ALTA/NSPS LAND TITLE SURVEY

Of:

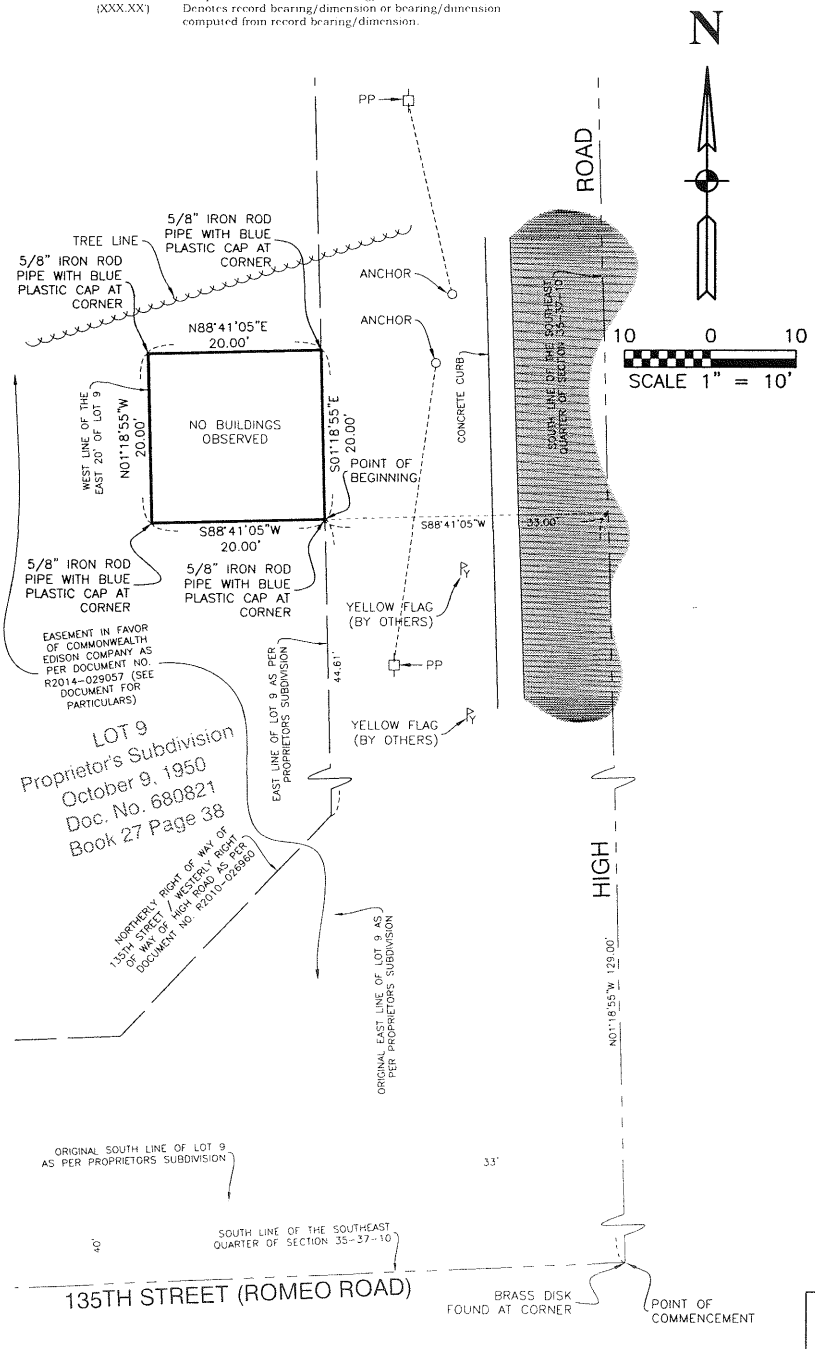
That part of Lot 9 in Proprietor's Subdivision (being a subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 37 North, Range 10 East of the Third Principal Meridian, as per plat thereof recorded October 9, 1950 as document number 680821, Book 27 Page 38, in the office of the Will County Recorder of Deeds, Will County, Illinois, being more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence North 01 degrees 18 minutes 55 Seconds West (bearings as referenced to the Illinois State Plane Eastern Zone Coordinate System North American Datum of 1983 (NAD '83 (2011)) along the east line of the Southeast Quarter of said Section 35, a distance of 129.00 feet; thence South 88 degrees 41 minutes 05 seconds West, at right angles to the last described line, 33.00 feet, to the east line of said Lot 9 and the Point of Beginning; thence continuing South 88 degrees 41 minutes 05 seconds West, 20.00 feet, to the west line of the east 20.00 feet of said Lot 9; thence North 01 degrees 18 minutes 55 seconds West, along said west line, 20.00 feet; thence North 88 degrees 41 minutes 05 seconds East, at right angles to the last described line, 20.00 feet, to the east line of said Lot 9; thence South 01 degrees 18 minutes 55 seconds East, along said east line, 20.00 feet to the Point of Beginning.

Containing 0.009 acres or 400 square feet more or less.

Part of PIN 12-02-35-401-022-0000

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.



VICINITY MAP
(NOT TO SCALE)

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 (GEOID03) GROUND coordinates based upon the following project location information:

41°38'28.05165" North Latitude (WGS '84)
88°02'51.40635" West Longitude (WGS '84)
531.339sft Ellipsoid Height U.S. Survey Feet (WGS '84)

Use of the above information should yield a combined factor of: 1.0000433848
Ground distances should be divided by the combination factor to arrive at grid distances. Grid distances should be multiplied by the combination 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 encountered 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, if any, 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. This ALTA/NSPS Land Title Survey has been prepared with the benefit of a commitment for title insurance prepared by Chicago Title Insurance Company under order number 16015702WJ with an effective date of June 27, 2016. Please note that the legal description provided for on the hereon drawn plat is different from that found in the commitment for title insurance. The hereon described real estate consists only of a portion of the real estate described in said commitment for title insurance.

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, observed, encountered and available at the time of the survey has been depicted upon the hereon drawn plat. The Surveyor makes no further response.
- Item 2: Visible evidence of encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title of the land that were observed, encountered and available at the time of the survey has been depicted upon the hereon drawn plat. The Surveyor makes no further response.
- 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 makes no further response.
- Item 4: This item does not appear to be a matter related to the survey.
- Item 5: This item does not appear to be a matter related to the survey.
- Item 6: This is an ALTA/NSPS Land Title survey prepared in accordance with the current State of Illinois minimum standards for ALTA/NSPS Land Title Surveys.
- Item 7 through Item 16 (both inclusive): These items do not appear to be matters related to the survey.
- Item 17: A copy of the plat of survey referenced was not provided to the Surveyor. However, no switch tracks were observed or encountered within the hereon described real estate during the course of the site visit by the Surveyor. The Surveyor makes no further response.
- Item 18: Visible evidence of the right of way for drainage tiles, ditches, feeders and laterals observed and encountered during the course of the site visit by the Surveyor have been depicted upon the hereon drawn plat. The Surveyor makes no further response.
- Item 19: The Surveyor was not provided with nor did the Surveyor obtain a copy of the referenced letter. The title commitment suggests that no specific location is identified by the document regarding the Illinois Bell Telephone Company facilities. The Surveyor makes no further response.
- Item 20: The Surveyor was not provided with a copy of this document and therefore cannot depict upon the hereon drawn plat. The Surveyor makes no further response.
- Item 21: The real estate described in this document is to the south and to the west of there hereon drawn parcel. It does affect the hereon drawn parcel. The Surveyor makes no further response.
- Item 22 through Item 24 (both inclusive): These items does not appear to be a matters related to the survey. See documents for particulars.
- Item 25: Shown hereon but does not affect hereon described real estate. The Surveyor makes no further response.
- Item 26: This item does not appear to be a matter related to the survey.
- Item 27: This easement describes the entirety of Lot 9 except that portion conveyed by document R2002-089167 and would appear to be blanket in nature. However, the document also indicates that *"The easement premises shall consist of the property lying within the limits of the public road right of way known as 135th Street (Romeo Road), together with the right to overhang the property immediately adjacent and adjoining said road, which road extends along the south side of Grantor's property.."* See document for particulars.
- Item 28 (through Item 31 (both inclusive): These items do not appear to be matters related to the survey.

To: The Village of Romeoville, Illinois;
Chicago Title Insurance Company;
PDV Midwest Refining, L.L.C. a Delaware limited liability 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, 3, 4, 7(a), 8, and 13, from Table A thereof.

Date of Plat: July 13, 2016.

Randell E. Gann
License Number 035-003241
Expires November 30, 2016

RANDELL E. GANN
035-003241
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH HOLLAND, ILLINOIS

The field work was completed on June 28, 2016

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

16-R0427

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

FOR:

THE VILLAGE OF ROMEOVILLE, ILLINOIS

Drawn by	K.W.M.	Date	JULY 13, 2016
Checked by	R.E.G.	Scale	1 = 10
Sheet	1 of	Project No.	16-R0427

REVISIONS

No.	Date	Remarks

Call Before You Dig
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Call: 811 OR 1-800-892-0123

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
(A Non-Profit Corporation)
EXCELSIOR NATIONAL

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 governmental utility companies and available public utility atlases. Site location of all utilities is essential before any construction or design is attempted (see 11 E 11 note).

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

16-R0427-ALTA-SURVEY.DWG