

"Village Acquisition Parcel"

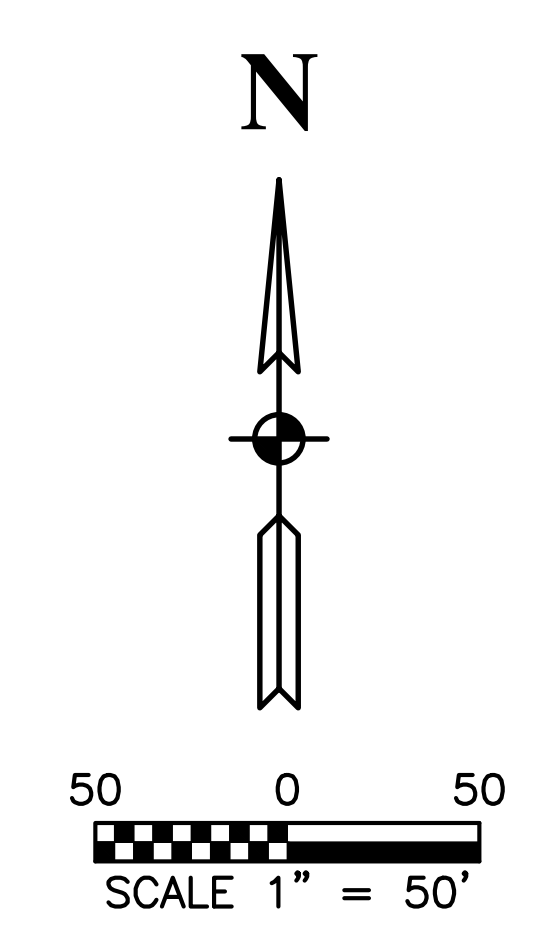
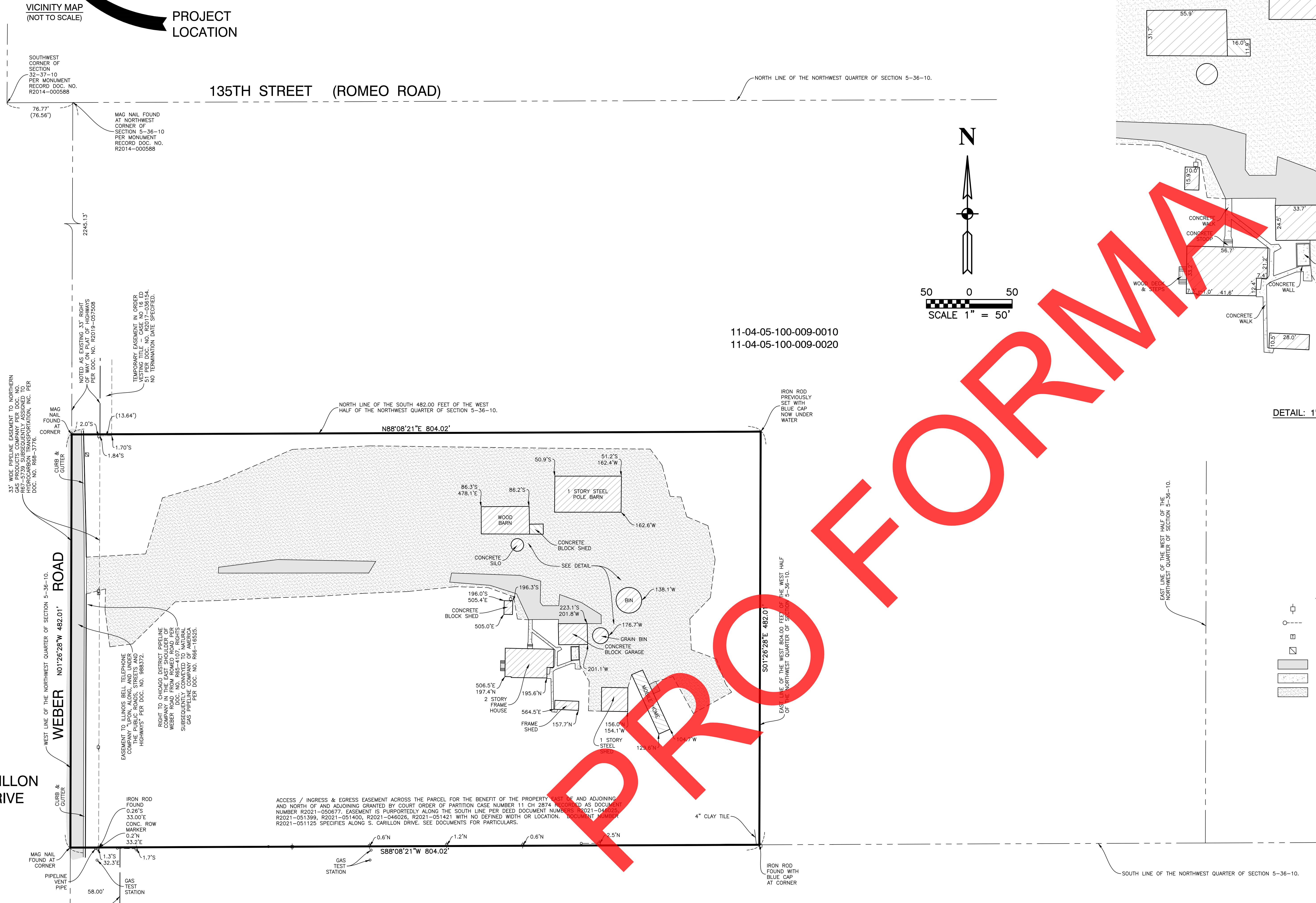
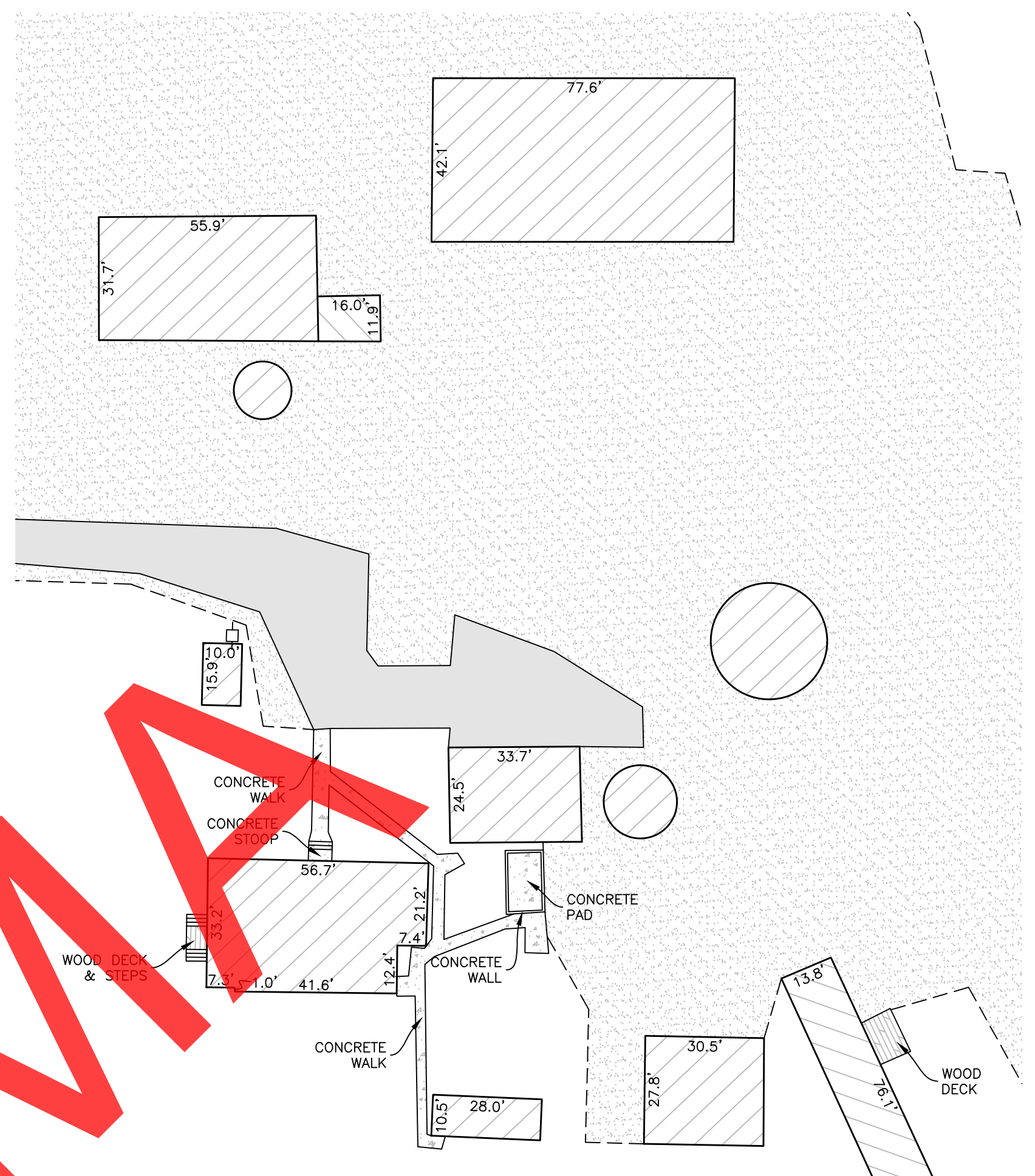
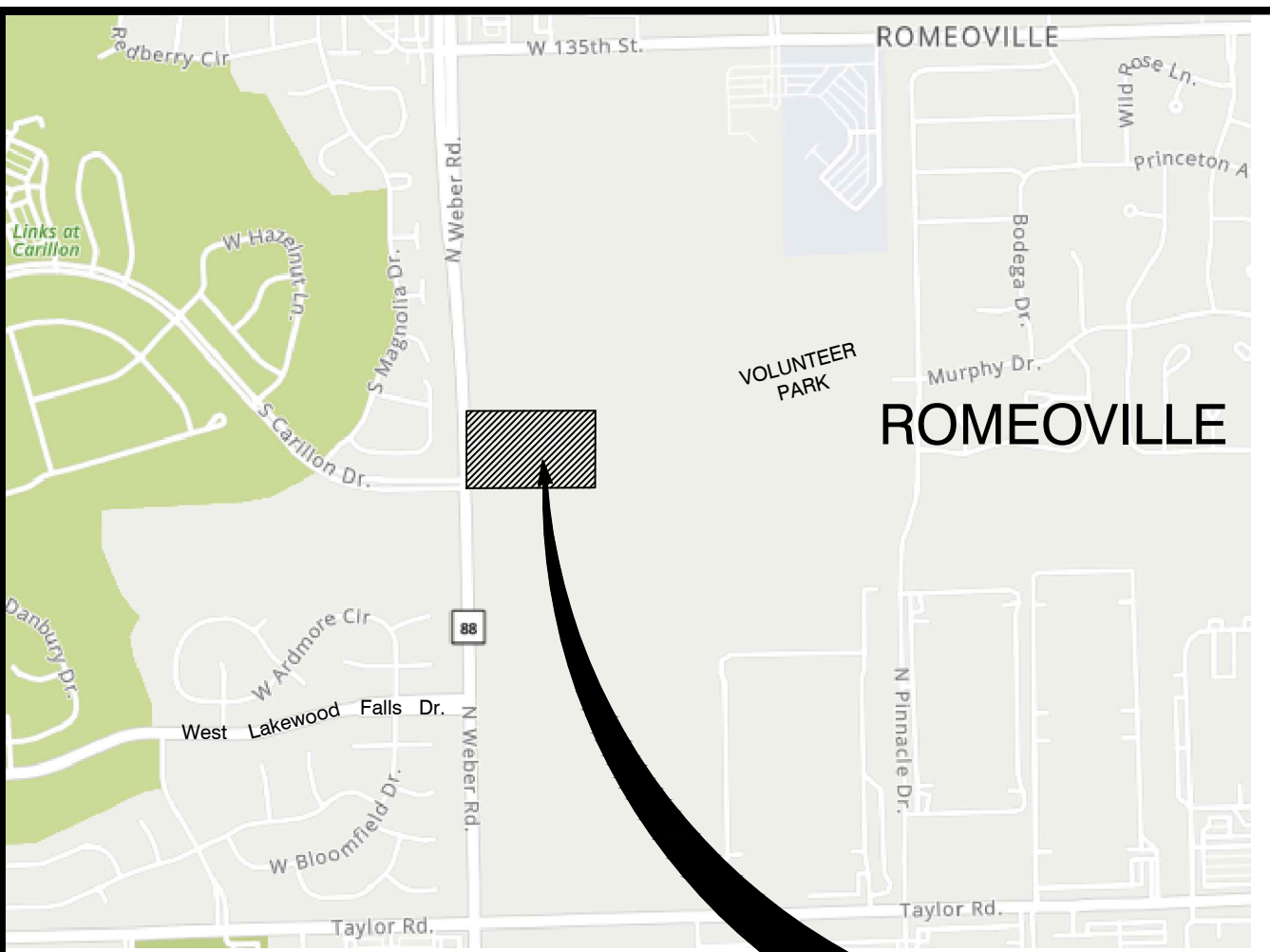
ALTA / NSPS LAND TITLE SURVEY

THE SOUTH 482.00 FEET OF THE WEST 804.00 FEET OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PINS: 11-04-05-100-008-0010
11-04-05-100-008-0020

AREA = 387,538 SQUARE FEET OR 8.897 ACRES

KNOWN AS: 13855 WEBER ROAD
ROMEDEVILLE, ILLINOIS



LEGEND

- POWER POLE
- ANCHOR & GUY WIRE
- ELECTRIC HANDHOLE
- BITUMINOUS PAVEMENT
- CONCRETE
- STONE

- Notes:
- 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 (NAD '83 (2011)) (GEOID18) GROUND coordinates based upon the following project location information:
N41°38'22.89625360" North Latitude (NAD '83 (2011))
W88°06'17.515345774" West Longitude (NAD '83 (2011))
556.585 Ellipsoid Height U.S. Survey Feet (NAD '83 (2011))
665.333 Orthometric Height (NAVD '88 Geoid '18)
 - Use of the above information should yield a combination ground scale factor of 1.0000471029
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.
 - 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.
 - 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.
 - This ALTA / NSPS Land Title Survey has been prepared with the benefit of Chicago Title Insurance Company Commitment No. 2300710290 with a Commitment Date of April 2, 2024, and issued by Chicago Title Company, LLC.
With regard to the above referenced commitment - Schedule B, Part II, Exceptions, the following responses are noted:
 - Item 1: Visible evidence of rights or claims of parties in possession not shown by public records, made available at the time of the survey have been depicted upon the hereon drawn plat.
 - Item 2: Visible evidence of any encroachments, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land, available at the time of the survey have 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 by the public records.
 - Items 4 - 18: These items do not appear to be matters related to the survey.
 - Item 20: Rights of the Public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes, together with utility rights therein, made available at the time of the survey have been depicted upon the hereon drawn plat.
 - Item 21: Only the temporary easement in favor of the County of Will, entered as Document No. R2021051421, recorded May 9, 2017 as document No. R2017030154 has been depicted upon the hereon drawn plat, the permanent easement does not lie within or adjoin the limits of the survey.
 - Item 22: Information from the Plat of Highways recorded August 27, 2019 as Document No. R2019057508, has been depicted upon the hereon drawn plat.
 - Item 23: Rights of Way for drainage lines, ditches, feeders, laterals and underground pipes, if any, made available at the time of the survey have been depicted upon the hereon drawn plat.
 - Items 24 - 25: These items do not appear to be matters related to the survey.
 - Item 26: Easement for ingress and egress reserved by deeds recorded April 23, 2021 as Document No. R2021046025 and recorded May 6, as Document Nos. R2021051125; R2021051259; R2021051400 and granted by deeds recorded April 23, 2021 as Document No. R2021046025 and recorded May 6, as Document No. R2021051421, granted by court order of partition dated September 1, 2020, Will County, Illinois Case Number 11 CH 2874 recorded May 5, 2021 as Document No. R2021050677 has been noted upon the hereon drawn plat.
 - Item 27: Easement in favor of Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded by 18, 1963 as Document No. 988372 has been depicted upon the hereon drawn plat.
 - Item 28: Easement in favor of Chicago District Pipeline Company, an Illinois corporation the right to install and maintain a cathodic protection installation in the east shoulder of Weber Road from Ramas Road (North line of Section 5, Township 36 North, Range 10), recorded/recorded August 4, 1965 as Document No. R65-4107 and the terms and provisions contained therein, then subsequently conveyed to Natural Gas Pipeline Company of America, a corporation of Delaware, per Document No. R66-16525 has been depicted upon the hereon drawn plat.
 - Item 29: Pipeline Easement dated October 20, 1966 and recorded May 8, 1967 as Document No. R67-5739 in favor of Northern Gas Products Company, a Delaware Corporation, and the terms, provisions and conditions contained therein, affecting the west 33 feet of the West Half of the Northwest Quarter of Section 5, Township 36 North, Range 10 East of the Third Principal Meridian in Will County, Illinois and the Assignment by Northern Gas Products Company to Hydrocarbon Transportation, Inc. recorded March 11, 1968 as Document No. R68-3776 has been depicted upon the hereon drawn plat.
 - Item 30 - 31: These items do not appear to be matters related to the survey.
 - Item 32: Matters as shown on the Survey of land attached to the order recorded May 5, 2021 as Document No. R2021050677, and amended by Order recorded January 10, 2022 as Document No. R2022003486 were not referenced as surveys are not legible. Matters related to amendment by Order recorded January 10, 2022 as Document No. R2022003486 do not pertain to property included in this survey.
 - Item 33: This item does not appear to be a matter related to the survey.
- Table A items addressed:
- Monuments placed or found shown hereon.
 - Address of the surveyed property shown hereon.
 - Gross land area shown hereon.
 - Exterior dimensions of buildings at ground level shown hereon.
 - Substantial visible features shown hereon.
 - Distance to nearest streets shown hereon.

State of Illinois)
)SS
County of Will)

To: Joseph P. Ward and Daniel R. Ward, Trustee of the Daniel R. Ward Trust dated January 18, 2001;
The Village of Romeoville, an Illinois Municipal Corporation and Chicago Title Insurance Company, LLC

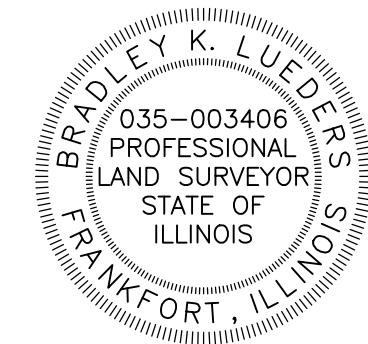
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, and 14 from Table A thereof.

Date of Plat: May 29, 2024.

FOR REVIEW

Bradley K. Lueders
License Number 035-003406
Expires November 30, 2024

This professional service conforms to the current Illinois minimum standards for a boundary survey.
The field work was completed on May 20, 2024.



Underground utility lines depicted on this plat are based on either field inspection and/or location of above ground structures, indicator flags, point 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. & HOLS.)

23-R0621		REVISIONS	
No.	Date	By	Remarks