

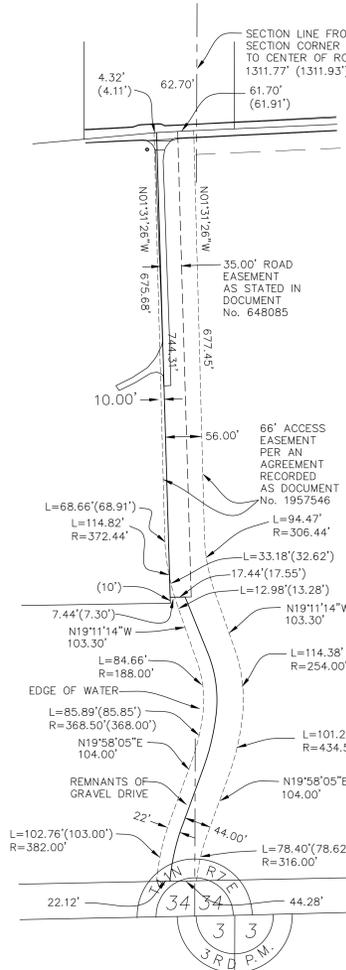
ALTA/ACSM LAND TITLE SURVEY OF THE GLENWOOD SCHOOL FOR BOYS AND GIRLS ST. CHARLES, ILLINOIS

PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

EASEMENT DETAIL
1"=100'



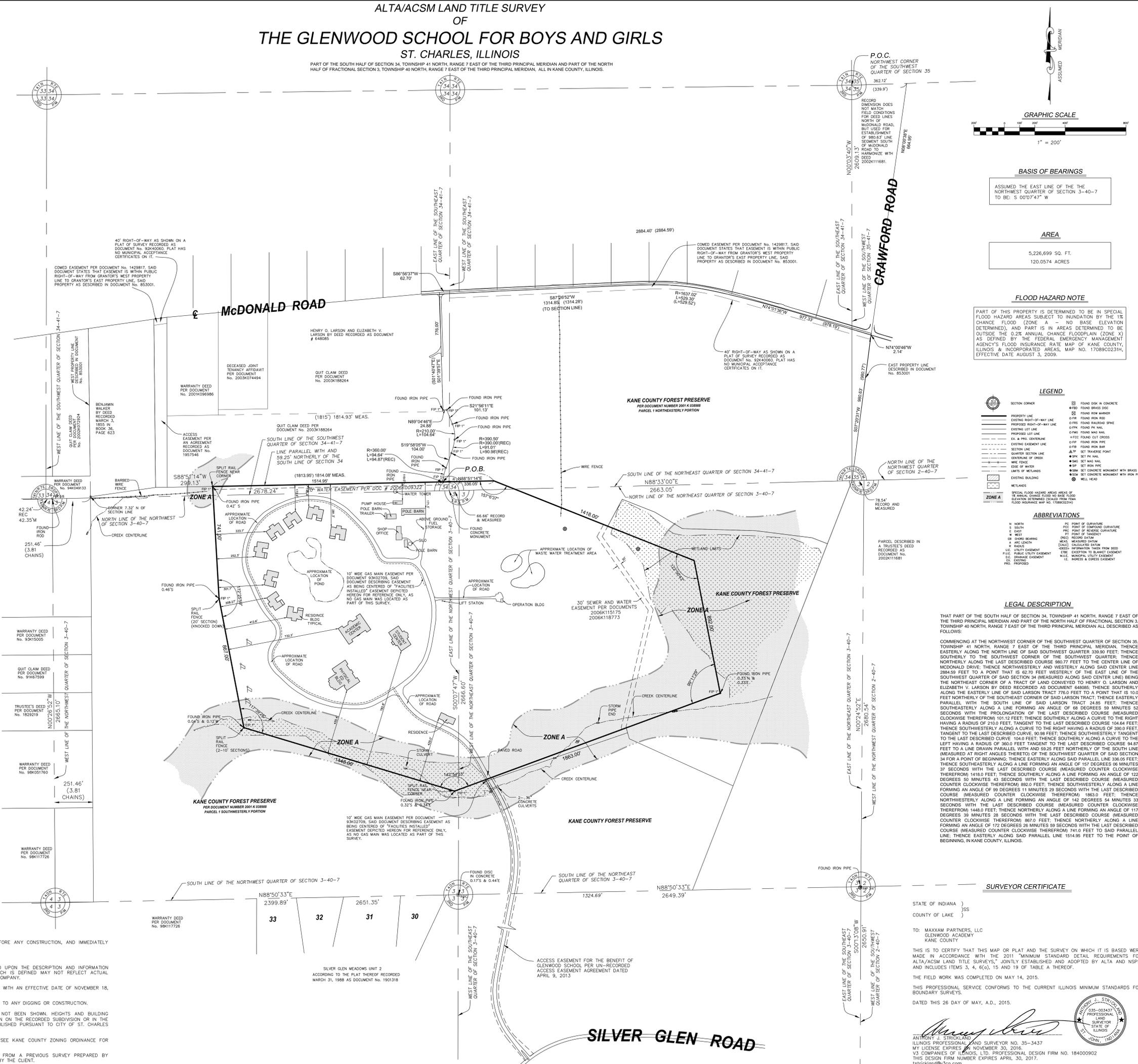
ZONING MAP
NOT TO SCALE



SITE

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NUMBER: 540121A WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2014, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- CALL ILL.U.L.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN, HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF ST. CHARLES ZONING ORDINANCES AS AMENDED.
- THIS PROPERTY IS ZONED "F" (FARMING) WITH A SPECIAL USE FOR BOARDING SCHOOL. SEE KANE COUNTY ZONING ORDINANCE FOR SPECIFICS.
- THE IMPROVEMENTS SHOWN HEREON ARE OF ARIEL PHOTOGRAMMETRIC MAPPING, TAKEN FROM A PREVIOUS SURVEY PREPARED BY HENDERSON AND BOWELL, L.L.P., PROJECT NUMBER RLPO2, DATED 5-24-2012, PROVIDED BY THE CLIENT.



BASIS OF BEARINGS
ASSUMED THE EAST LINE OF THE THE NORTHWEST QUARTER OF SECTION 3-40-7 TO BE: S 00°07'47" W

AREA
5,226,699 SQ. FT.
120.0574 ACRES

FLOOD HAZARD NOTE
PART OF THIS PROPERTY IS DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD (ZONE A - NO BASE ELEVATION DETERMINED), AND PART IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 17089C0231H, EFFECTIVE DATE AUGUST 3, 2009.

LEGEND
SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SECTION LINE
WIRE FENCE
EDGE OF WATER
WETLANDS
SPECIAL FLOOD HAZARD AREAS OF AREA A - NO BASE ELEVATION DETERMINED (ZONE A) AND AREA X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 17089C0231H, EFFECTIVE DATE AUGUST 3, 2009.

ABBREVIATIONS
N NORTH
S SOUTH
E EAST
W WEST
CB CURVE BEARING
R RADIUS
L LENGTH
P.P. PUBLIC UTILITY EXAMINATION
P.U. PUBLIC UTILITY EXAMINATION
S.E. SURVEYOR'S EXAMINATION
P.P. PROPOSED
D.C. POINT OF CURVATURE
P.C. POINT OF BEGINNING
P.T. POINT OF TANGENCY
R.O.C. RECORD DATA
M.E.D. MEASURED DATA
C.A.C. CALCULATED DATA
W.E.B. WIRELESS BOUNDARY MONUMENT FROM DEED
M.U.E. MANUAL UTILITY EXAMINATION
L.E. LOCUS & CROSS EXAMINATION

LEGAL DESCRIPTION
THAT PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 389.90 FEET; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE 860.77 FEET TO THE CENTER LINE OF McDONALD DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTER LINE 2884.69 FEET TO A POINT THAT IS 62.70 FEET WESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (MEASURED ALONG SAID CENTER LINE BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HENRY O. LARSON AND ELIZABETH V. LARSON BY DEED RECORDED AS DOCUMENT NO. 648085); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LARSON TRACT 776.0 FEET TO A POINT THAT IS 10.0 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LARSON TRACT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LARSON TRACT 24.85 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 58 DEGREES 50 MINUTES 52 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 101.12 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.0 FEET, TANGENT TO THE LAST DESCRIBED COURSE 104.6 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.0 FEET, TANGENT TO THE LAST DESCRIBED CURVE 90.98 FEET; THENCE SOUTHWESTERLY TANGENT TO THE LAST DESCRIBED CURVE 194.0 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.0 FEET TANGENT TO THE LAST DESCRIBED COURSE 94.87 FEET TO A LINE DRAWN PARALLEL WITH AND 59.25 FEET NORTHERLY OF THE SOUTH LINE (MEASURED AT RIGHT ANGLES THEREFROM) OF THE SOUTHWEST QUARTER OF SECTION 34 FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE 336.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 157 DEGREES 08 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1418.0 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 122 DEGREES 50 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 892.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 11 MINUTES 29 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1863.0 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 142 DEGREES 54 MINUTES 33 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1448.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 117 DEGREES 39 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 867.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 172 DEGREES 26 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 741.0 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE 1514.95 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYOR CERTIFICATE
STATE OF INDIANA }
COUNTY OF LAKE }
TO: MAXXAM PARTNERS, LLC
GLENWOOD ACADEMY
KANE COUNTY, ILLINOIS
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6(5), 15 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 14, 2015.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
DATED THIS 26 DAY OF MAY, A.D., 2015.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.
tsr@land360.com

Project No: 15069
Group No: VP01.1
THE GLENWOOD SCHOOL FOR BOYS AND GIRLS, ST. CHARLES, ILLINOIS
DRAWN BY: M.L.P. PROJECT MANAGER: A.S.
CHECKED BY: A.S. SCALE: 1" = 200'
SHEET NO. 1 OF 1
DRAFTING COMPLETED: 05-19-15
FIELD WORK COMPLETED: 05-14-15

PREPARED FOR:
MAXXAM PARTNERS, LLC
6425 COLLINS AVE SUITE 1605
MINNEAPOLIS, MN 55425
PHONE: 612-333-3141
FAX: 612-333-3522

7325 James Avenue, Suite 100
Woodridge, IL 60517
Phone: 630-724-0384
Fax: 630-724-0384
www.v3co.com

Engineers
Scientists
Surveyors