



VICINITY MAP (NOT TO SCALE)

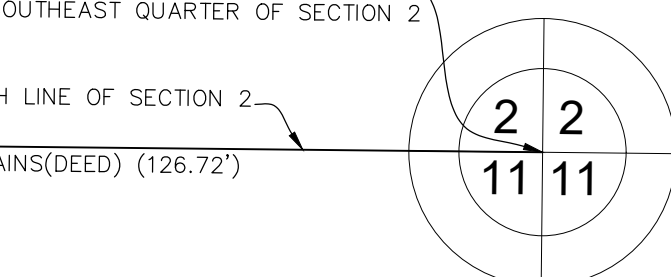
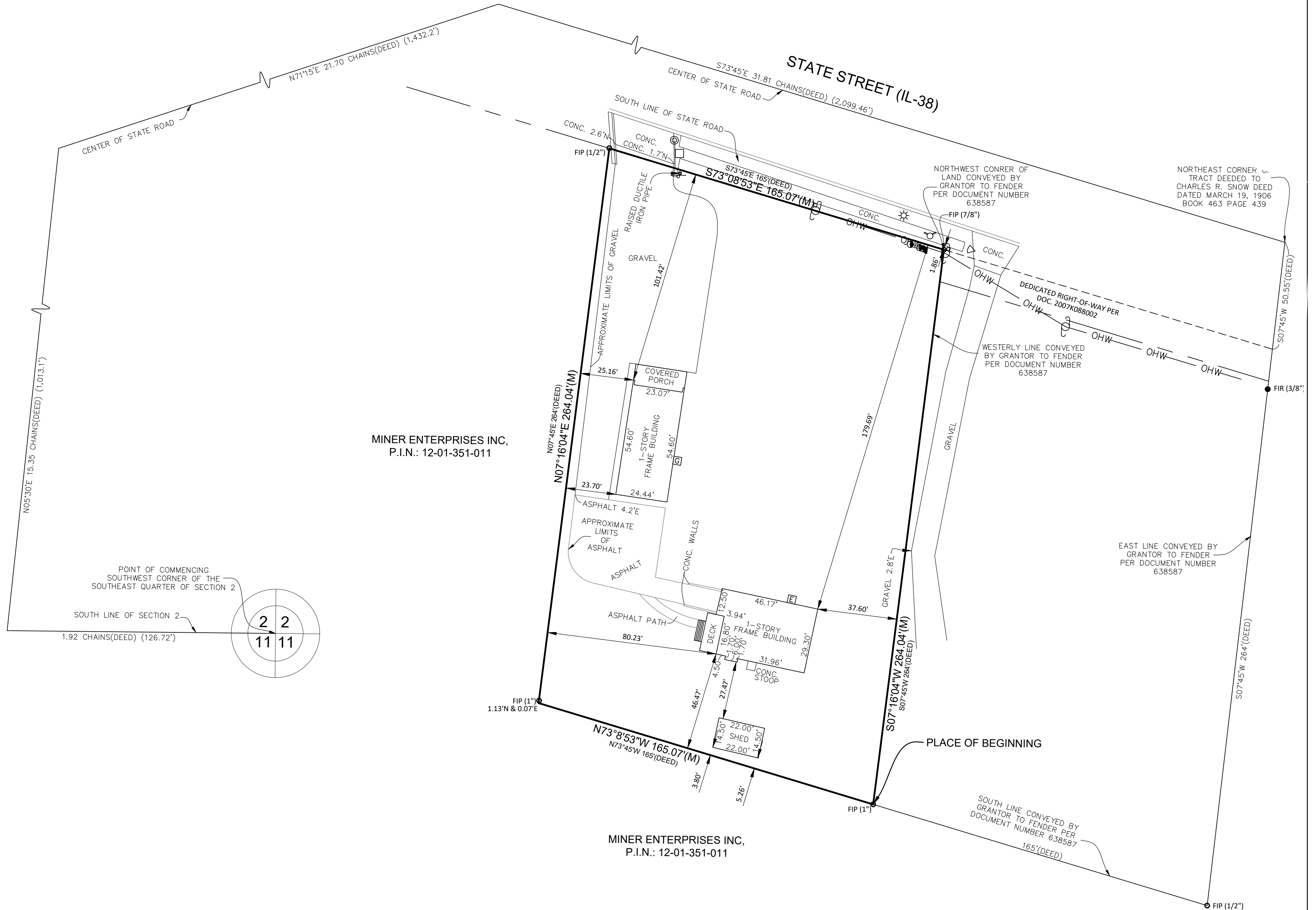
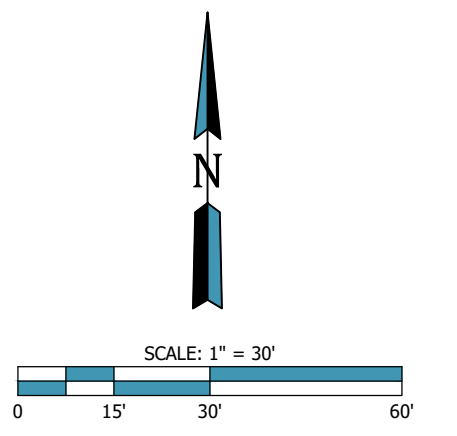
PLAT OF SURVEY

33 W 929 STATE STREET, GENEVA, IL.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP AND RANGE AFORESAID; THENCE WEST 1.92 CHAINS ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE NORTH 05 DEGREES 30 MINUTES EAST 15.35 CHAINS TO THE CENTER OF STATE ROAD; THENCE NORTH 71 DEGREES 15 MINUTES EAST 21.70 CHAINS ALONG THE CENTER OF SAID STATE ROAD; THENCE SOUTH 73 DEGREES 45 MINUTES EAST 31.81 CHAINS ALONG THE CENTER OF SAID STATE ROAD TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO CHARLES R. SNOW BY WARRANTY DEED DATED MARCH 19, 1906, AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, IN RECORD BOOK 463 PAGE 439, THENCE SOUTH 07 DEGREES 45 MINUTES WEST 50.55 FEET ALONG THE EAST LINE OF SAID LAND DEEDED TO CHARLES R. SNOW TO THE SOUTH LINE OF SAID STATE ROAD AS NOW LOCATED; THENCE CONTINUING SOUTH 07 DEGREES 45 MINUTES WEST 264 FEET ALONG THE EASTERLY LINE OF LANDS CONVEYED BY GRANTOR TO FENDER UNDER DOCUMENT RECORDED AS DOCUMENT NO. 638587; THENCE WEST ON THE SOUTH LINE OF LANDS CONVEYED TO FENDER BY LAST MENTIONED DEED, 165 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE PLACE OF BEGINNING OF LANDS CONVEYED BY THIS DEED; THENCE NORTH 73 DEGREES 45 MINUTES WEST 165 FEET, THENCE NORTH 07 DEGREES 45 MINUTES EAST 264 FEET PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO FENDER AS AFORESAID, TO THE SOUTH LINE OF STATE ROAD; THENCE SOUTH 73 DEGREES 45 MINUTES EAST 165 FEET ALONG SAID SOUTH LINE OF THE STATE ROAD TO THE NORTHWEST CORNER OF LANDS CONVEYED TO FENDER AS AFORESAID; THENCE SOUTH 07 DEGREES 45 MINUTES WEST 264 FEET ALONG THE WESTERLY LINE OF LANDS CONVEYED TO FENDER AS AFORESAID, TO THE PLACE OF BEGINNING, SITUATED IN THE TOWN OF GENEVA, KANE COUNTY, ILLINOIS.

AREA: 42,976 SQ. FT. ±; 0.98 ACRES ±



LEGEND

- ⊙ STORM MANHOLE
- CATCH BASIN
- △ FLARED END SECTION
- ⊕ POWER POLE
- GUY WIRE
- ⊞ ELECTRIC SERVICE
- ⊙ LIGHT POLE
- ⊞ GAS METER
- STREET SIGN
- IRON PIPE
- IRON ROD
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- (M) MEASURED

LINE LEGEND

- OHW — OHW — OHW — OVERHEAD WIRES
- BOUNDARY
- EXISTING LOTS
- RIGHT-OF-WAY

SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 02/02/2021.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.



STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, MICHAEL D. BYTNER, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 DATED THIS 11th DAY OF FEBRUARY, 2021.

MICHAEL D. BYTNER
 PROFESSIONAL LAND SURVEYOR NUMBER 3326
 LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2022.
 DESIGN FIRM NUMBER 184004465

No.	DATE	REVISION DESCRIPTION

PLAT OF SURVEY
 33 W 929 STATE STREET
 GENEVA, ILLINOIS

PREPARED FOR:
 FIRST AMERICAN BANK AS SUCCESSOR TRUSTEE TO FIRST MERIT BANK AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 2004 AND KNOWN AS TRUST NUMBER 04-1-8239
 218 W. MAIN ST.
 DUNDEE, IL 60118



WEAVER CONSULTANTS GROUP
 1100 W. MONROE STREET
 NAPERVILLE, ILLINOIS 60563
 (630) 771-4848
 www.wcgrp.com

DATE: 02/09/2021
 FILE: 0086-303-09
 SHEET 1 OF 1