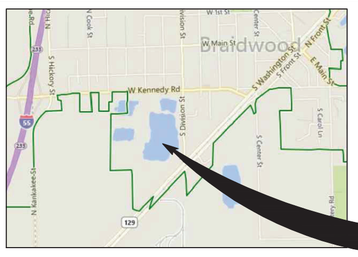
ALTA / NSPS LAND TITLE SURVEY

Of



PROJECT LOCATION

VICINITY MAP
(NOT TO SCALE)

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 16 RODS OF THE EAST 30 RODS THEREOF, AND EXCEPT THE NORTH 40 FEET THEREOF, AND EXCEPT THE WEST 1322 FEET OF THE NORTH 1215 FEET THEREOF, ALSO EXCEPT DIAMOND LAKES UNIT NO. 1 AS DESCRIBED ON PLAT OF SUBDIVISION RECORDED NOVEMBER 10, 1992 AS DOCUMENT NO. R92–089437, ALSO EXCEPT DIAMOND LAKES UNIT NO. 2 AS DESCRIBED ON FINAL PLAT OF SUBDIVISION RECORDED JULY 19, 2002 AS DOCUMENT NO. R2002–116990, ALSO EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME, ALL SITUATED IN THE COUNTY OF WILL AND THE STATE OF ILLINOIS.

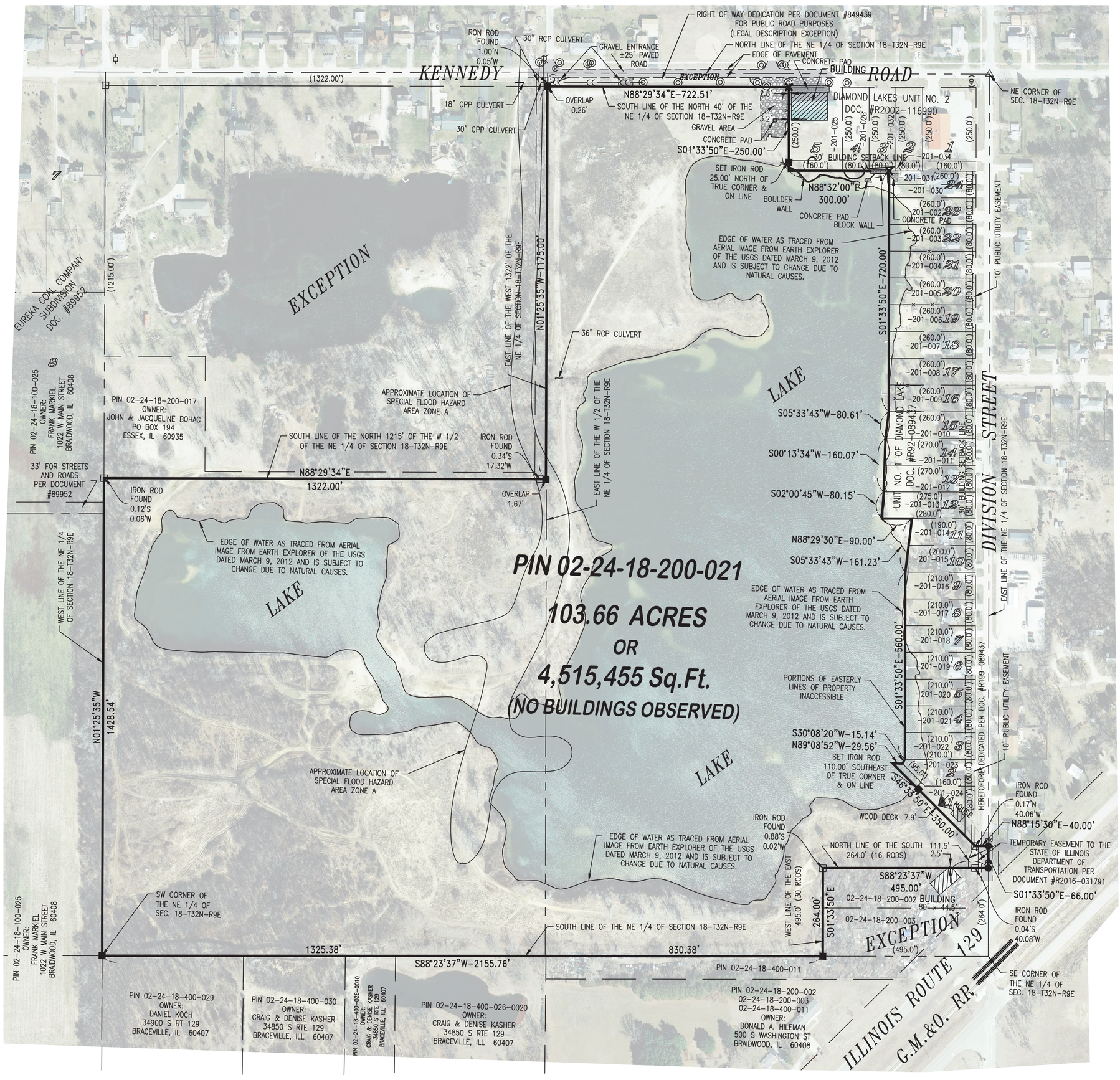
PIN 02–24–18–200–021

AREA = 4,515,455 SQUARE FEET OR 103.661 ACRES

N

200 0 200

SCALE 1" = 200'



OWNERS OF SUBDIVIDED PROPERTIES	
DIAMOND LAKES UNIT NO. 2 DOC. #R2002–116990	
PIN	OWNER
PIN 02–24–18–201–025 PIN 02–24–18–201–026	DIAMOND CONSTRUCTION ℅ LEONARD KUBINSKI TR 20283 307 CATON FARM RD LOCKPORT, IL 60441
PIN 02–24–18–201–032 PIN 02–24–18–201–034	LORI A. CHANCEY & BRIAN WADE 27635 W DRAKE DR APT 261 CHANNAHON, IL 60410
UNIT NO. 1 OF DIAMOND LAKE DOC. #R92–089437	
PIN 02–24–18–201–031	JASON JACKSON 312 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–030	ROBERT M. LEIMBACH 314 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–002	RONALD & JUDY WALTER 316 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–003	THERESE J. OSIPAVICIUS 320 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–004 PIN 02–24–18–201–005	CAROLYN A. MEYERS TRUST 326 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–006	KENNETH & ANGELA MITCHELL 336 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–007	MICHAEL & SHERI BARROW 344 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–008 PIN 02–24–18–201–009	CHARLES A. & FAITH A. CUNNINGHAM 350 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–010	KENT & CATHLEEN ROBINSON 358 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–011	NICHOLAS A. & CHERRY L. SPARACINO TRUST 7504 9025 GLENSHIRE ST TINLEY PARK, IL 60487
PIN 02–24–18–201–012	CAROL L. & TERRY R. BIELFELDT 370 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–013	JAMES J. WAGNER 380 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–014	JOSEPH L. & LYNN A. BICK 390 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–015	CARL & MARY LU KRUEGER 402 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–016	JOHN D. STAUFFENBERG 410 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–017	ROBERT & MARSHA ORTEGA 420 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–018	THOMAS M. & CHERYL K. CHASENSKY 430 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–019	MAZON STATE BANK TR 2719 PO BOX 367 MAZON, IL 60444
PIN 02–24–18–201–020	NELSON & PAMELA K. LIST 450 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–021	JAMES C. & LISA A. MADDOX 460 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–022	RONALD & MATHILDE NEMEC 1318 S 50TH AVE CICERO, IL 60804
PIN 02–24–18–201–023	MICHAEL & PAULA COSTENARO 480 S DIVISION ST BRAIDWOOD, IL 60408
PIN 02–24–18–201–024	JENNY M. DINELLI 450 ELM ST PO BOX 297 SOUTH WILMINGTON, IL 60474

Notes:

1) The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 (GEOID12A) GROUND coordinates based upon an average location for the length of the project having the following parameters:

41°15'36.33051" North Latitude (WGS '84)
88°13'35.85971" West Longitude (WGS '84)
471.456 Ellipsoid Height U.S. Survey Feet (WGS '84)
578.991 Elevation

Use of the above information should yield a combined factor of: 1.0000465150.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

2) The location of above ground evidence of above ground and subterranean utilities (structures, markers, etc.) shown hereon is based upon visible evidence found at the time of the site visitation. Depiction of any underground utility lines shown hereon is an approximation based on utility atlases and drawings provided by the client. It shall not be construed or inferred from this plat that all above ground utilities or all subterranean utilities have been identified, depicted hereon or have been depicted accurately. Further investigation and exploration will be necessary to identify the exact location of all utilities on and around the site. Robinson Engineering, Ltd. does not certify as to the accuracy or completeness of any utility locations depicted hereon.

3) Compare all points before building and report any difference at once. For building lines, easements and other restriction not shown hereon, consult your deed, contract, title policy, zoning, ordinance, subdivision plat, etc.

4) This ALTA / NSPS Land Title Survey has been prepared with the benefit of Wheatland Title Company Commitment File No. ROB–2018WL–6284.0, with an Effective Date of July 5, 2018.

With regard to the above referenced commitment – Schedule B the Surveyor makes the following comments regarding the items listed therein:

GENERAL EXCEPTIONS

- Item 1: Visible evidence of rights or claims of parties in possession, available at the time of the survey has been depicted upon the hereon drawn plat.
- Item 2: Visible evidence of any encroachments, encumbrance, violation or adverse circumstance affecting the title, available at the time of the survey has been depicted upon the hereon drawn plat.
- Item 3: The Surveyor was not made aware of any easements or claims of easements that were not shown in the public records. The surveyor was not made aware of any farm drainage, tile or irrigation systems.
- Items 4–6: These items do not appear to be matters related to the survey.
- Item 7: Any rights and easements related to any mineral estate and/or coal and/or oil and gas lease have been noted as an exception in the legal description of the survey.

SPECIAL EXCEPTIONS

- Items 1–2: These items do not appear to be matters related to the survey.
- Item 3: Visible evidence of rights or claims of parties in possession, available at the time of the survey has been depicted upon the hereon drawn plat.
- Item 4: Rights of the public, state and municipality, available at the time of the survey has been depicted upon the hereon drawn plat.
- Items 5–8: These items do not appear to be matters related to the survey.
- Item 9: Properties noted as contiguous owned property has been depicted upon the hereon drawn plat.
- Item 10: The right of way per Document 849438 does not lie within the limits of the survey.
- Item 11: The right os way per Document 849439 has been depicted upon the hereon drawn plat.
- Item 12: The temporary easement per Document R2016–031791 has been depicted upon the hereon drawn plat.
- Item 13: This item does not appear to be a matter related to the survey.

5) Table A Items addressed:

(1) Monumentation shown hereon
(3) A portion of the property appears to be located within a Special Flood Hazard Area noted as ZONE A (No base flood elevations determined) while the balance of the property appears to be located within UN–SHADED ZONE X (Areas determined to be outside 500–year floodplain) as determined by scale and graphical plotting based on Flood Insurance Rate Map (FIRM) for Will County, Illinois and Incorporated Areas, Panel 415 of 585, Map Number 17197C0415 E with an Effective Date of September 6, 1995. (Subject to uncertainties, inaccuracies, and scale of said map and the uncertainties and inaccuracies associated with scaling from said map).
(4) Area shown hereon
(7a) No buildings observed
(8) Substantial features shown hereon
(13) Names of adjoining owners are shown hereon based upon information available on the Will County Supervisor of Assessments Property Search Portal.
(15) Aerial imagery is from Earth Explorer of the U.S. Geological Survey web–site dated March 9, 2012.

LEGEND

△	RAILROAD SPIKE RECOVERED
□	IRON ROD RECOVERED
■	IRON ROD SET
PK	"P.K. NAIL SET
+	CUT CROSS SET
(100.0)	RECORDED DIMENSION
100.00	MEASURED DIMENSION
⊗	WATER VALVE
	FIRE HYDRANT
◎	MANHOLE
⌽	POWER POLE
——×——	FENCE
————	STORM SEWER

NOTE: BEARINGS ARE RELATIVE TO NAD83 ILLINOIS STATE PLANE COORDINATES, EAST ZONE.

Underground utility lines depicted on this plat are based on either field inspection and/or location of above ground structures, indicator flags, paint markings. It is not to be construed or concluded by the user of this plat that all underground utilities have been shown or are shown in the correct location. There may be underground utilities present on and around the site which have no above ground indicators. For further information regarding underground utilities consult the appropriate utility companies and available public utility atlases. Site location of all utilities is essential before any construction or design is attempted (see J.U.L.I.E. note)

Robinson Engineering, Ltd. makes no claim as to the accuracy of the location of any underground utility depicted hereon.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Call: 811 OR 1-800-892-0123
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
48 hours before you dig (EXCLUDING SAT., SUN. & HOL.)
811

State of Illinois)
) ss
County of Cook)

To: Diamond Construction, Unlimited
Wheatland Title Company
Chicago Title Land Trust Company as successor to Independent Trust Corporation as Trustee under Trust Agreement dated September 23, 1992 known as Trust No. 20283

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, 3, 4, 7(a), 8, 13 and 15 from Table A thereof.

Date of Plat: July 30, 2018.

Bradley K. Lueders
License Number 035–003406
Expires November 30, 2018

BRADLEY K. LUEDERS 035–003406 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SOUTH HOLLAND, ILLINOIS

This professional service conforms to the current Illinois minimum standards for a boundary survey.

The field work was completed on July 26, 2018.

XXX.XX' Denotes measured bearing/dimension or bearing/dimension computed from measured bearing/dimension.
(XXX.XX') Denotes record bearing/dimension or bearing/dimension computed from record bearing/dimension.

TYSON ENGINEERING
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
367 SOUTH SCHUYLER AVENUE KANKAKEE, ILLINOIS 60901
(815) 932-7406 FAX (815) 932-2951
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

FOR:
Diamond Construction, Unlimited
307 Caton Farm Road
Lockport, Illinois 60441

Drawn by:	B.K.L.	Date:	7-30-18
Checked by:	R.E.G.	Scale:	1" = 200'
Sheet	1 of 1	Project No.	18-R0688

REVISIONS		
No.	Date	Remarks

18-R0688-ALTA-SURVEY.DWG