

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 7 EAST
OF THE 3RD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



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Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:
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- | | |
|---|-------------------------------|
|  | IRON PIPE |
|  | IRON ROD |
|  | BENCHMARK |
|  | SPIKE |
|  | FENCE POST |
|  | SIGN |
|  | UTILITY POLE |
|  | GUY WIRE |
|  | DECIDUOUS TREE |
|  | WIRE FENCE |
|  | OVERHEAD UTILITY LINE |
|  | GROUND CONTOUR WITH ELEVATION |
|  | SECTION LINE |
|  | ADJACENT LOT LINE |
|  | SUBJECT PROPERTY BOUNDARY |
|  | EASEMENT LINE |
|  | FEMA SFHA ZONE A |
|  | SCHEDULE B EXCEPTION |
|  | MEASURED BEARING AND DISTANCE |
|  | RECORD BEARING AND DISTANCE |

SITE AREA

2,502,738 SQ. FT OR 57.455 ACRES±

CURRENT P.I.N.'S:

05-23-400-018
05-23-400-020
05-23-400-013
05-23-400-015
05-23-400-012

BENCHMARKS

SITE BENCHMARK NO. 100: RAILROAD SPIKE SET IN 1ST UTILITY POLE
NORTH OF GRAVEL DRIVE TO SITE, IN WEST RIGHT OF WAY OF NESLEF
ROAD.
ELEVATION = 866.50 FEET (NAVD88).

SITE BENCHMARK NO. 202: SET $\frac{5}{8}$ " REBAR WITH RED "CONTROL" CAP
4.4' SOUTH & 22.8' WEST OF THE NORTHWEST CORNER OF THE SITE
ELEVATION = 871.19 FEET (NAVD88).

ELGIN, ILLINOIS

DATE: 05/05/2025

DESIGNED: SJF

DRAWN: S.JE

REVIEWED: ###

FIELD BOOK NO.: STL

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER

1

OF 2

PROJECT NO.: 02500376.005

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 7 EAST
OF THE 3RD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATION

TO: CULTIVATE POWER, LLS, AND CHICAGO TITLE INSURANCE 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, 2, 3, 4, 5, 6(A), 6(B), 7(A) (B1) (C), 8, 9, 10, 11(A), 13, 14, 15, 16 AND 19 OF TABLE A THEREOF, THE FIELDWORK WORK WAS COMPLETED ON APRIL 25, 2025.

LEGAL DESCRIPTION (TITLE COMMITMENT 5253-2400447)

PARCEL 1:

THE PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, AS SHOWN ON THE PLAT OF OAK RIDGE FARM SUBDIVISION PER DOCUMENT NO. 94K021979; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 700.68 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID NORTH LINE, 917.43 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 90°48'43", MEASURED COUNTER CLOCKWISE FROM SAID NORTH LINE, 2320.63 FEET; THENCE WESTERLY, AT AN ANGLE OF 89°48'58", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 270.05 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 245.37 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE 1249.14 FEET TO SAID EAST LINE; THENCE SOUTHERLY, AT AN ANGLE OF 90°17'40", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 100.0 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY, AT AN ANGLE OF 89°49', MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 1461.32 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON PROPERTY; THENCE NORTHWESTERLY, AT AN ANGLE OF 155°13'54", MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 479.25 FEET; THENCE NORTHERLY, AT AN ANGLE OF 114°57'08", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 2475.28 FEET TO THE POINT OF BEGINNING, ALL IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, AS SHOWN ON THE PLAT OF OAK RIDGE FARM SUBDIVISION PER DOCUMENT NO. 94K021979; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1618.11 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 90°48'43", MEASURED CLOCKWISE FROM SAID NORTH LINE, 2320.63 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY, AT AN ANGLE OF 89°48'58", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 270.05 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 245.37 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 270.84 FEET; THENCE NORTHERLY, AT AN ANGLE OF 89°48'58", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 245.37 FEET TO THE POINT OF BEGINNING, ALL IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.
FARNSWORTH GROUP, INC.
1011 WARRENVILLE ROAD, SUITE 375
LISLE, IL 60532



FOR REVIEW

BY: SAMUEL J. PHILLIPPE DATE
SPHILLIPPE@F-W.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

DESIGN FIRM REGISTRATION
NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NOTE:

THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION, AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM."

ALTA/NSPS LAND TITLE SURVEY TABLE A NOTES

ITEM 1:	MONUMENTS ARE AS SHOWN ON THIS SURVEY.
ITEM 2:	THE SUBJECT PROPERTY IS A VACANT RURAL PROPERTY WITH NO POSTED ADDRESS NOR LISTED ADDRESS ON THE KANE COUNTY GIS PAGE.
ITEM 3:	THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND SPECIAL FLOOD HAZARD ZONE A (1% ANNUAL CHANCE FLOOD AREA - NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 17089C0144H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, FOR KANE COUNTY, IL.
ITEM 4:	THE GROSS LAND AREA CONTAINS 2,502,738 SQUARE FEET OR 57.455 ACRES, MORE OR LESS.
ITEM 5:	GROUND CONTOUR ELEVATION LINES SHOWN HEREON WERE DERIVED BY GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM) METHODS REFERENCED TO THE NAVD 88 DATUM. THIS WAS DONE USING A TRIMBLE R121 BASE AND R10 BASE UNIT ON APRIL 25, 2025.
ITEM 6(A):	NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. ACCORDING TO THE KANE COUNTY PL-23 ZONING MAP, DATED MARCH 31, 2024, THE SITE IS ZONED "F - FARMING DISTRICT".
ITEM 6(B):	NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. THEREFORE, THE ZONING SETBACKS ARE NOT SHOWN.
ITEM 7(A), (B1), (C):	BUILDINGS FOUND ON SURVEYED SITE ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

ITEM 9: THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

ITEM 11(A): THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF MARKINGS AND IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 13: ADJACENT LANDOWNER'S NAMES AS SHOWN HEREON ARE PER DEED INFORMATION AND THE KANE COUNTY GIS PAGE.

ITEM 14: SURVEYED PROPERTY IS LOCATED APPROXIMATELY 1865 FEET NORTH AND 1360 FEET WEST OF OF THE INTERSECTION OF NESLAR ROAD AND BOWES ROAD IN KANE COUNTY, ILLINOIS.

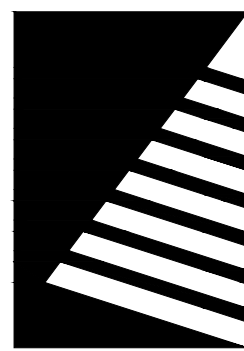
ITEM 16: AT THE TIME OF OUR FIELDWORK NO EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED.

GENERAL NOTES

- THIS SURVEY WAS MADE IN ACCORDANCE WITH CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 5253-2500447, DATED MARCH 18, 2025. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY THAT ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME, AND THUS, THEY WOULD NOT BE SHOWN HEREON.
- I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP, OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT.
- THERE ARE NO ABOVE-GROUND ENCROACHMENTS, EXCEPT AS SHOWN.
- ELEVATIONS ARE BASED ON GPS OBSERVATIONS RELATIVE TO NAVD 88 DATUM.
- THE PARCEL IS LOCATED WITHIN THE UNINCORPORATED LIMITS OF WILLIAMSON COUNTY, ILLINOIS.
- THE SUBJECT PARCEL HAS ACCESS TO NESLAR ROAD, A PUBLICLY USED RIGHT-OF-WAY, THROUGH A GRAVEL DRIVE WITHIN AN INGRESS/EGRESS EASEMENT.

TITLE COMMITMENT NUMBER 5253-2500447 SCHEDULE B - PART II EXCEPTIONS

- NOT SURVEY RELATED.**
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT, ACCURATE AND COMPLETE LAND TITLE SURVEY OR INSPECTION OF THE LAND.
IF ANY ARE KNOWN, THEY ARE SHOWN HEREON.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
IF ANY ARE KNOWN, THEY ARE SHOWN HEREON.
- NOT SURVEY RELATED.**
- 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.
IF ANY ARE KNOWN, THEY ARE SHOWN HEREON.
- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
IF ANY ARE KNOWN, THEY ARE SHOWN HEREON.
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE MEMORANDUM OF LEASE FROM JEFFREY M. JAYNE AND SUSAN E. JAYNE TO T-MOBILE CENTRAL LLC, RECORDED APRIL 23, 2008 AS DOCUMENT 2008K034806 AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
MEMORANDUM OF ASSIGNMENT AND SITE LEASE AGREEMENT RECORDED JULY 28, 1008 AS DOCUMENT 2008K061003 MADE BY AND BETWEEN T-MOBILE CENTRAL LLC AND MOBILITIE INVESTMENTS II, LLC. ASSIGNED TO SBA MONARCH TOWERS III, LLC BY INSTRUMENT RECORDED JULY 5, 2013 AS DOCUMENT 2013K049177.
LEASE DOES NOT APPEAR TO AFFECT THE SURVEYED PROPERTY AS IT IS NOT COINCIDENT WITH IT. THERE IS NO DEFINED LEASE AREA ON SAID MEMORANDUM BUT THE FENCE FOR THE EXISTING CELLULAR TOWER HAS BEEN LOCATED AND SHOWN HEREON.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT RECORDED MARCH 21, 2012 AS DOCUMENT 2012K017995 MADE BY AND BETWEEN ALEX R. JAYNE AND SILAS C. JAYNE.
AFFECTS SURVEYED PROPERTY, EASEMENT IS SHOWN HEREON.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE GRANT OF EASEMENT RECORDED MARCH 21, 2012 AS DOCUMENT 2012K017996 MADE BY AND BETWEEN ALEXANDER R. JAYNE AND SILAS C. JAYNE.
AFFECTS SURVEYED PROPERTY, EASEMENT IS SHOWN HEREON.
- MEMORANDUM OF OPTION AND GROUND LEASE FOR SOLAR ENERGY SYSTEM RECORDED JUNE 5, 2024 AS DOCUMENT 2024K018994 MADE BY AND BETWEEN JEFFREY J. JAYNE AND IL SOLAR 9000 LLC. ASSIGNMENT AND ASSUMPTION OF OPTION AND GROUND LEASE FOR SOLAR ENERGY SYSTEM RECORDED MARCH 18, 2025 AS DOCUMENT 2025K009639 MADE BY AND BETWEEN IL SOLAR 9000 LLC AND NELSER ROAD SOLAR LLC.
AFFECTS SURVEYED PROPERTY, PARCEL 2, NOT PLOTTABLE. SEE DOCUMENTS FOR PARTICULARS
- NOT SURVEY RELATED.**



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GROUP

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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:

PROJECT:

CULTIVATE POWER, LLC

ANAMITE SOLAR

ELGIN, ILLINOIS

DATE: 05/05/2025

DESIGNED: SJP

DRAWN: SJP

REVIEWED: ####

FIELD BOOK NO.: STL

SHEET TITLE:

ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:

2

OF 2

PROJECT NO.: 02500376.005