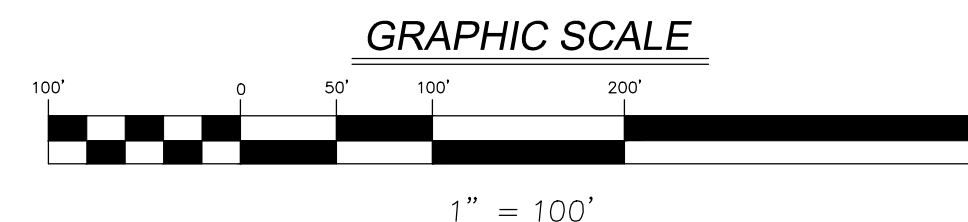


FINAL PLAT OF SUBDIVISION OF NITTI SCHAUMBURG DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE PLANE MERIDIAN



Lot	Square Footage	Acreage	Width at 30' Setback Line	Minimum Side Yard Setback	Lot	Square Footage	Acreage	Width at 30' Setback Line	Minimum Side Yard Setback	Lot	Square Footage	Acreage	Width at 30' Setback Line	Minimum Side Yard Setback
1	10,241	0.2351	73.59	7.36	51	8,640	0.1983	60.00	6.00	101	12,070	0.2771	60.00	6.00
2	9,450	0.2169	70.00	7.00	52	9,280	0.2130	61.93	6.19	102	8,863	0.2035	60.00	6.00
3	9,450	0.2169	70.00	7.00	53	11,709	0.2688	83.92	8.39	103	8,107	0.1861	60.00	6.00
4	8,775	0.2014	65.00	6.50	54	9,792	0.2248	68.00	6.80	104	8,107	0.1861	60.00	6.00
5	8,775	0.2014	65.00	6.50	55	9,821	0.2255	68.00	6.80	105	8,107	0.1861	60.00	6.00
6	8,720	0.2002	64.59	6.46	56	11,859	0.2722	90.37	9.04	106	8,108	0.1861	60.00	6.00
7	8,100	0.1860	60.00	6.00	57	8,100	0.1860	60.00	6.00	107	8,108	0.1861	60.00	6.00
8	8,100	0.1860	60.00	6.00	58	8,100	0.1860	60.00	6.00	108	8,108	0.1861	60.00	6.00
9	8,107	0.1861	60.00	6.00	59	10,732	0.2464	77.18	7.72	109	8,109	0.1862	60.00	6.00
10	8,119	0.1864	60.10	6.01	60	9,792	0.2248	68.00	6.80	110	11,615	0.2666	60.00	6.00
11	8,132	0.1867	60.15	6.02	61	9,792	0.2248	68.00	6.80	111	11,956	0.2745	60.00	6.00
12	8,785	0.2017	67.34	6.73	62	10,467	0.2403	70.18	7.02	112	11,966	0.2747	60.00	6.00
13	9,315	0.2138	69.00	6.90	63	10,522	0.2416	75.58	7.56	113	11,965	0.2747	60.00	6.00
14	9,467	0.2173	70.12	7.01	64	8,640	0.1983	60.00	6.00	114	8,850	0.2032	60.00	6.00
15	8,776	0.2015	65.00	6.50	65	8,640	0.1983	60.00	6.00	115	12,214	0.2804	92.59	9.26
16	8,776	0.2015	65.00	6.50	66	8,640	0.1983	60.00	6.00	116	8,100	0.1860	60.00	6.00
17	8,776	0.2015	65.00	6.50	67	8,640	0.1983	60.00	6.00	117	8,100	0.1860	60.00	6.00
18	8,777	0.2015	65.00	6.50	68	9,049	0.2077	67.00	6.70	118	8,100	0.1860	60.00	6.00
19	8,439	0.1937	62.50	6.25	69	8,104	0.1860	60.00	6.00	119	8,703	0.1998	66.06	6.61
20	8,449	0.1940	62.50	6.25	70	8,104	0.1860	60.00	6.00	120	9,040	0.2075	67.17	6.72
21	8,197	0.1882	60.00	6.00	71	8,104	0.1860	60.00	6.00	121	10,509	0.2413	60.00	6.00
22	8,390	0.1926	60.00	6.00	72	8,104	0.1860	60.00	6.00	122	9,228	0.2118	60.00	6.00
23	8,689	0.1995	60.00	6.00	73	8,104	0.1860	60.00	6.00	123	8,261	0.1896	60.00	6.00
24	9,048	0.2077	60.00	6.00	74	8,104	0.1860	60.00	6.00	124	8,100	0.1860	60.00	6.00
25	10,211	0.2344	65.00	6.50	75	8,103	0.1860	60.00	6.00	125	8,100	0.1860	60.00	6.00
26	10,621	0.2438	65.00	6.50	76	8,103	0.1860	60.00	6.00	126	8,100	0.1860	60.00	6.00
27	10,074	0.2313	60.00	6.00	77	8,103	0.1860	60.00	6.00	127	12,033	0.2762	86.84	8.68
28	10,221	0.2346	60.00	6.00	78	8,103	0.1860	60.00	6.00	128	12,259	0.2814	89.70	8.97
29	10,264	0.2356	60.00	6.00	79	9,049	0.2077	67.00	6.70	129	8,100	0.1860	60.00	6.00
30	10,265	0.2357	60.00	6.00	80	9,049	0.2077	67.00	6.70	130	8,100	0.1860	60.00	6.00
31	10,265	0.2357	60.00	6.00	81	8,103	0.1860	60.00	6.00	131	8,100	0.1860	60.00	6.00
32	12,251	0.2812	87.02	8.70	82	8,103	0.1860	60.00	6.00	132	8,100	0.1860	60.00	6.00
33	8,100	0.1860	60.00	6.00	83	10,119	0.2323	60.00	6.00	133	8,100	0.1860	60.00	6.00
34	8,100	0.1860	60.00	6.00	84	14,926	0.3427	60.00	6.00	134	8,100	0.1860	60.00	6.00
35	8,766	0.2012	60.00	6.00	85	16,377	0.3760	60.00	6.00	135	8,100	0.1860	60.00	6.00
36	10,301	0.2365	60.00	6.00	86	10,731	0.2463	60.00	6.00	136	8,100	0.1860	60.00	6.00
37	11,190	0.2569	65.27	6.53	87	8,100	0.1860	60.00	6.00	137	8,100	0.1860	60.00	6.00
38	11,194	0.2570	65.27	6.53	88	8,100	0.1860	60.00	6.00	138	8,654	0.1987	61.83	6.18
39	9,000	0.2066	60.00	6.00	89	8,100	0.1860	60.00	6.00	139	11,379	0.2612	80.64	8.06
40	8,104	0.1860	60.00	6.00	90	11,744	0.2696	87.00	8.70	140	8,100	0.1860	60.00	6.00
41	8,104	0.1860	60.00	6.00	91	11,745	0.2696	87.00	8.70	141	8,100	0.1860	60.00	6.00
42	8,104	0.1860	60.00	6.00	92	8,100	0.1860	60.00	6.00	142	8,100	0.1860	60.00	6.00
43	8,593	0.1973	65.25	6.53	93	8,100	0.1860	60.00	6.00	143	8,100	0.1860	60.00	6.00
44	11,340	0.2603	84.00	8.40	94	8,100	0.1860	60.00	6.00	144	8,100	0.1860	60.00	6.00
45	8,100	0.1860	60.00	6.00	95	8,100	0.1860	60.00	6.00	145	8,100	0.1860	60.00	6.00
46	8,100	0.1860	60.00	6.00	96	8,100	0.1860	60.00	6.00	146	11,340	0.2603	84.00	8.40
47	11,340	0.2603	84.00	8.40	97	8,100	0.1860	60.00	6.00	147	8,100	0.1860	60.00	6.00
48	8,640	0.1983	60.00	6.00	98	9,834	0.2258	60.00	6.00	148	8,100	0.1860	60.00	6.00
49	8,640	0.1983	60.00	6.00	99	14,234	0.3268	60.00	6.00	149	12,195	0.2800	84.27	8.427
50	8,640	0.1983	60.00	6.00	100	19,858	0.4559	60.00	6.00					

LEGEND

- SECTION CORNER
- SUBDIVISION PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE

V Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
NITTI DEVELOPMENT
339 WALL STREET
GLENDALE HEIGHTS, IL 60139
630-980-4364

REVISIONS			
NO.	DATE	DESCRIPTION	
1	02/19/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 01/24/20	
2	05/08/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 03/20/20	
3	06/22/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 06/04/20	

FINAL PLAT OF SUBDIVISION

NITTI SCHAUMBURG DEVELOPMENT - SCHAUMBURG, IL

DRAFTING COMPLETED: 12/19/19	DRAWN BY: EJM	PROJECT MANAGER: CWB	SHEET NO. 1 of 5
FIELD WORK COMPLETED: 12/06/19	CHECKED BY: CWB	SCALE: 1" = 100'	

Project No: 19220
Group No: VP04.1

OWNER / SUBDIVIDER

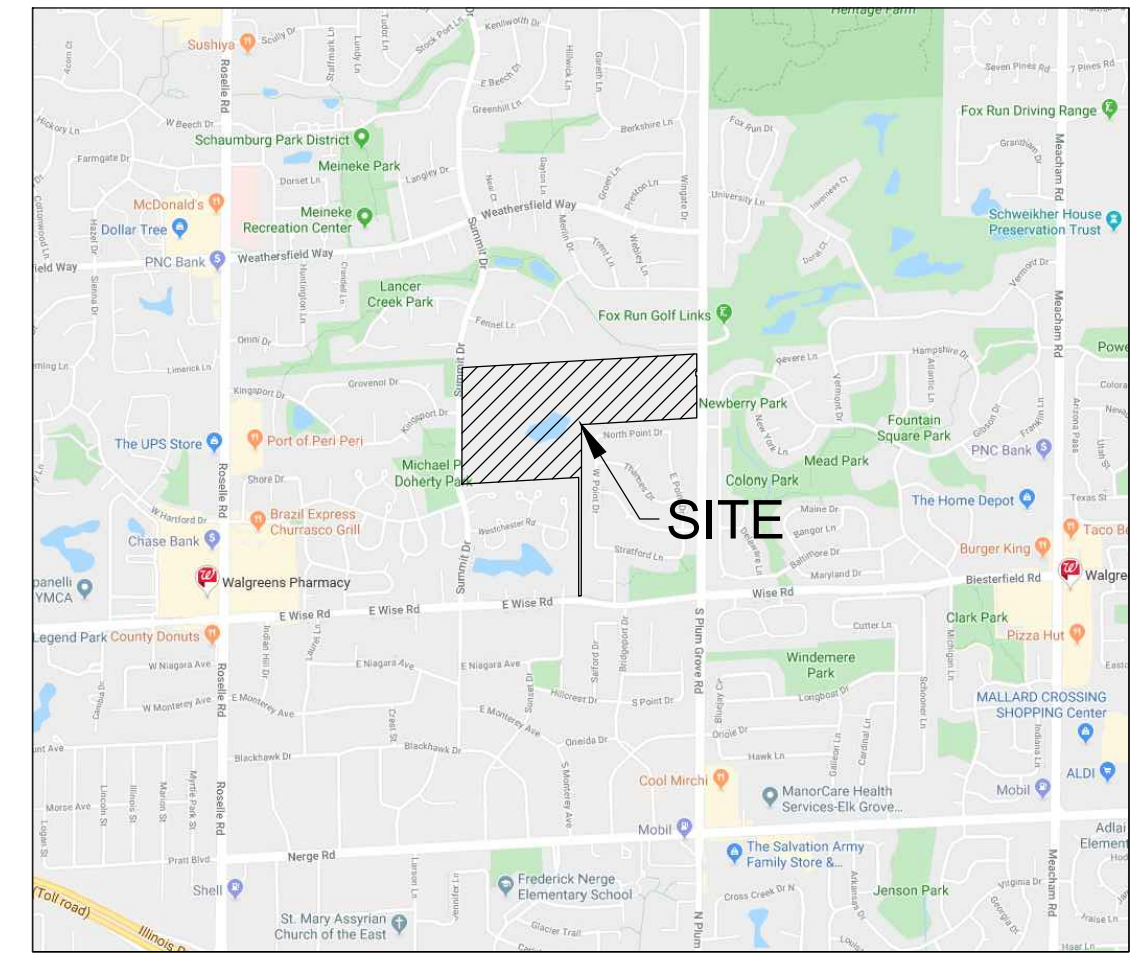
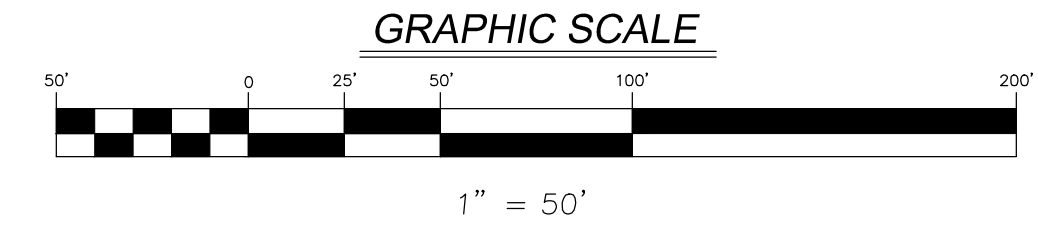
Nitti Development
339 Wall Street
Glendale Heights, IL 60139
630-980-4364

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

FINAL PLAT OF SUBDIVISION OF NITTI SCHAUMBURG DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

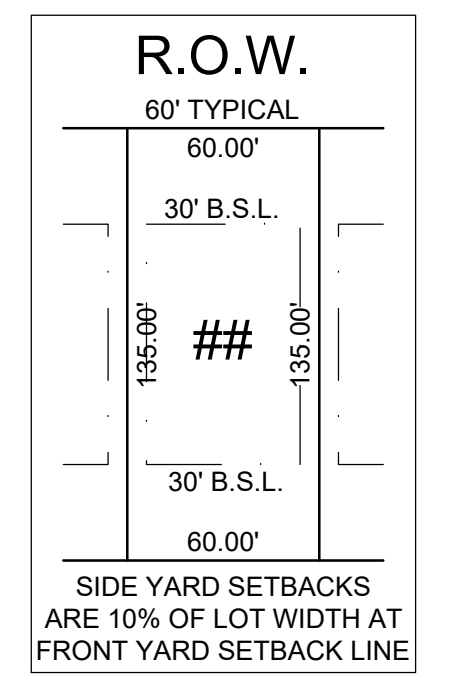


BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 44° 00' 44.74880" N LONGITUDE: 88° 03' 38.21033" W ELLIPSOIDAL HEIGHT: 610.238 SFT GROUND SCALE FACTOR: 1.0000478426 ALL MEASUREMENTS ARE ON THE GROUND.

AREA

LOTS 1 - 149	1,385,374 SQ. FT.	31.8038 ACRES
OUTLOTS 1 - 9	930,202 SQ. FT.	21.3545 ACRES
ROADS	386,680 SQ. FT.	8.8770 ACRES
TOTAL AREA	2,702,256 SQ. FT.	62.0353 ACRES

TYPICAL LOT DETAIL
NOT TO SCALE



OWNER / SUBDIVIDER
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630-980-4364

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ABBREVIATIONS

- | | |
|--------------------------------|---|
| N NORTH | PC POINT OF CURVATURE |
| S SOUTH | PCC POINT OF COMPOUND CURVATURE |
| E EAST | PRC POINT OF REVERSE CURVATURE |
| W WEST | PT POINT OF TANGENCY |
| CB CHORD BEARING | (REC) RECORD DATUM |
| A ARC LENGTH | MEAS. MEASURED DATUM |
| R RADIUS | [CALC] CALCULATED DATUM |
| U.E. UTILITY EASEMENT | -DEED- INFORMATION TAKEN FROM DEED |
| S.S.E. SANITARY SEWER EASEMENT | ETBE EXCEPTION TO BLANKET EASEMENT |
| EX EXISTING | M.U.E. MUNICIPAL UTILITY EASEMENT |
| PRO. PROPOSED | I.E. INGRESS & EGRESS EASEMENT |
| | P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT |

LEGEND

- | | | | |
|--|----------------------------------|--|------------------------|
| | SECTION CORNER | | FOUND DISK IN CONCRETE |
| | QUARTER SECTION CORNER | | FOUND BRASS DISC |
| | SUBDIVISION PROPERTY LINE | | FOUND ROW MARKER |
| | EXISTING RIGHT-OF-WAY LINE | | FOUND IRON ROD |
| | PROPOSED RIGHT-OF-WAY LINE | | FOUND RAILROAD SPIKE |
| | EXISTING LOT LINE | | FOUND PK NAIL |
| | PROPOSED LOT LINE | | FOUND MAG NAIL |
| | EX. & PRO. CENTERLINE | | FOUND CUT CROSS |
| | EXISTING EASEMENT LINE | | FOUND IRON PIPE |
| | PROPOSED EASEMENT LINE | | FOUND IRON BAR |
| | EX. & PRO. BUILDING SETBACK LINE | | CONCRETE MONUMENT |
| | SECTION LINE | | |



- SURVEYOR'S NOTES:**
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
 - ALL ROADS / RIGHT-OF-WAYS LABELED HEREON AS "HEREBY DEDICATED" ARE HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG AS PUBLIC RIGHT-OF-WAYS.
 - ALL LOTS SHOWN HEREON ARE TO BE ZONED R-6C, CLUSTER SINGLE-FAMILY RESIDENCE DISTRICT.

V Engineers
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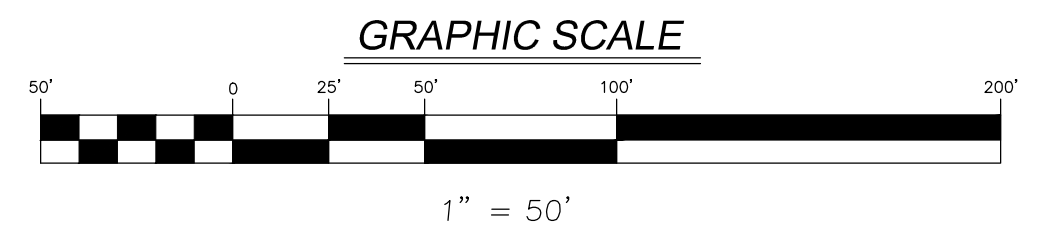
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FINAL PLAT OF SUBDIVISION
NITTI SCHAUMBURG DEVELOPMENT - SCHAUMBURG, IL

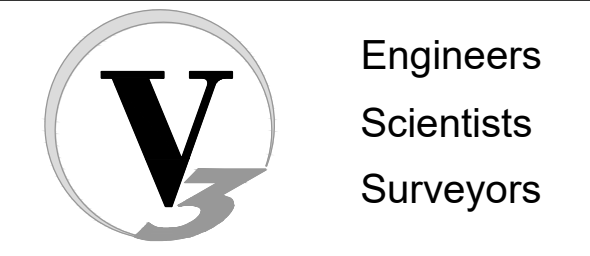
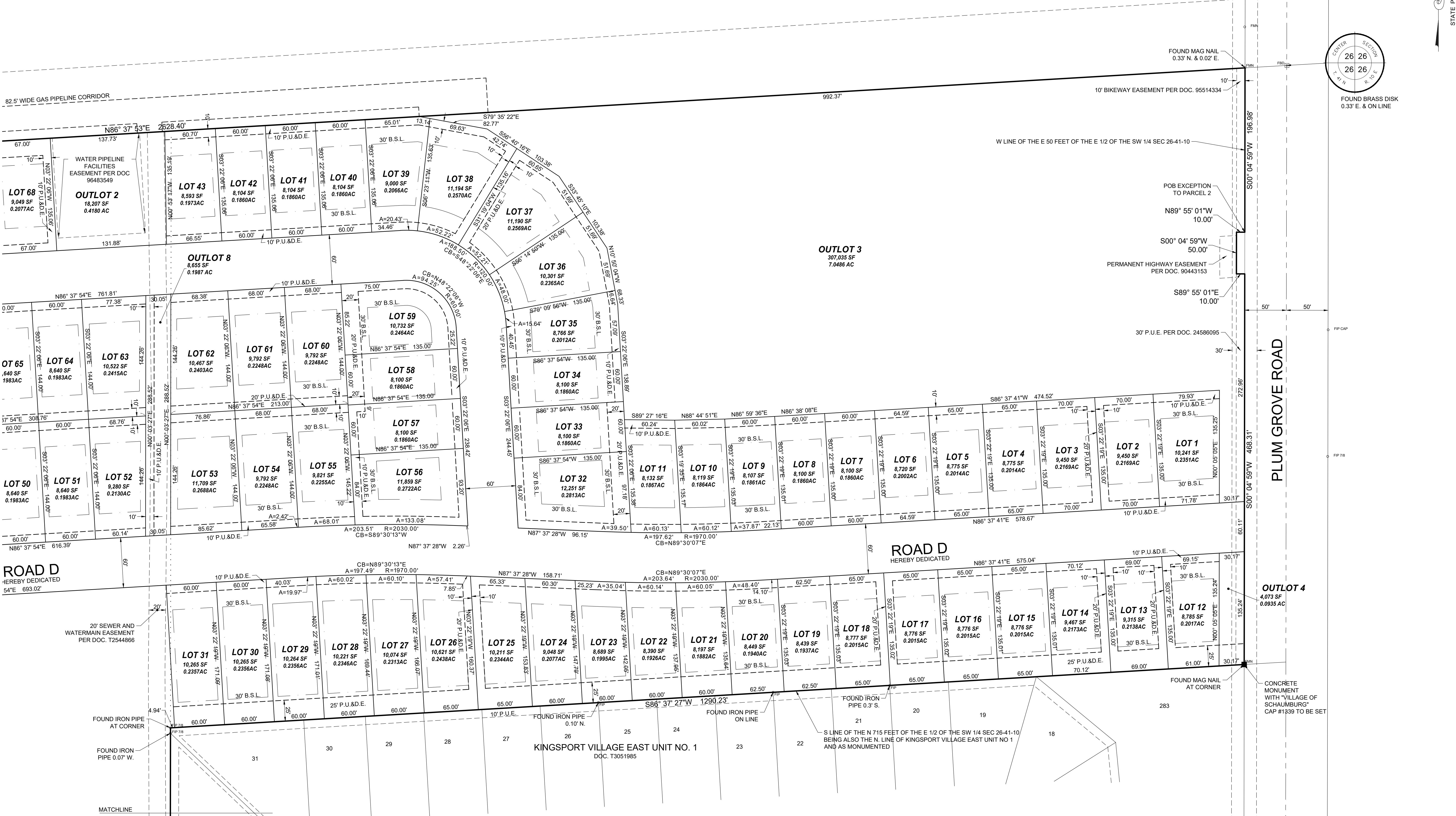
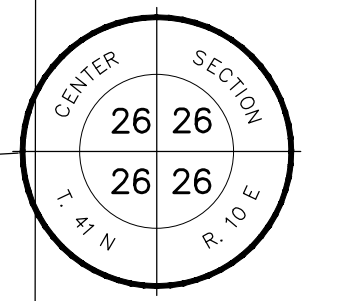
DRAFTING COMPLETED: 12/19/19	DRAWN BY: EJM	PROJECT MANAGER: CWB	Project No: 19220
FIELD WORK COMPLETED: 12/06/19	CHECKED BY: CWB	SCALE: 1" = 50'	Group No: VP04.1
			SHEET NO. 2 of 5

FINAL PLAT OF SUBDIVISION OF NITTI SCHAUMBURG DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE PLANE MERIDIAN



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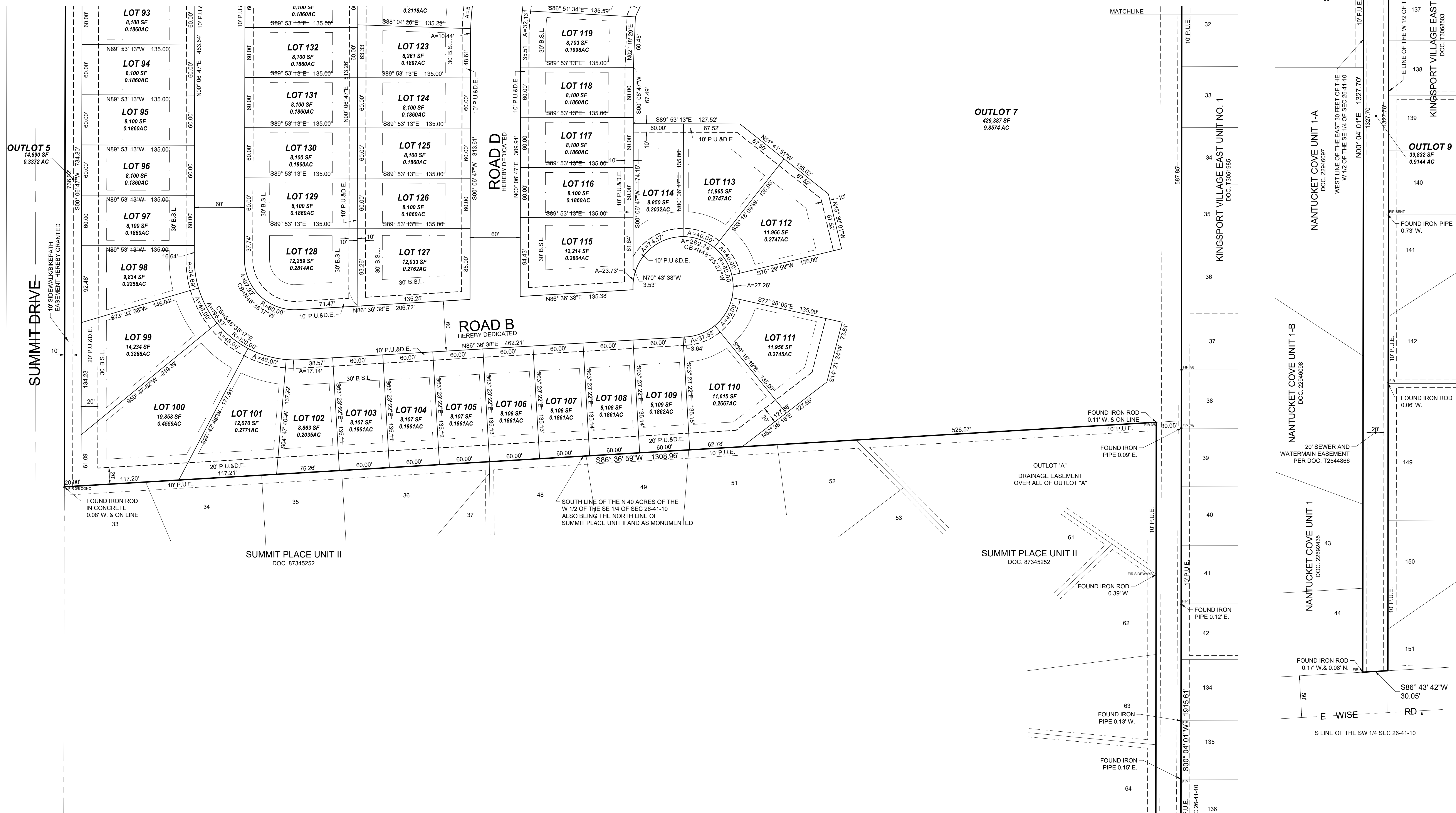
PREPARED FOR:
NITTI DEVELOPMENT
339 WALL STREET
GLENDALE HEIGHTS, IL 60139
630-980-4364

NO. DATE DESCRIPTION			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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3	06/22/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 06/04/20			

FINAL PLAT OF SUBDIVISION				Project No:	19220
NITTI SCHAUMBURG DEVELOPMENT - SCHAUMBURG, IL				Group No:	VP04.1
DRAFTING COMPLETED:	12/19/19	DRAWN BY:	EJM	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	12/06/19	CHECKED BY:	CWB	SCALE:	1" = 50'
					SHEET NO. 3 of 4

FINAL PLAT OF SUBDIVISION OF NITTI SCHAUMBURG DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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PREPARED FOR:
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FINAL PLAT OF SUBDIVISION
NITTI SCHAUMBURG DEVELOPMENT - SCHAUMBURG, IL

DRAFTING COMPLETED: 12/19/19 DRAWN BY: EJM PROJECT MANAGER: CWB
FIELD WORK COMPLETED: 12/06/19 CHECKED BY: CWB SCALE: 1" = 50'

Project No: 19220
Group No: VP04.1
SHEET NO. 4 of 5

FINAL PLAT OF SUBDIVISION OF NITTI SCHAUMBURG DEVELOPMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE NITTI DEVELOPMENT, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ELEMENTARY SCHOOL DISTRICT C C 54
PALATINE TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED AT _____, THIS _____ DAY OF _____, A.D., 20__.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____ (TITLE) _____ OF NITTI DEVELOPMENT, LLC, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, THIS _____ DAY OF _____, 20 ____.

COUNTY CLERK

SEND TAX BILL TO "NITTI DEVELOPMENT"

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY

OF _____, A.D., 20 ____ AT _____ O'CLOCK ____ M. AS

DOCUMENT NUMBER _____

COUNTY RECORDER

UPON RECORDING, MAIL TO:
VILLAGE OF SCHAUMBURG,
101 SCHAUMBURG COURT,
SCHAUMBURG, IL 60193

TAX BILLS SHALL BE SENT TO:
NITTI DEVELOPMENT
339 WALL STREET
GLENDALE HEIGHTS, IL 60139

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 209/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

COOK COUNTY SUPERINTENDENT OF HIGHWAYS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, A.D., 20 ____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF SCHAUMBURG, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20 ____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

PUBLIC UTILITIES PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, ILLINOIS ("VILLAGE") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENTS" OR ("P.U.E.") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF SCHAUMBURG.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSIONS AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED AT THE RISK OF THE OWNERS FOR GARDENS, SHRUBS, LANDSCAPING OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

SIDEWALK / BIKEPATH EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL BLANKET EASEMENT IS HEREBY GRANTED TO: (I) THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE, SIDEWALKS AND BIKE PATHS IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED AS "OUTLOTS" ON THIS SUBDIVISION PLAT; AND (II) THE PUBLIC TO USE AND TRAVEL UPON THE AREAS DESIGNATED AS "OUTLOTS" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS IMPROVED AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE AND THE PUBLIC OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER PERMANENTLY DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED ANY SIDEWALK OR PATH THEREON AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20 ____.

IL REGISTERED PROFESSIONAL ENGINEER _____ OWNER _____

STATE REGISTRATION NUMBER _____ BY: _____

REGISTRATION EXPIRATION DATE _____ ITS: _____

REGISTRATION EXPIRATION DATE _____ BY: _____

REGISTRATION EXPIRATION DATE _____ ITS: _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CHARLES W. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF NITTI SCHAUMBURG DEVELOPMENT WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS ____ DAY OF _____, A.D., 20 ____.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THE NORTH 40 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE EAST 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 40 ACRES AND EXCEPT THE SOUTH 50 FEET THEREOF) OF SECTION 26, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 715.00 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THE EAST 50 FEET; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 200 FEET SOUTH OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (AS MEASURED ALONG THE EAST LINE THEREOF AND ON A LINE AT RIGHT ANGLES THERETO); THENCE WEST ALONG A LINE AT RIGHT ANGLES TO SAID EAST LINE 10 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBE COURSE 50 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 10 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN: ZONE X, AREAS OF MINIMAL FLOOD HAZARD; ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; ZONE AE AREAS OF FLOODWAY, PER FIRM MAP NUMBER 17031C0189J AND 17031C0193J EFFECTIVE DATE AUGUST 19, 2008.

PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
CBARTOSZ@V3CO.COM



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
NITTI DEVELOPMENT
339 WALL STREET
GLENDALE HEIGHTS, IL 60139
630-980-4364

REVISIONS		
NO.	DATE	DESCRIPTION
1	02/19/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 01/24/20
2	05/08/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 03/20/20
3	06/22/20	PER VILLAGE COMMENTS RECEIVED IN LETTER DATED 06/04/20

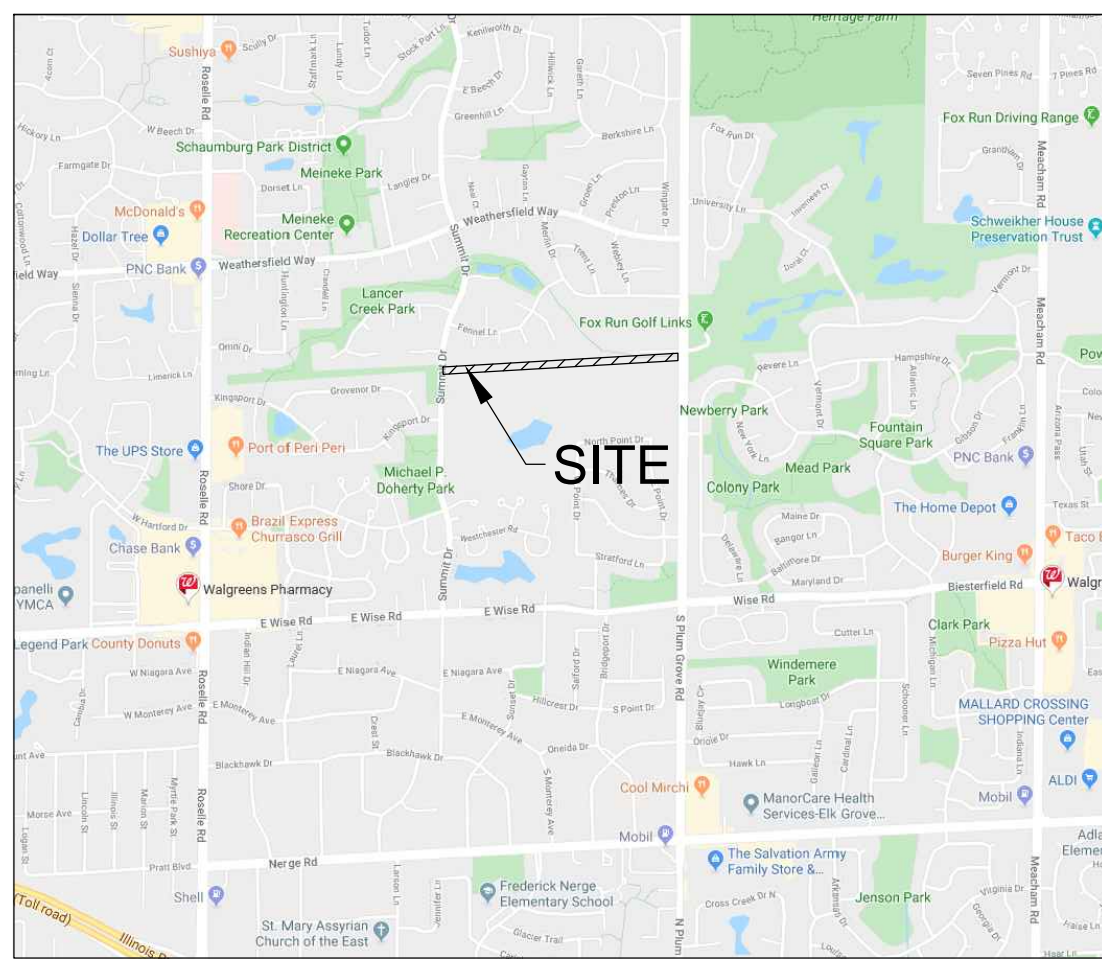
FINAL PLAT OF SUBDIVISION

NITTI SCHAUMBURG DEVELOPMENT- SCHAUMBURG, IL

DRAFTING COMPLETED: 12/19/19 DRAWN BY: EJM PROJECT MANAGER: CWB
FIELD WORK COMPLETED: 12/06/19 CHECKED BY: CWB SCALE: 1" = N/A

Project No: 19220
Group No: VP04.1

SHEET NO.
5 of 5



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT LINE
- /// EASEMENT HEREBY GRANTED
- N NORTH
- S SOUTH
- E EAST
- W WEST
- FBD FOUND DISK IN CONCRETE
- FMN FOUND MAG NAIL
- FIP FOUND IRON PIPE
- SECTION CORNER

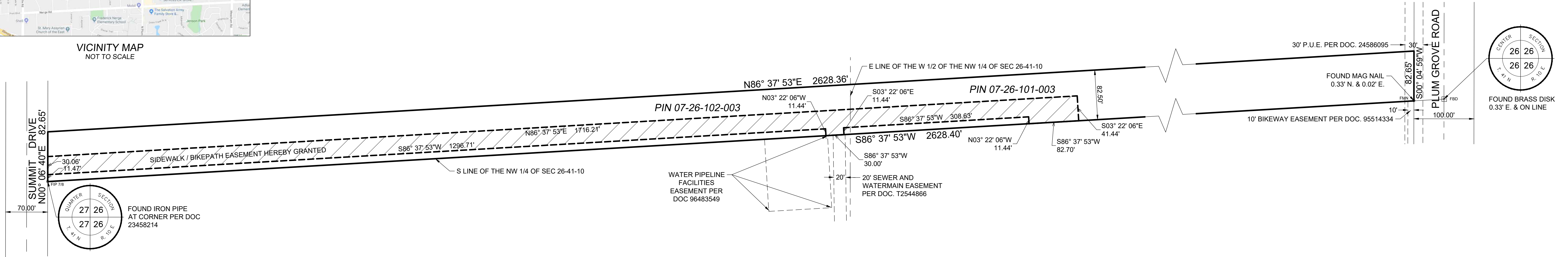
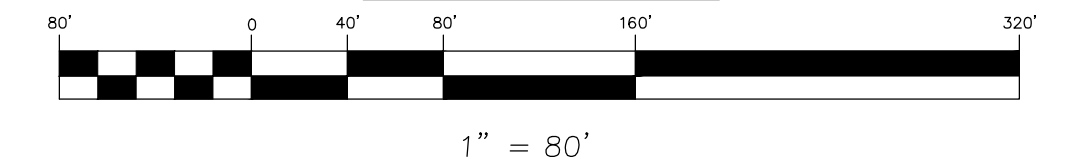
PLAT OF EASEMENT FOR NITTI BIKEPATH SCHAUMBURG, IL

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS' EAST) WITH PROJECT ORIGIN AT LATITUDE: 44° 00' 44.74880" N LONGITUDE: 88° 03' 38.21033" W ELLIPSOIDAL HEIGHT: 610.238 SFT GROUND SCALE FACTOR: 1.0000478426 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



OWNERS' CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS
THIS IS TO CERTIFY THAT

_____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) _____ AND

_____, (TITLE) _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG.

THIS _____ DAY OF _____, A.D., _____.

VILLAGE ENGINEER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THE INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., _____ AT _____ O'CLOCK _____ M. AND RECORDED IN MAP BOOK _____, PAGE _____, AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

SIDEWALK / BIKEPATH EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO: (I) THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE, SIDEWALKS AND BIKE PATHS IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED AS "SIDEWALK / BIKEPATH EASEMENT" ON THIS PLAT; AND (II) THE PUBLIC TO USE AND TRAVEL UPON THE AREAS DESIGNATED AS "SIDEWALK / BIKEPATH EASEMENT" ON THIS PLAT. THE OWNERS OF THE PROPERTY ON THIS PLAT HEREBY RESERVE THE RIGHT TO USE THE AREAS IMPROVED AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE AND THE PUBLIC OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER PERMANENTLY DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED ANY SIDEWALK OR PATH THEREON AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 82.50 FEET OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 11.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, ALONG SAID WEST LINE, 30.06 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 53 SECONDS EAST, 1716.21 FEET; THENCE SOUTH 03 DEGREES 22 MINUTES 06 SECONDS EAST, 41.44 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 86 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 82.70 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 06 SECONDS WEST 11.44 FEET; THENCE SOUTH 86 DEGREES 37 MINUTES 53 SECONDS WEST 308.83; THENCE SOUTH 03 DEGREES 22 MINUTES 06 SECONDS EAST 11.44 FEET TO THE SAID SOUTH LINE; THENCE SOUTH 86 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, 30.00 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 06 SECONDS WEST 11.44 FEET; THENCE SOUTH 86 DEGREES 37 MINUTES 53 SECONDS WEST, 1296.71 FEET TO THE POINT OF BEGINNING, CONTAINING 52803 SQUARE FEET, OR 1.2122 ACRES, MORE OR LESS; COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

SUBMITTED BY:
VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

PREPARED FOR:
NITTI GROUP LLC - SCHAUMBURG, LLC
399 WALL STREET - SUITE N
GLENDALE HEIGHTS, IL 60139
630-980-4364

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT			
NITTI BIKEPATH - SCHAUMBURG, IL			
DRAFTING COMPLETED:	06/22/20	DRAWN BY:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB
PROJECT MANAGER:	CWB	SCALE:	1" = -

Project No: 19220
Group No: VP09.1
SHEET NO.
1 of 1

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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630.724.9200 voice
630.724.0384 fax
v3co.com