOCUMENT NO. 2002K132706 (SEE DOCUMENT FOR PARTICULARS).

ITEM 22: EASEMENT FOR COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE PER DOCUMENT NO. 2003K127507 (SHOWN HEREON).

ITEM 23: PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 2005K042243 AND DOCUMENT NO. 2005K134749 (SHOWN HEREON).

ITEM 24: VILLAGE UTILITY EASEMENT PER DOCUMENT NO. 2005K042243 AND DOCUMENT NO. 2005K134749 (SHOWN HEREON.)

ITEM 25: CROSS ACCESS EASEMENT PER DOCUMENT NO. 2005K134749 (SHOWN HEREON.)

ITEM 26: EASEMENTS FOR INGRESS AND EGRESS AND RECIPROCAL PARKING PER DOCUMENT NO. 2005K042244 (NOT PLOTTABLE-SEE DOCUMENT FOR PARTICULARS).

ITEM 27: NOTATION CONTAINED ON PLAT OF SUBDIVISION PER DOCUMENT NO. 2005K042243 (NOTED HEREON-SEE NOTE NO. 1).

ITEM 28: NOTATION CONTAINED ON PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749 (NOTED HEREON-SEE NOTE NO. 2).

ITEM 29: CERTIFICATION REGARDING LAND NOT BEING IN A SPECIAL FLOOD HAZARD AREA CONTAINED ON PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749. (NOT PLOTABLE)

ITEM 30: BLANKET UTILITY EASEMENT NOTED ON THE PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749. (NOTED HEREON-SEE NOTE NO. 2-E).

ITEM 31: VILLAGE OF ALGONQUIN ORDINANCE 2008-0-22 AUTHORIZING ANNEXATION AGREEMENT PER DOCUMENT NO. R2008K083024. (NOT PLOTABLE-SEE DOCUMENT FOR PARTICULARS)

ITEM 32: RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS CONDITIONS PER DOCUMENT NO. 2008K083270. (NOT PLOTTABLE-SEE DOCUMENT FOR PARTICULARS).

TABLE "A" NOTES: (PARCEL 1)

ITEM 2: NO ADDRESS OBTAINED OR PROVIDED.

ITEM 3: I CERTIFY THAT A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 170896C0065H WITH AN EFFECTIVE DATE OF DECEMBER 20, 2002 THAT THE PROPERTY PLATTED HEREON IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP.

ITEM 4: TOTAL AREA = AREA 41,268.79 SQ. FEET OR 0.947 ACRES

ITEM 6: NO ZONING REPORT HAS BEEN PROVIDED TO SURVEYOR.

ITEM 7(c): NO BUILDINGS EXIST FOR BUILDING HEIGHT MEASUREMENT AT THE TIME OF THIS SURVEY.

ITEM 8: SUBSTANTIAL FEATURES ARE AS SHOWN ON THE FACE OF PLAT.

ITEM 9: 20 REGULAR PARKING SPACES AT THE TIME OF THIS SURVEY.

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: SURVEYOR HAS NO KNOWLEDGE OF AND HAS NOT BEEN PROVIDED ANY NOTICE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

TABLE "A" NOTES: (PARCEL 2)

ITEM 2: NO ADDRESS OBTAINED OR PROVIDED.

ITEM 3: I CERTIFY THAT A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17089C0065H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 THAT THE PROPERTY PLATTED HEREON IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP.

ITEM 4: TOTAL AREA = AREA 39,998.94 SQ. FEET
SQ. FEET OR 0.918 ACRES

ITEM 6: NO ZONING REPORT HAS BEEN PROVIDED TO SURVEYOR.

ITEM 7(c): NO BUILDINGS EXIST FOR BUILDING HEIGHT MEASUREMENT AT THE TIME OF THIS SURVEY.

ITEM 8: SUBSTANTIAL FEATURES ARE AS SHOWN ON THE FACE OF PLAT.

ITEM 9: 6 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE AT THE TIME OF THIS SURVEY.

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: SURVEYOR HAS NO KNOWLEDGE OF AND HAS NOT BEEN PROVIDED ANY NOTICE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

SCHEDULE B SURVEY RELATED ITEMS (PARCEL 2)

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO: 1401 008983765 DATED DECEMBER 16, 2016.

ITEM 22: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 2005K042244 AND RE-RECORDED PER DOCUMENT NO. 2005K052647 (SEE DOCUMENT FOR PARTICULARS).

ITEM 23:RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, COUNTY OF KANE AND THE MUNICIPALITY OF LAND TAKEN OR USED FOR ROAD PURPOSES. (SHOWN HEREON PER RECORDED DOCUMENTS)

ITEM 24: RESOLUTION ESTABLISHING RANDALL ROAD AS A FREEWAY PER DOCUMENT NO. 1741838 (OFF-SITE-DOES NOT AFFECT PARCEL).

ITEM 25: ANNEXATION AGREEMENT, ZONING, P.U.D. AND ANNEXATION ORDINANCE PER DOCUMENT NO. 2002K132706 (SEE DOCUMENT FOR PARTICULARS).

ITEM 26: EASEMENT FOR COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE PER DOCUMENT NO. 2003K127507 (SHOWN HEREON).

ITEM 27: PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 2005K042243 (SHOWN HEREON).

ITEM 28: VILLAGE UTILITY EASEMENT PER DOCUMENT NO. 2005K042243 AND DOCUMENT NO. 2005K134749 (SHOWN HEREON.)

ITEM 29: CROSS ACCESS EASEMENT PER DOCUMENT NO. 2005K042243 AND PER DOCUMENT NO. 2005K134749 (SHOWN HEREON.)

ITEM 30: EASEMENTS FOR INGRESS AND EGRESS AND RECIPROCAL PARKING PER DOCUMENT NO. 2005K042244 (NOT PLOTTABLE-SEE DOCUMENT FOR PARTICULARS).

ITEM 31: NOTATION CONTAINED ON PLAT OF SUBDIVISION PER DOCUMENT NO. 2005K042243 (NOTED HEREON-SEE NOTE NO. 1).

ITEM 32: NOTATION CONTAINED ON PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749 (NOTED HEREON-SEE NOTE NO. 2).

ITEM 33: CERTIFICATION REGARDING LAND NOT BEING IN A SPECIAL FLOOD HAZARD AREA CONTAINED ON PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749. (NOT PLOTABLE)

ITEM 34: BLANKET UTILITY EASEMENT NOTED ON THE PLAT OF ESPLANADE PER DOCUMENT NO. 2005K134749. (NOTED HEREON-SEE NOTE NO. 2-E).

ITEM 35: FIRST AMENDMENT OF ESPLANADE, ALTERATIONS TO LOT 10 PER DOCUMENT 2005K151976 (SHOWN HEREON).

ITEM 36: NON-EASEMENT AREA AS SHOWN ON THE FIRST AMENDMENT TO ESPLANADE PER DOCUMENT NO. 2005K151976 (SHOWN HEREON).

ITEM 37: CROSS ACCESS EASEMENT AS SHOWN ON THE FIRST AMENDMENT TO ESPLANADE PER DOCUMENT NO. 2005K151976. (SHOWN HEREON).

ITEM 38: PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 2005K042243 AND PER DOCUMENT NO. 2005K151976. (SHOWN HEREON).

ITEM 39: DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 2015K018139 (SEE DOCUMENT FOR PARTICULARS)

MICHAEL J. NELSON
035-3095
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WESTMONT, ILLINOIS

MY LICENSE EXPIRES NOVEMBER 30, 2018

CERTIFIED TO:

VEQUITY, LLC
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 1,2,3,4,6(a),6(b),7(a),7(c),8,9,11, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 26, 2016.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WESTMONT, ILLINOIS JANUARY 26, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010 EXPIRES 04/30/2017
FIELD WORK COMPLETED ON JANUARY 26, 2017

PREPARED FOR:	CIVWORKS		
DATE:	JANUARY 26, 2017		
SCALE:	1"=20'	DRAWN BY:	JJN/MJN
JOB#	17-06	FLD. BK/PG:	49/44-48