

**LEGEND OF SYMBOLS & ABBREVIATIONS**

○ UTILITY POLE	⊙ MANHOLE	P.O.C. POINT OF COMMENCEMENT
⊕ LIGHT POLE	⊙ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
⊞ TRANSFORMER	⊙ STORM STRUCTURE (CLOSED)	° DEGREES
⊞ UTILITY PEDESTAL	⊙ STORM STRUCTURE (OPEN)	' FEET/MINUTES
⊞ TRAFFIC SIGNAL	⊙ CURB INLET	" INCHES/SECONDS
⊞ SIGNAL VAULT	⊙ VALVE VAULT	S.F. SQUARE FEET
⊞ UTILITY VAULT	⊙ CLEAN OUT	(REC) RECORD BEARING/DISTANCE
⊞ GAS VALVE	⊙ FLARED END SECTION	FF TOP OF FOUNDATION
⊞ WATER VALVE	—W— WATER LINE	FF FINISHED FLOOR
⊞ ELECTRIC METER	—T— TELEPHONE/CATV LINE	TP TOP OF PIPE
⊞ GAS METER	—G— GAS LINE	B.S.L. BUILDING SETBACK LINE
⊞ FIRE HYDRANT	—E— ELECTRIC LINE	P.U.E. PUBLIC UTILITY EASEMENT
⊞ AUTO SPRINKLER	—OH— OVERHEAD WIRES	D.E. DRAINAGE EASEMENT
⊞ MONITORING WELL	—STM— STORM SEWER	L ARC LENGTH
⊞ GROUND LIGHT	—SAN— SANITARY SEWER	R RADIUS LENGTH
⊞ BOLLARD	—X— CHAIN LINK FENCE	C CHORD LENGTH
⊞ B-BOX	—S— STOCKADE FENCE	CB CHORD BEARING
⊞ SIGN	—G— GUARD RAIL	CMP CORRUGATED METAL PIPE
⊞ FLAG POLE	—R— IRON FENCE	CONCRETE SURFACE

**ZONING INFORMATION**

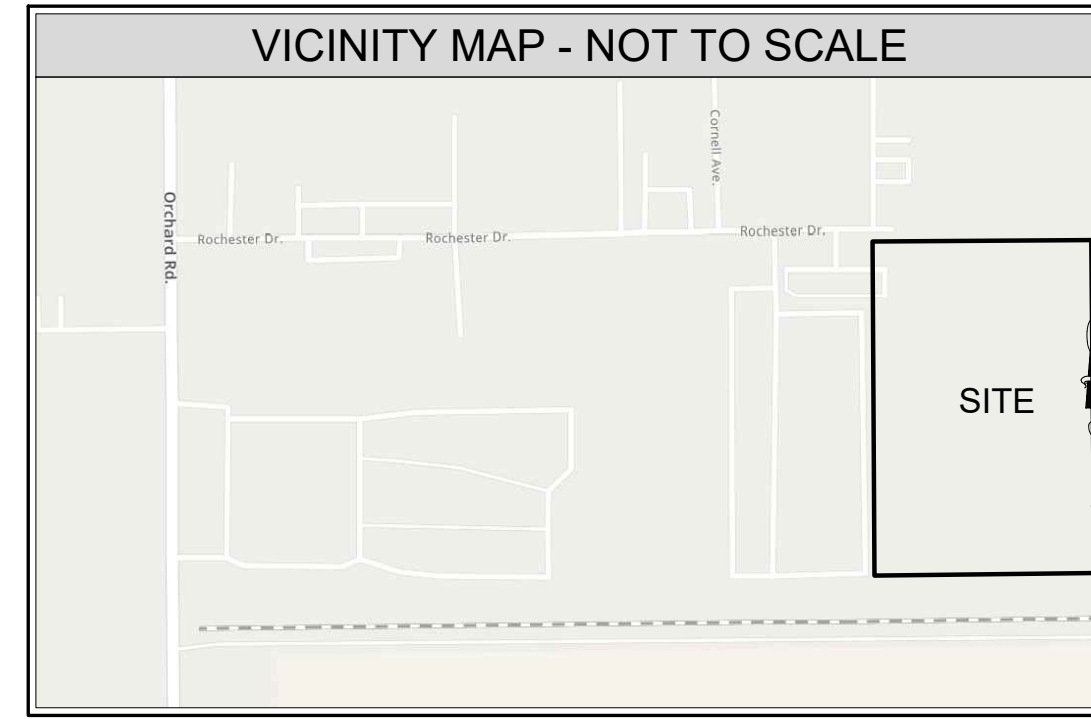
THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
ADA	0
TRUCK	0
TOTAL	0

**SIGNIFICANT OBSERVATIONS**

NONE WERE OBSERVED.

**VICINITY MAP - NOT TO SCALE**



AREA: 641,391.90 SF± OR 14.72 ACRES±

**MISCELLANEOUS NOTES**

- MN1** SURVEY PREPARED BY: JLH LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLHSURVEY.COM
- MN2** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5** ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF ROCHESTER DRIVE TO BE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST.
- MN6** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
- MN8** THE SUBJECT PROPERTY HAS ACCESS TO AND FROM ROCHESTER DRIVE WHICH IS A DEDICATED PUBLIC RIGHT OF WAY.
- MN9** IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN10** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN11** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN12** PERMANENT INDEX NUMBER: 15-30-451-027, 15-30-451-028, 15-30-451-029.

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 11** ANNEXATION TO OSWEGO PUBLIC LIBRARY DISTRICT RECORDED JANUARY 30, 1995 AS DOCUMENT 95K004984, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. ITEM IS NOT ON THE SURVEYED PROPERTY.
- 12** ORDINANCE 1605 RECORDED MAY 19, 2014 AS DOCUMENT 2014K023547, AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTY, ILLINOIS, IN CONNECTION WITH THE DESIGNATION OF THE ORCHARD ROAD TAX INCREMENT FINANCING DISTRICT #2 REDEVELOPMENT PROJECT AREA. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 13** POSSIBLE UNRECORDED 60 FOOT SANITARY SEWER INTERCEPTOR IN FAVOR OF THE AURORA SANITARY DISTRICT, NOW KNOWN AS FOX METRO WATER RECLAMATION DISTRICT, AS DISCLOSED ON A PRIOR OWNERS POLICY ISSUED BY A FAMILY COMPANY RELATED TO FIDELITY. SAID EXCEPTION REFERENCED AN UNRECORDED SURVEY, AND IN THE SURVEY NOTES BEING A POSSIBLE 20 FOOT EASEMENT. NOTE: THIS EXCEPTION WAS BROUGHT FORWARD FROM A PRIOR POLICY. WE DONT HAVE A COPY OF SAID SURVEY. UPON RECEIPT AND REVIEW OF A CURRENT SURVEY, THIS EXCEPTION SHALL BE AMENDED, AS NECESSARY. DOCUMENT NOT PROVIDED, ITEM IS NOT SHOWN.
- 14** ORDINANCE NO. 1866 RECORDED NOVEMBER 5, 2019 AS DOCUMENT NUMBER 2019K053222 AMENDING AND EXPANDING SPECIAL SERVICE AREA NO. 12 FOR YELLOW TRANSPORTATION IN THE VILLAGE OF MONTGOMERY, ILLINOIS. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 15** PLAT OF EASEMENT TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS AND RIGHTS TO THE PUBLIC AND QUASI-PUBLIC UTILITIES, AS DISCLOSED BY THE PLAT RECORDED FEBRUARY 23, 2023 AS DOCUMENT NUMBER 2023K005504. CREATING THE FOLLOWING EASEMENTS: VILLAGE UTILITY EASEMENTS; LANDSCAPE EASEMENTS; PRIVATE FIRE LOOP EASEMENT; STORMWATER DETENTION & DRAINAGE EASEMENT, AND SUBJECT TO THE TERMS AND PROVISIONS CONTAINED THEREIN. (SEE PLAT FOR FURTHER PARTICULARS.) ITEM IS SHOWN
- 16** 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, AFFECTING PARCEL 2 AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOTECH INC. AS JOB NO. 21200, AND RECORDED AS PLAT OF DEDICATION TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS, BY PLAT RECORDED FEBRUARY 23, 2023 AS DOCUMENT 2023K005503. ITEM IS SHOWN.

**RECORD DESCRIPTION**

PARCEL 1:  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF A DEDICATED RIGHT OF WAY PER DOCUMENT NO. 92K18706, RECORDED MARCH 19, 1992; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE EASTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY OF SAID RIGHT OF WAY, 78.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 305.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST 584.00 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF UNIT TWO, DAVID JOHNSTON SUBDIVISION AS PER DOCUMENT NO. 901001, RECORDED SEPTEMBER 21, 1959; THENCE NORTH 00 DEGREES 16 MINUTES 19 SECONDS WEST, ALONG SAID SOUTHERLY PROJECTED WEST LINE, 305.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE EASTERLY PROJECTION OF SAID SOUTHERLY RIGHT OF WAY; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG SAID EASTERLY PROJECTION, 572.93 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF MONTGOMERY, AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF A DEDICATED RIGHT OF WAY PER DOCUMENT NO. 92K18706 RECORDED MARCH 19, 1992; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE EASTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY OF SAID RIGHT OF WAY 13.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ALONG A LINE PARALLEL WITH AND 519.00 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF HOLLY RIDGE ESTATES UNIT 2 PER DOCUMENT #1239209, 989.19 FEET TO THE SOUTH LINE OF SAID SECTION 30L. THENCE NORTH 89 DEGREES 37 MINUTES 18 SECONDS EAST LONG SAID SOUTH LINE 651.40 FEET TO THE WESTERLY LINE OF UNIT 6 OF DAVID JOHNSTON SUBDIVISION; THENCE NORTH 00 DEGREES 16 MINUTES 19 SECONDS WEST ALONG SAID LINE AND SAID LINE EXTENDED NORTH 681.05 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 584.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 21 SECONDS WEST 305.00 FEET TO THE SOUTH LINE OF SAID DEDICATED RIGHT OF WAY EXTENDED EASTERLY; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST ALONG SAID SOUTH LINE EXTENDED 39.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS WEST 59.97 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING OF NORTH 72 DEGREES 11 MINUTES 52 SECONDS WEST 151.06 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING OF SOUTH 62 DEGREES 47 MINUTES 11 SECONDS WEST 63.80 FEET TO THE NORTH LINE OF SAID RIGHT OF WAY; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY 47.99 FEET TO THE EAST LINE OF SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 66.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF MONTGOMERY, TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM, THAT PORTION DEDICATED TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS BY PLAT OF DEDICATION RECORDED FEBRUARY 23, 2023 AS DOCUMENT NO. 2023K005503.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FCH12400311LI, DATED APRIL 29, 2024.

**ALTA/NSPS LAND TITLE SURVEY**

for  
**2100 ROCHESTER DR**  
NV5 PROJECT NO. 20241598-001  
**2100 ROCHESTER DR, MONTGOMERY, IL**

BASED UPON TITLE COMMITMENT NO. FCH12400311LI  
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF APRIL 29, 2024

**SURVEYOR'S CERTIFICATION**

To: R.L. ROBERTS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

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(EXCEPT THOSE STATES EXEMPT), 2, 3, 4, 6A, 6B, 7A, 7B, 1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18, 2024.

*James Harpole* 07-25-2024 DATE

JAMES L. HARPOLE, PLS  
ILLINOIS REGISTRATION NO. 035-3190  
EXPIRES 11-30-2024  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120  
NETWORK PROJECT NO. 202401598-001 CMP

SHEET 1 OF 2

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17089C0401H, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 07/19/2024 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/19/2024	FIRST DRAFT		
FIELD WORK: SM	DRAFTED: SR	CHECKED BY: JLH	FB & PG: N/A

**LEGAL**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

**Bock & Clark Corporation**  
an NV5 Company

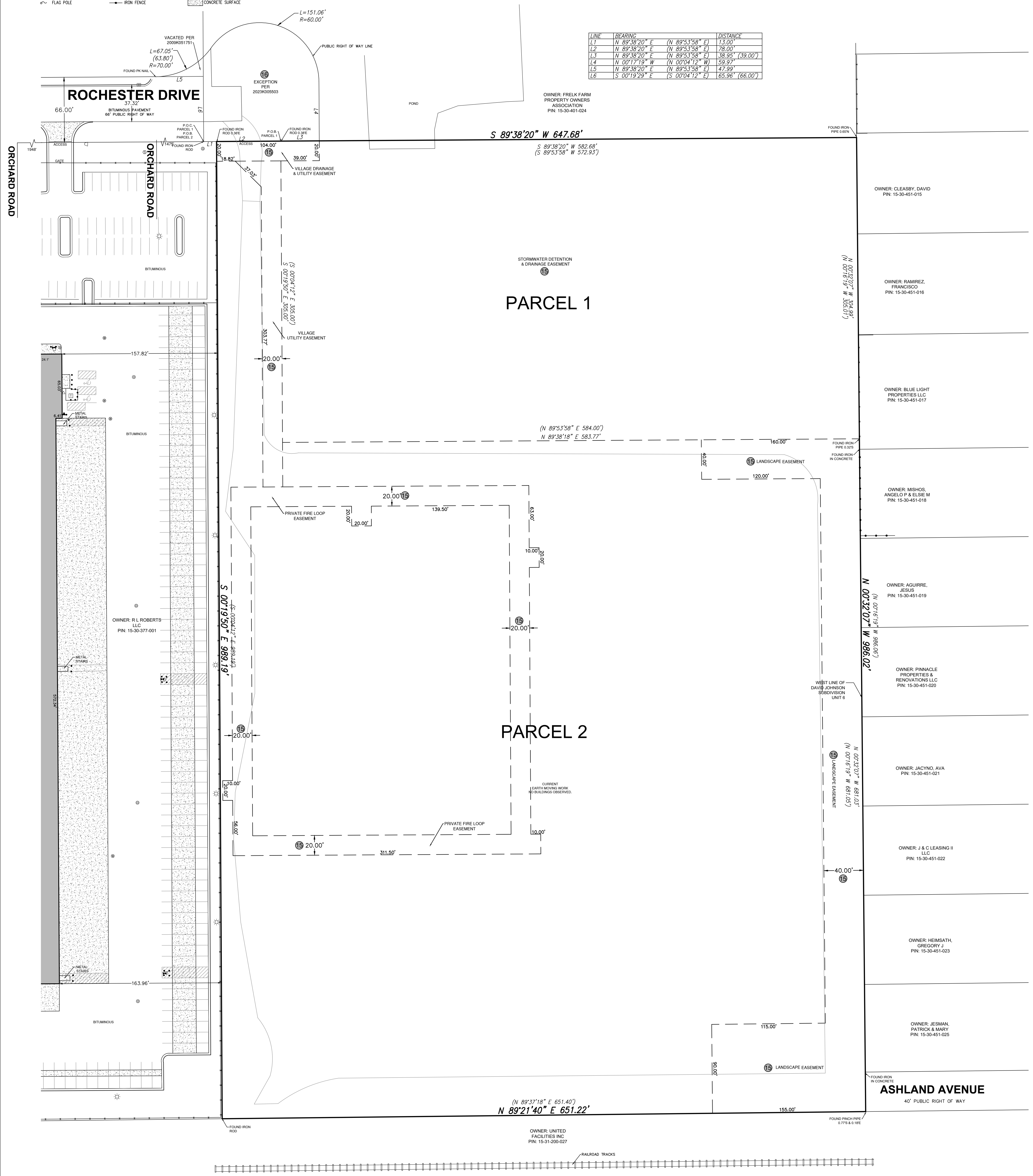
**Transaction Services 1-800-SURVEYS (787-8397)**  
4580 Stephen Circle N.W., Suite 300, Canton, Ohio 44718  
[www.BockandClark.com](http://www.BockandClark.com) [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.NV5.com](http://www.NV5.com)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

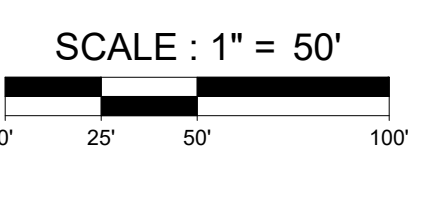
**LEGEND OF SYMBOLS & ABBREVIATIONS**

- |                    |                            |                                |
|--------------------|----------------------------|--------------------------------|
| ○ UTILITY POLE     | ⊙ MANHOLE                  | P.O.C. POINT OF COMMENCEMENT   |
| ☆ LIGHT POLE       | ⊙ SANITARY MANHOLE         | P.O.B. POINT OF BEGINNING      |
| ⊠ TRANSFORMER      | ⊙ STORM STRUCTURE (CLOSED) | ° DEGREES                      |
| ⊠ UTILITY PEDESTAL | ⊙ STORM STRUCTURE (OPEN)   | ' FEET/MINUTES                 |
| ⊙ TRAFFIC SIGNAL   | ⊙ CURB INLET               | " INCHES/SECONDS               |
| ⊙ SIGNAL VAULT     | ⊙ VALVE VAULT              | S.F. SQUARE FEET               |
| ⊙ UTILITY VAULT    | ⊙ CLEAN OUT                | (REC) RECORD BEARING/DISTANCE  |
| ⊙ GAS VALVE        | △ FLARED END SECTION       | TF TOP OF FOUNDATION           |
| ⊙ WATER VALVE      | —W— WATER LINE             | FF FINISHED FLOOR              |
| ⊙ ELECTRIC METER   | —T— TELEPHONE/CATV LINE    | TP TOP OF PIPE                 |
| ⊙ GAS METER        | —G— GAS LINE               | B.S.L. BUILDING SETBACK LINE   |
| ⊙ FIRE HYDRANT     | —E— ELECTRIC LINE          | P.U.E. PUBLIC UTILITY EASEMENT |
| ⊙ AUTO SPRINKLER   | —OHW— OVERHEAD WIRES       | D.E. DRAINAGE EASEMENT         |
| ⊙ MONITORING WELL  | —STM— STORM SEWER          | L ARC LENGTH                   |
| ⊙ GROUND LIGHT     | —SAN— SANITARY SEWER       | R RADIUS LENGTH                |
| ● BOLLARD          | —X— CHAIN LINK FENCE       | C CHORD LENGTH                 |
| ● B-BOX            | —□— STOCKADE FENCE         | CB CHORD BEARING               |
| — SIGN             | —COR— GUARD RAIL           | OMP CORRUGATED METAL PIPE      |
| — FLAG POLE        | —IR— IRON FENCE            | CONCRETE SURFACE               |

LINE	BEARING	DISTANCE
L1	N 89°38'20" E	(N 89°53'58" E) 113.00'
L2	N 89°38'20" E	(N 89°53'58" E) 78.00'
L3	N 89°38'20" E	(N 89°53'58" E) 38.95' (39.00')
L4	N 00°17'19" W	(N 00°04'12" W) 59.97'
L5	N 89°38'20" E	(N 89°53'58" E) 47.99'
L6	S 00°19'29" E	(S 00°04'12" E) 65.96' (66.00')



- OWNER: FREEL FARM PROPERTY OWNERS ASSOCIATION PIN: 15-30-401-024
- OWNER: CLEASBY, DAVID PIN: 15-30-451-015
- OWNER: RAMIREZ, FRANCISCO PIN: 15-30-451-016
- OWNER: BLUE LIGHT PROPERTIES LLC PIN: 15-30-451-017
- OWNER: MISHOS, ANGELO P & ELSIE M PIN: 15-30-451-018
- OWNER: AGUIRRE, JESUS PIN: 15-30-451-019
- OWNER: PINNACLE PROPERTIES & RENOVATIONS LLC PIN: 15-30-451-020
- OWNER: JACYNO, AVA PIN: 15-30-451-021
- OWNER: J & C LEASING II LLC PIN: 15-30-451-022
- OWNER: HEIMSATH, GREGORY J PIN: 15-30-451-023
- OWNER: JESMAN, PATRICK & MARY PIN: 15-30-451-025



NV5

**ALTA/NSPS LAND TITLE SURVEY**

PREPARED FOR

**2100 ROCHESTER DR**

DATE OF FIELD SURVEY: JULY 18, 2024

NETWORK PROJECT NUMBER: 202401598-001 CMP

**1-(800)-SURVEYS (787-8397)**

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT