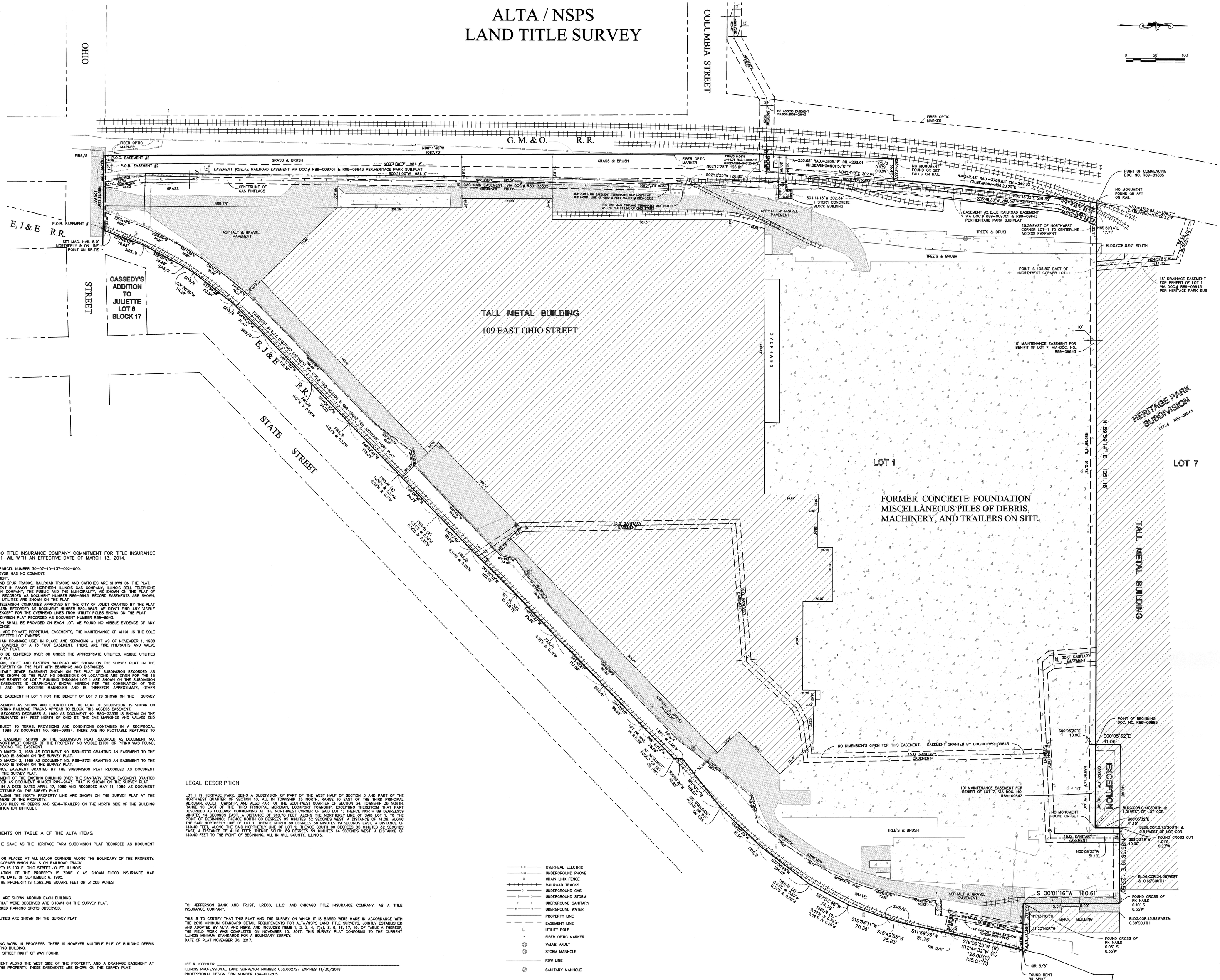
ALTA / NSPS
LAND TITLE SURVEY



COMMENTS ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1412-003311461-WIL WITH AN EFFECTIVE DATE OF MARCH 13, 2014.

ITEM 1: DEALS WITH TAXES FOR PARCEL NUMBER 30-07-10-137-002-000.
ITEM 2: IS FOR LIENS, THE SURVEYOR HAS NO COMMENT.
ITEM 3: SURVEYOR HAS NO COMMENT.
ITEM 4: LIST RAILROAD SWITCH AND SPUR TRACKS, RAILROAD TRACKS AND SWITCHES ARE SHOWN ON THE PLAT.
ITEM 5: IS A GRANT OF EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY, THE PUBLIC AND THE MUNICIPALITY, AS SHOWN ON THE PLAT OF SUBDIVISION FOR HERITAGE PARK RECORDED AS DOCUMENT NUMBER R89-9643. RECORD EASEMENTS ARE SHOWN, AND VISIBLE EVIDENCE OF PUBLIC UTILITIES ARE SHOWN ON THE PLAT.
ITEM 6: EASEMENTS FOR CABLE TELEVISION COMPANIES APPROVED BY THE CITY OF JOLIET GRANTED BY THE PLAT OF SUBDIVISION FOR HERITAGE PARK RECORDED AS DOCUMENT NUMBER R89-9643. WE DIDN'T FIND ANY VISIBLE EVIDENCE OF CABLE TELEVISON, EXCEPT FOR THE OVERHEAD LINES FROM UTILITY POLES SHOWN ON THE PLAT.
ITEM 7: ITEM NOTED ON THE SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER R89-9643.
(A) STORM WATER DETENTION SHALL BE PROVIDED ON EACH LOT. WE FOUND NO VISIBLE EVIDENCE OF ANY STORM WATER DETENTION PONDS.
(B) ALL UTILITY EASEMENTS ARE PRIVATE PERPETUAL EASEMENTS, THE MAINTENANCE OF WHICH IS THE SOLE RESPONSIBILITY OF THE BENEFITTED LOT OWNERS.
(C) ANY UTILITY (OTHER THAN DRAINAGE USE) IN PLACE AND SERVICING A LOT AS OF NOVEMBER 1, 1988 AND NOT SHOWN WILL BE COVERED BY A 15 FOOT EASEMENT. THERE ARE FIRE HYDRANTS AND VALVE VAULTS SHOWN ON THE SURVEY PLAT.
(D) ALL EASEMENTS ARE TO BE CENTERED OVER OR UNDER THE APPROPRIATE UTILITIES. VISIBLE UTILITIES ARE SHOWN ON THE SURVEY PLAT.
ITEM 8: EASEMENTS FOR THE ELGIN, JOLIET AND EASTERN RAILROAD ARE SHOWN ON THE SURVEY PLAT ON THE EAST AND WEST SIDES OF THE PROPERTY ON THE PLAT WITH BEARINGS AND DISTANCES.
ITEM 9 & 10: A 15 FOOT SANITARY SEWER EASEMENT SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER R89-9643 ARE SHOWN ON THE PLAT. NO DIMENSIONS OR LOCATIONS ARE GIVEN FOR THE 15 FOOT SANITARY EASEMENT FOR THE BENEFIT OF LOT 7 RUNNING THROUGH LOT 1 ARE SHOWN ON THE SUBDIVISION PLAT. THE LOCATION OF SAID EASEMENTS IS GRAPHICALLY SHOWN HEREON PER THE COMBINATION OF THE EXISTING PLAT OF SUBDIVISION AND THE EXISTING MANHOLES AND IS THEREFOR APPROXIMATE. OTHER INTERPRETATIONS ARE POSSIBLE.
ITEM 11: A 10 FOOT MAINTENANCE EASEMENT IN LOT 1 FOR THE BENEFIT OF LOT 7 IS SHOWN ON THE SURVEY PLAT.
ITEM 12: A 24 FOOT ACCESS EASEMENT AS SHOWN AND LOCATED ON THE PLAT OF SUBDIVISION, IS SHOWN ON THE SURVEY PLAT. NOTE, THE EXISTING RAILROAD TRACKS APPEAR TO BLOCK THIS ACCESS EASEMENT.
ITEM 13: A GAS MAIN EASEMENT RECORDED DECEMBER 8, 1980 AS DOCUMENT NO. R80-33335 IS SHOWN ON THE SURVEY PLAT. THE EASEMENT TERMINATES 944 FEET NORTH OF OHIO ST. THE GAS MARKINGS AND VALVES END 955 FEET NORTH OF OHIO ST.
ITEM 14: THE PROPERTY IS SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A RECIPROCAL AGREEMENT RECORDED MARCH 3, 1989 AS DOCUMENT NO. R89-09884. THERE ARE NO PLOTTABLE FEATURES TO SHOW ON THE SURVEY PLAT.
ITEM 15: THERE IS A DRAINAGE EASEMENT SHOWN ON THE SUBDIVISION PLAT RECORDED AS DOCUMENT NO. R89-9643, IT IS SHOWN AT THE NORTHWEST CORNER OF THE PROPERTY. NO VISIBLE DITCH OR PIPING WAS FOUND, THERE ARE RAILROAD TRACKS BLOCKING THE EASEMENT.
ITEM 16: AN EASEMENT RECORDED MARCH 3, 1989 AS DOCUMENT NO. R89-9700 GRANTING AN EASEMENT TO THE ELGIN, JOLIET AND EASTERN RAILROAD IS SHOWN ON THE SURVEY PLAT.
ITEM 17: AN EASEMENT RECORDED MARCH 3, 1989 AS DOCUMENT NO. R89-9701 GRANTING AN EASEMENT TO THE ELGIN, JOLIET AND EASTERN RAILROAD IS SHOWN ON THE SURVEY PLAT.
ITEM 18: A 10 FOOT MAINTENANCE EASEMENT GRANTED BY THE SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER R89-9585 IS SHOWN ON THE SURVEY PLAT.
ITEM 19: THERE IS AN ENCROACHMENT OF THE EXISTING BUILDING OVER THE SANITARY SEWER EASEMENT GRANTED BY THE SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER R89-9643. THAT IS SHOWN ON THE SURVEY PLAT.
ITEM 20: PROVISIONS CONTAINED IN A DEED DATED APRIL 17, 1989 AND RECORDED MAY 11, 1989 AS DOCUMENT NUMBER R89-22398 ARE NOT PLOTTABLE ON THE SURVEY PLAT.
ITEM 21: THE ENCROACHMENTS ALONG THE NORTH PROPERTY LINE ARE SHOWN ON THE SURVEY PLAT AT THE NORTHWEST AND NORTHEAST CORNERS OF THE PROPERTY.
PLEASE NOTE THERE ARE NUMEROUS PILES OF DEBRIS AND SEMI-TRAILERS ON THE NORTH SIDE OF THE BUILDING MAKING THE LOCATION AND IDENTIFICATION DIFFICULT.

GENERAL NOTES AND COMMENTS ON TABLE A OF THE ALTA ITEMS:

THE BASIS OF BEARINGS ARE THE SAME AS THE HERITAGE FARM SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER R89-09643.
TABLE A:
1. MONUMENTS WERE FOUND AT OR PLACED AT ALL MAJOR CORNERS ALONG THE BOUNDARY OF THE PROPERTY. EXCEPT FOR THE NORTHWEST CORNER WHICH FALLS ON RAILROAD TRACK.
2. THE ADDRESS OF THE PROPERTY IS 109 E. OHIO STREET JOLIET, ILLINOIS.
3. THE FLOOD ZONE CLASSIFICATION OF THE PROPERTY IS ZONE X AS SHOWN FLOOD INSURANCE MAP 17197C0162E WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 1995.
4. THE GROSS LAND AREA FOR THE PROPERTY IS 1,362,046 SQUARE FEET OR 31.268 ACRES.
5. NOT REQUESTED.
6. NOT REQUESTED.
7. (A) THE EXTERIOR DIMENSIONS ARE SHOWN AROUND EACH BUILDING.
8. THE SUBSTANTIAL FEATURES THAT WERE OBSERVED ARE SHOWN ON THE SURVEY PLAT.
9. THERE WERE NO CLEARLY MARKED PARKING SPOTS OBSERVED.
10. NOT REQUESTED.
11. NOT REQUESTED. VISIBLE UTILITIES ARE SHOWN ON THE SURVEY PLAT.
12. NOT REQUESTED.
13. NOT REQUESTED.
14. NOT REQUESTED.
15. NOT REQUESTED.
16. THERE WAS NO EARTH MOVING WORK IN PROGRESS, THERE IS HOWEVER MULTIPLE PILE OF BUILDING DEBRIS LOCATED NORTH OF THE EXISTING BUILDING.
17. THERE WERE NO CHANGES IN STREET RIGHT OF WAY FOUND.
18. NOT REQUESTED.
19. THERE IS AN ACCESS EASEMENT ALONG THE WEST SIDE OF THE PROPERTY, AND A DRAINAGE EASEMENT AT THE NORTHWEST CORNER OF THE PROPERTY. THESE EASEMENTS ARE SHOWN ON THE SURVEY PLAT.
20. NOT REQUESTED.
21. NOT REQUESTED.

LEGAL DESCRIPTION

LOT 1 IN HERITAGE PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, JOLIET TOWNSHIP, AND ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCKPORT TOWNSHIP, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES59 MINUTES 14 SECONDS EAST, A DISTANCE OF 910.78 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 32 SECONDS WEST, A DISTANCE OF 41.06, ALONG THE SAID NORTHERLY LINE OF LOT 1; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 140.40 FEET, ALONG THE SAID NORTHERLY LINE OF LOT 1; THENCE SOUTH 00 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 41.10 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 140.40 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

TO: JEFFERSON BANK AND TRUST, ILRECO, L.L.C. AND CHICAGO TITLE INSURANCE COMPANY, AS A TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS 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, 7(a), 8, 9, 16, 17, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2017. THIS SURVEY PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF PLAT NOVEMBER 30, 2017.

LEE R. KOEHLER
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035.002727 EXPIRES 11/30/2018
PROFESSIONAL DESIGN FIRM NUMBER 184-003205.

11/28/2017 LAO
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ROBERT E. HAMILTON CONSULTING ENGINEERS, INC.
Engineers - Surveyors - Planners
Joliet, Illinois (815) 730-3444
IL LICENSE NO. 184-003205

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1	2	3	4
5	6	7	8

ALTA / NSPS
LAND TITLE SURVEY

ILRECO, L.L.C.
109 E. OHIO STREET
JOLIET, ILLINOIS

SCALE	1" = 50'
DATE	11-27-2017
DESIGN	N/A
CHECKED	LRK
DRAWN	DWS
PROJECT NO.	17511
SHEET	1 OF 1