# A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

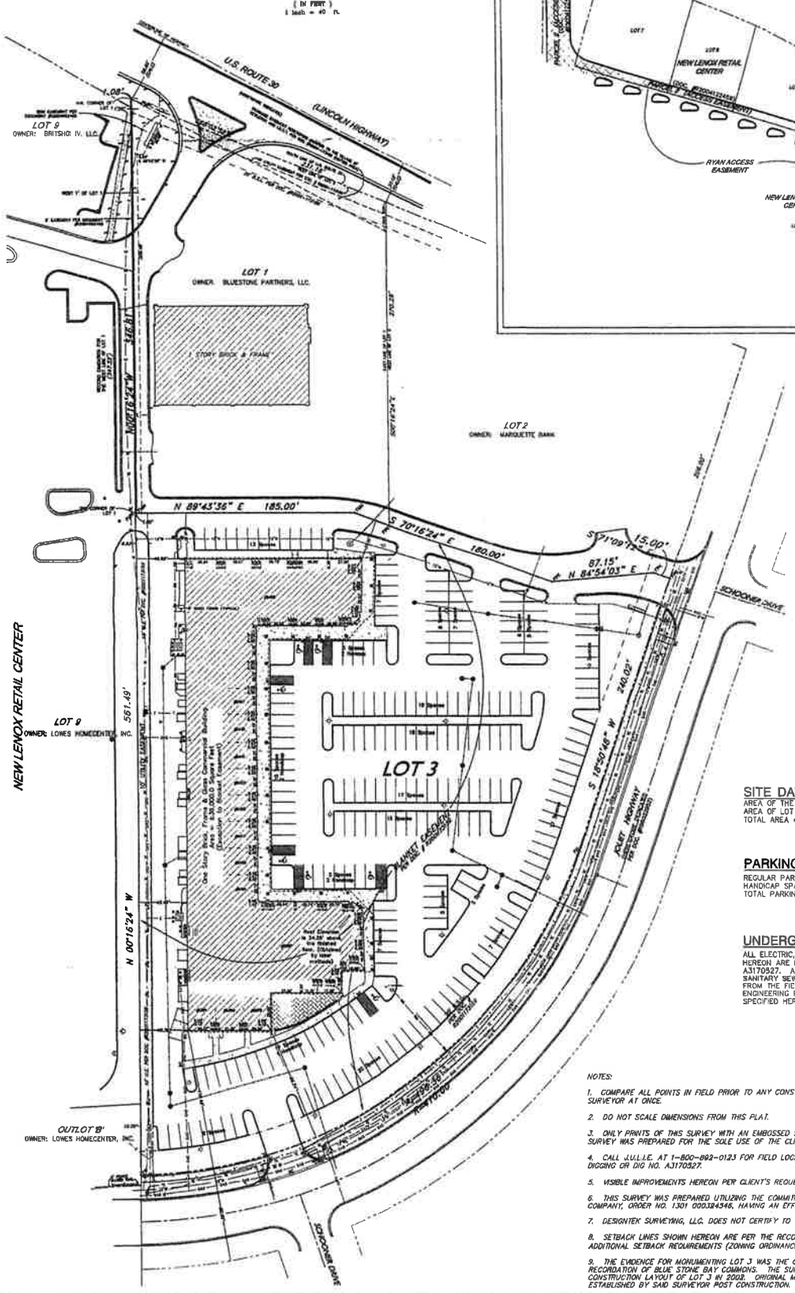
## OF

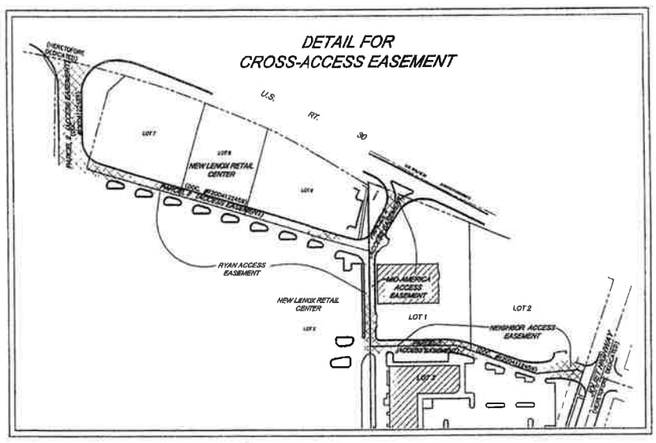
THE WEST 1 FOOT OF LOT 1 AND ALL OF LOT 3 IN BLUESTONE BAY COMMONS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 2001 AS DOCUMENT NO. R2001-173159, IN WILL COUNYT, ILLINOIS;

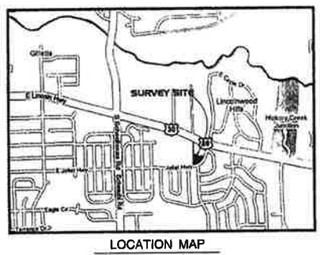
P.I.N.
08-24-211-004

**BASIS OF BEARINGS**
ASSUMED BEARING ALONG THE WEST LINE OF LOT 3, BLUESTONE BAY COMMONS TO BE: N. 00°16'24" W.

GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.




**LOCATION MAP**
(NOT TO SCALE)

## LEGEND

| | |
|---|---|
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| FMN | FOUND MAG NAIL |
| | FIRE HYDRANT |
| | WATER VALVE BOX |
| | FLARED END SECTION |
| | INLET |
| | STORM MANHOLE |
| | LIGHT |
| | SIGN |
| | SANITARY MANHOLE |
| SH | SPRINKLER HEAD |
| TP | TRANSFORMER PAD |
| G | GAS METER |
| E | ELECTRIC METER |
| | MAILBOX |
| T | TELEPHONE PEDESTAL |
| | BRICK PILLAR |
| | HANDICAP PARKING |
| | PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | CENTERLINE |
| | EXISTING EASEMENT LINE |
| | BUILDING SETBACK LINE |
| | STORM SEWER |
| | SANITARY SEWER |
| WM | SANITARY SEWER |
| T | TELEPHONE LINE |
| E | ELECTRIC LINE |
| GAS | GAS LINE |
| TE | TELEPHONE/ELEC. LINES |
| CATV | CABLE TV LINES |
| | CURB & GUTTER |
| | DEPRESSED CURB & GUTTER |
| | ASPHALT PAVING |
| | CONCRETE |
| | BUILDING LIMITS |
| | BRICK SURFACE |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| FD. | FOUND | N | NORTH |
| (100.00') | RECORD DIMENSION | S | SOUTH |
| 100.10' | MEASURED DIMENSION | E | EAST |
| FIP | FOUND IRON PIPE | W | WEST |
| FIR | FOUND IRON ROD OR PIN | NW | NORTHWEST |
| FMN | FOUND MAG. NAIL | SW | SOUTHWEST |
| SIP | SET IRON PIPE | | |
| SMN | SET MAG. NAIL | | |
| F.F | FINISHED FLOOR | | |
| RD | ROOF DRAIN | | |
| E.T. | ELECTRIC TRANSFORMER | | |
| I.D.O.T. | ILLINOIS DEPARTMENT OF TRANSPORTATION | | |
| SH | SPRINKLER HEAD | | |
| SQ. FT. | SQUARE FEET | | |
| E.T.B.E. | EXCEPTION TO BLANKET EASEMENT | | |
| GAM | GAS METER | | |
| ELM | ELECTRIC METER | | |
| DC | DEPRESSED CURB | | |
| U.E. | UTILITY EASEMENT | | |
| D.E. | DRAINAGE EASEMENT | | |
| B.S.L. | BUILDING SETBACK LINE | | |
| DOC. | DOCUMENT | | |
| CALC. | CALCULATED DIMENSION | | |

## SITE DATA:

AREA OF THE W. 1' OF LOT 1 = ±347.02 SQ. FT.
AREA OF LOT 3 = ±185,167.65 SQ. FT.
TOTAL AREA = ±185514.67 SQ. FT.

## PARKING SPACE DATA

REGULAR PARKING SPACES = 233
HANDICAP SPACES = 7
TOTAL PARKING SPACES = 240

## UNDERGROUND UTILITIES

ALL ELECTRIC, TELEPHONE, GAS AND CABLE LINES SHOWN HEREON ARE PER A J.U.L.I.E. LOCATE, DIG NO. A3170527. ALL OTHER UNDERGROUND UTILITIES SUCH AS SANITARY SEWER, STORM SEWER AND WATERMAINS ARE FROM THE FIELD INVESTIGATION, TOGETHER WITH ENGINEERING PLANS PROVIDED BY THE CLIENT AS SPECIFIED HEREON.

*NOTES:*

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DESCREPANCIES TO THE SURVEYOR AT ONCE.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED AS OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
4. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR DIG NO. A3170527.
5. VISIBLE IMPROVEMENTS HEREON PER CLIENT'S REQUEST.
6. THIS SURVEY WAS PREPARED UTILIZING THE COMMITMENT FOR TITLE ISSUED BY GREATER ILLINOIS TITLE COMPANY, ORDER NO. 1301 000324548, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2007.
7. DESIGNTEK SURVEYING, LLC. DOES NOT CERTIFY TO THE LOCATIONS OF ANY UNDERGROUND UTILITIES.
8. SETBACK LINES SHOWN HEREON ARE PER THE RECORD SUBDIVISION PLAT. SEE ZONING ORDINANCES FOR ADDITIONAL SETBACK REQUIREMENTS (ZONING ORDINANCE NOT FURNISHED TO SURVEYOR).
9. THE EVIDENCE FOR MONUMENTING LOT 3 WAS THE ORIGINAL MONUMENTS DATING BACK TO THE TIME OF RECORDATION OF BLUE STONE BAY COMMONS. THE SURVEYOR, AS SHOWN HEREON, WAS CHARGED WITH THE CONSTRUCTION LAYOUT OF LOT 3 IN 2003. ORIGINAL MONUMENTS WERE REPLACED USING AUXILLARY CONTROL ESTABLISHED BY SAID SURVEYOR POST CONSTRUCTION.

*This survey is made for the benefit of:*

*Title Company: Greater Illinois Title Company*

*Lender:*

*Owner: Rapoh Real Estate Development*

*The undersigned, Steven J. Laub, Professional Land Surveyor No. 035-003160 does hereby certify to the aforesaid parties, as of the date set forth below that I have made a careful survey of a tract of land described as follows:*

***2351-2465 Joliet Highway, New Lennox, Illinois a/k/a Lot 3 - Bluestone Bay Commons***

*1. This is to certify that this map or plat and the survey on which it is based were made in accordance with all applicable laws regulating surveying in the State of Illinois and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(b), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.*

*2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the subject property; there are no visible encroachments on the subject property or upon adjacent land abutting subject property except as shown hereon.*

*3. The subject property is the same as the property described in that certain Title Commitment No. 1310 000324548 issued by Greater Illinois Title Company with an effective date of October 5, 2007 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.*

*4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.17197C0195, with a date of identification of September 6, 1995, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. The address of the subject property is 2351-2465 Joliet Highway, New Lennox, Illinois.*

*5. The subject property has indirect access to U.S. Route 30, a dedicated highway, via a Cross Access Easement and has direct access to Joliet Highway, a dedicated public street or highway, per document Number R2001-173159. The dimensions to all adjacent centerline rights-of way are indicated by perpendicular arrows on the survey drawing to confirm that the subject property is that to name.*

*6. The total number of striped parking spaces on the subject property is 240, including 7 designated handicap spaces.*

**DRAFT COPY** *Date:*

*Steven J. Laub, Illinois Professional Land Surveyor*
*License No. 35-3160*
*My license renews on November 30, 2008*

PREPARED FOR:
**TOM CACHEY**
9861 W. 151st STREET
ORLAND PARK, ILLINOIS 60462
708-349-0426

PREPARED BY:
DTS **DESIGNTEK SURVEYING, L.L.C**
PROFESSIONAL LAND SURVEYORS
9200 BORNEST DRIVE, SUITE 304 • MOKENA, ILLINOIS 60448
PHONE: (708) 326-4961 • FAX: (708) 326-4962

FIELD # 184-1929

| REVISIONS | | | |
|---|---|---|---|
| NO. | SHEET | DATE | DESCRIPTION |

**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY**
**LOT 3, BLUESTONE BAY COMMONS**

DRAWN BY: SJL | DRAFTING COMPLETED: 11/28/07 | PROJECT MANAGER: SJL
CHECKED BY: TM | FIELD WORK COMPLETED: 11/21/07 | SCALE: 1" = 40'

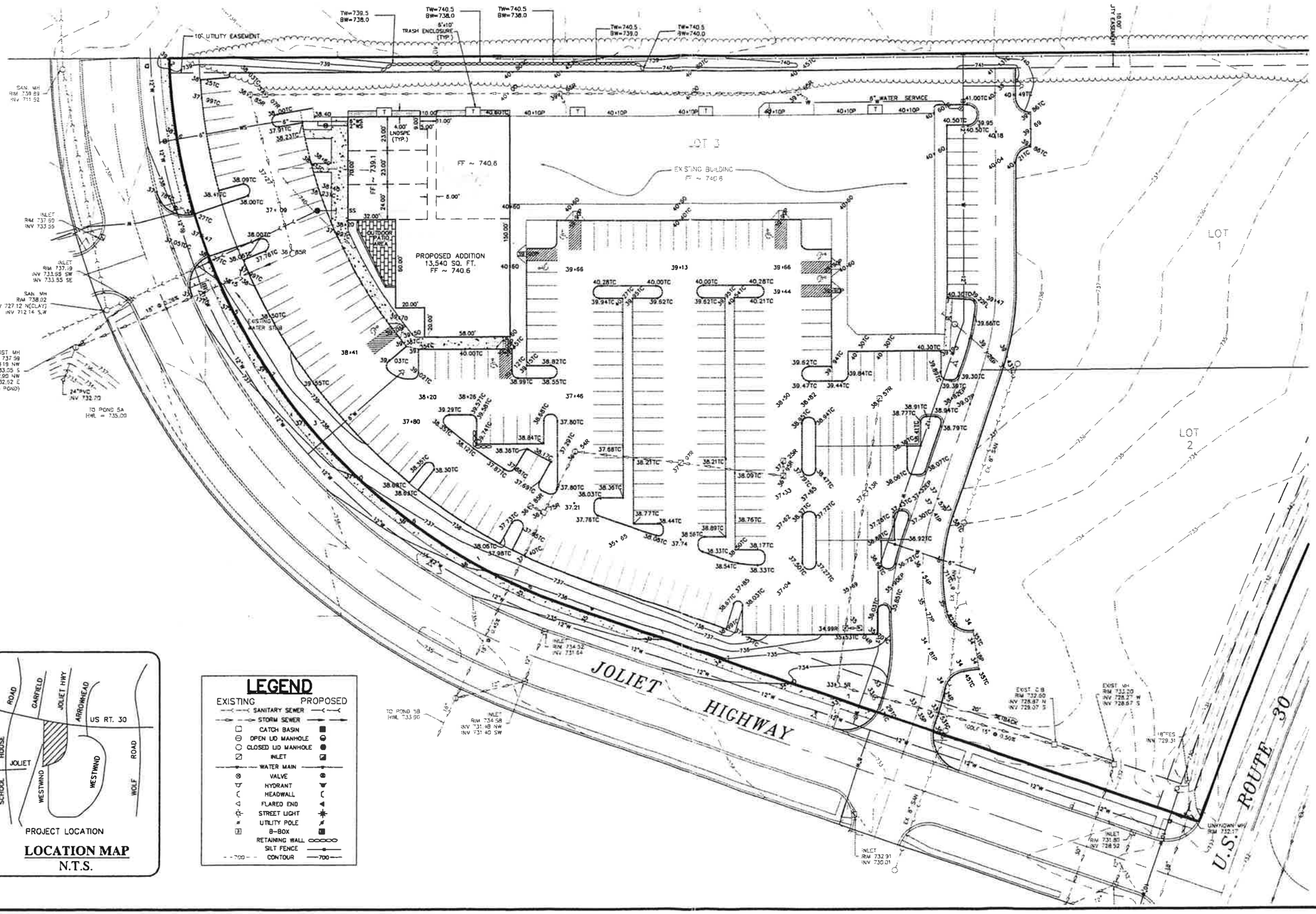
Project No. 02037-3

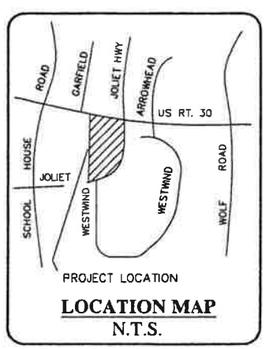
SHEET NO. 1 of 1

RECEIVED
MAR 13 2008
VILLAGE OF NEW LENOX

# SITE PLAN FOR BLUESTONE COMMONS
# LOT 3 ADDITION

ACTION REQUIRED: #4E
AGENDA NO. 04-20
DATE 7-27-04




**LOCATION MAP**
N.T.S.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | SANITARY SEWER | |
| | STORM SEWER | |
| | CATCH BASIN | |
| | OPEN LID MANHOLE | |
| | CLOSED LID MANHOLE | |
| | INLET | |
| | WATER MAIN | |
| | VALVE | |
| | HYDRANT | |
| | HEADWALL | |
| | FLARED END | |
| | STREET LIGHT | |
| | UTILITY POLE | |
| | B-BOX | |
| | RETAINING WALL | |
| | SILT FENCE | |
| 700 | CONTOUR | 700 |

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

BLUESTONE PARTNERS
9961 W. 151st STREET
ORLAND PARK, IL 60462
(708) 349-1575

**BLUESTONE COMMONS**
**LOT 3 ADDITION**
**NEW LENOX, ILLINOIS**


DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 Bormet, Suite 304
Mokena, Illinois 60448
708-326-4961
Illinois Professional License No: 184-003740


| PROJECT INFORMATION |
|---|
| Project No.: 02-201 |
| File: BLUESTONE.DWG |
| Scale: 1"=30' |
| Date: 6-08-04 |
| Design By: SDS |
| Drafted By: RSM |
| Checked By: SDS |

**SHEET No.**
1
of
1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