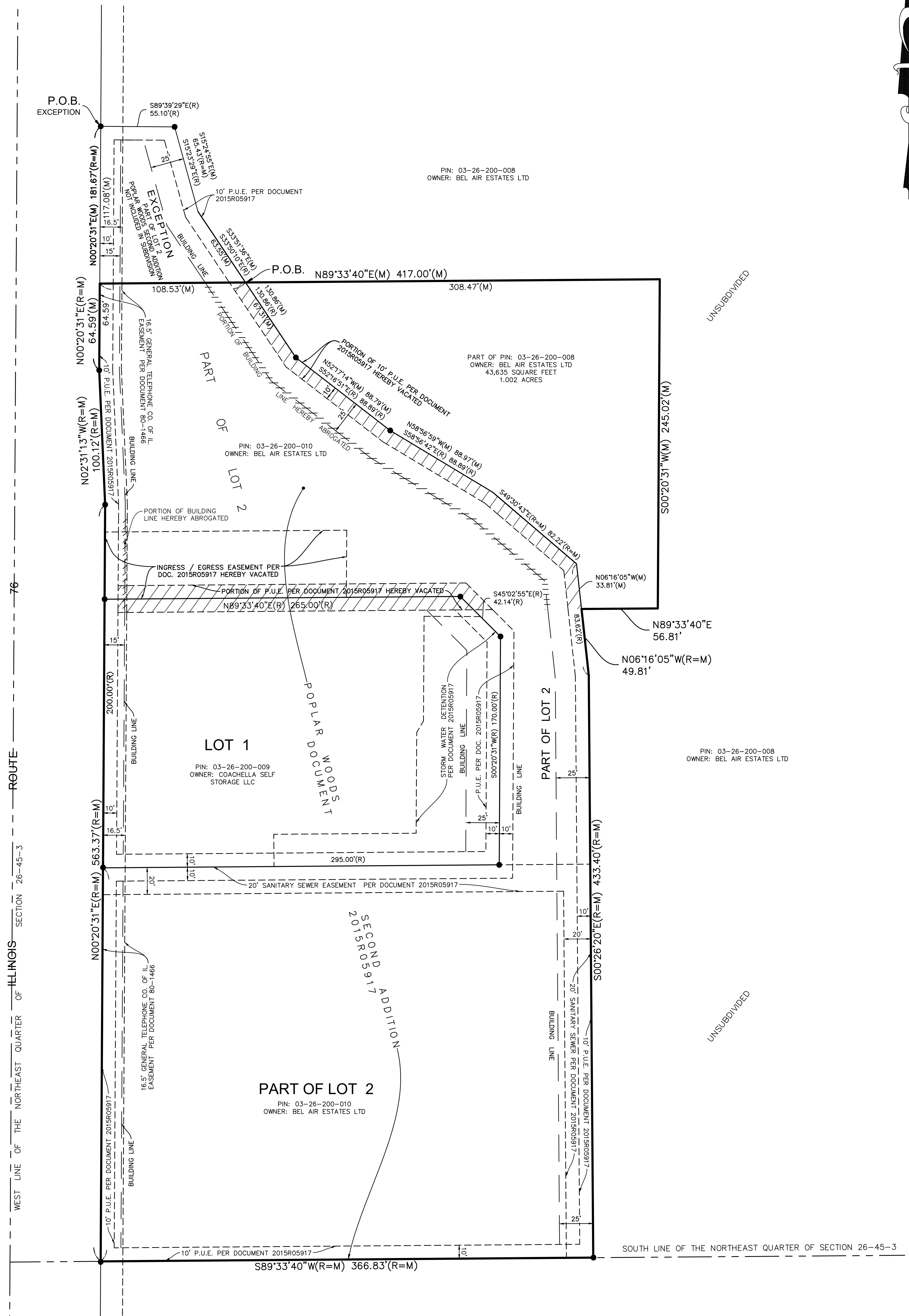
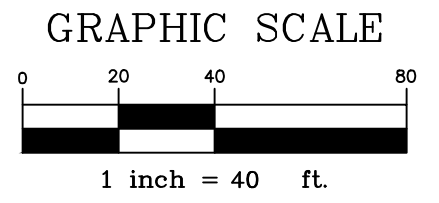


FINAL PLAT OF SUBDIVISION POPLAR WOODS THIRD ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AFTER RECORDING
RETURN TO:
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

SEND TAX BILL TO:

1 OF 3

SCALE: 1" = 40'

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

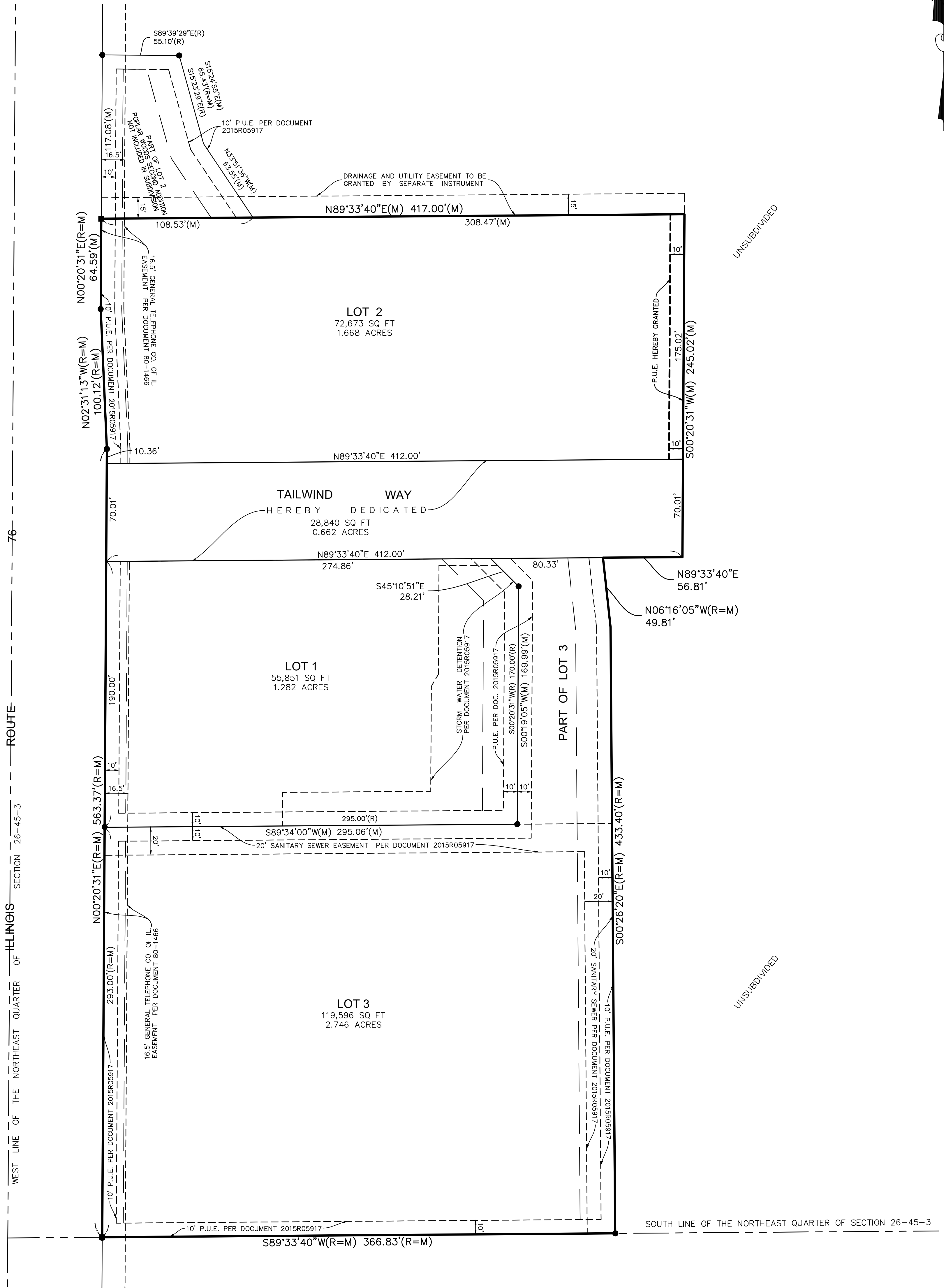
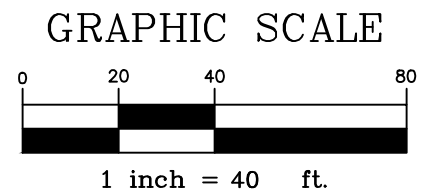
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT	ENGINEER	OWNER / DEVELOPER	CLIENT
POPLAR WOODS THIRD ADDITION POPLAR GROVE, IL	ATWELL 1250 E. DIEHL ROAD, SUITE 300 NAPERVILLE, IL 60563	BEL AIR ESTATES LTD 11619 IL ROUTE 76 POPLAR GROVE, IL	McDonald's 110 N. Carpenter St. Chicago, IL 60607

5/7/2026 12:16 PM - J:\PSDATA\2025 PROJECTS\25.0140\25.0140-01 PLAT\25.0140-01 POSUBD.DWG									
NO.	REVISIONS	DATE	BY	PC N/A	DRAWN BY MRA	CHECKED BY SK	BOOK N/A	PG N/A	
1	PER EMAIL RECEIVED 10/7/25	10/7/25	MRA						
2	REVISED PER IN HOUSE REVIEW	10/13/25	MRA						
3	REVISED PER CLIENT COMMENTS	5/7/26	MRA						

FINAL PLAT OF SUBDIVISION POPLAR WOODS THIRD ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
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- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 276,960 SQUARE FEET OR 6.358 ACRES
LESS R.O.W. DEDICATION: 28,840 SQUARE FEET OR 0.662 ACRES

NET AREA: 248,120 SQUARE FEET OR 5.696 ACRES
(BASED ON MEASURED VALUES)

2 OF 3

SCALE: 1" = 40'

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT	ENGINEER	OWNER / DEVELOPER	CLIENT
POPLAR WOODS THIRD ADDITION POPLAR GROVE, IL	ATWELL 1250 E. DIEHL ROAD, SUITE 300 NAPERVILLE, IL 60563	BEL AIR ESTATES LTD 11619 IL ROUTE 76 POPLAR GROVE, IL	McDonald's 110 N. Carpenter St. Chicago, IL 60607

5/7/2026 12:16 PM - J:\PSDATA\2025 PROJECTS\25.0140\25.0140-01 PLAT\25.0140-01 POSUBD.DWG									
NO.	REVISIONS	DATE	BY	PC N/A	DRAWN BY MRA	CHECKED BY SK	BOOK N/A	PG N/A	
1	PER EMAIL RECEIVED 10/7/25	10/7/25	MRA						
2	REVISED PER IN HOUSE REVIEW	10/13/25	MRA						
3	REVISED PER CLIENT COMMENTS	5/7/26	MRA						

FINAL PLAT OF SUBDIVISION POPLAR WOODS THIRD ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD
PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this _____ day of _____, A.D., 20 ____

Region Two Engineer

OWNER'S CERTIFICATE LOT 1

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, LLC, A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

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

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE
TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME), _____ (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE

(PRINT NAME)

OWNER'S CERTIFICATE LOT 2 & UNSUBDIVIDED

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS: FREMONT SCHOOL DISTRICT 79; MUNDELEIN HIGH SCHOOL DISTRICT 120; COLLEGE OF LAKE COUNTY DISTRICT 532.

DATED AT _____, THIS _____ DAY

OF _____, A.D., 20 ____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

AND _____ (COMPANY), 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

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

FACILITIES AND STRUCTURES FOR THE ORDERLY RUNOFF OF RAIN AND MELTING SNOW HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STORM WATER DETENTION ORDINANCE OF THE VILLAGE OF POPLAR GROVE FOR THIS SUBDIVISION HAS BEEN APPROVED BY THE OWNER'S ENGINEER.

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

OWNER'S ENGINEER _____ NUMBER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

I, _____, COUNTY CLERK OF BOONE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT BELVIDERE, ILLINOIS,

THIS _____ DAY OF _____, 20 ____

COUNTY CLERK _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20 ____ AT _____ O'CLOCK _____ M.

COUNTY RECORDER _____

POPLAR GROVE PUBLIC WORKS DEPARTMENT

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT POPLAR GROVE PUBLIC WORKS DEPARTMENT HAS REVIEWED AND APPROVED THE ATTACHED POPLAR WOODS THIRD ADDITION FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND DATED

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

POPLAR GROVE PUBLIC WORKS DEPARTMENT

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

I, _____, VILLAGE ENGINEER FOR POPLAR GROVE, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND (TITLE 9 OF THE POPLAR GROVE MUNICIPAL CODE) ADOPTED BY THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS.

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

VILLAGE ENGINEER _____

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE HAS REVIEWED AND APPROVED THE ATTACHED POPLAR WOODS THIRD ADDITION FINAL PLAT OF SUBDIVISION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND DATED

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

PRESIDENT, VILLAGE BOARD OF TRUSTEES

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF POPLAR GROVE, AT ITS MEETING ON

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

DID APPROVE THE PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS THEREOF, _____, VILLAGE CLERK OF THE VILLAGE OF POPLAR GROVE, HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID VILLAGE OF POPLAR GROVE

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

VILLAGE CLERK _____

PUBLIC UTILITY EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS (P.U.E.) ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER THE FRANCHISE FROM THE VILLAGE OF POPLAR GROVE AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE PLAT FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTION, 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 OR OTHER POINTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES.

SANITARY SEWER EASEMENT PROVISIONS

PERPETUAL SANITARY SEWER EASEMENT FOR PROVIDING SANITARY SERVICES TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF POPLAR GROVE, AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES ON THIS PLAT AND INDICATED AS SANITARY SEWER EASEMENT FOR THE PURPOSES OF THIS PLAT, PROVIDING SANITARY SERVICES SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF SANITARY WASTEWATER, INCLUDING ANY AND ALL GRADING AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION TO INSTALL REQUIRED SERVICE CONNECTIONS ON EACH LOT TO SERVE IMPROVEMENTS THEREON, OR IN ADJACENT LOTS. THE RIGHT BUT NOT THE OBLIGATION TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SUCH EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR THE EXERCISE OF GRANTEE'S OTHER RIGHTS PROVIDED HEREIN.

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

WE COMMONWEALTH EDISON COMPANY, FRONTIER COMMUNICATIONS, NICOR GAS COMPANY AND COMCAST, BY OUR SIGNATURES HERON ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF POPLAR WOODS THIRD ADDITION FINAL PLAT OF SUBDIVISION AND WE HERE CONSENT TO THE RECORDING OF THE PLAT AS PREPARED.

COMMONWEALTH EDISON COMPANY NICOR GAS COMPANY

BY: _____ BY: _____

DATED: _____ DATED: _____

FRONTIER COMMUNICATIONS COMCAST

BY: _____ BY: _____

DATED: _____ DATED: _____

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I HEREBY DESIGNATE _____ AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20 ____ AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 1 AND 2 AS DESIGNATED UPON THE FINAL PLAT OF POPLAR WOODS SECOND ADDITION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS, AS RECORDED IN THE BOONE COUNTY RECORDER'S OFFICE NOVEMBER 5, 2015, AS DOCUMENT NO. 2015R05917.

EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 55.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 15 DEGREES 24 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 65.43 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 33 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 63.57 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, 108.54 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE, 117.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 AS DESIGNATED UPON THE FINAL PLAT OF POPLAR WOODS SECOND ADDITION, RECORDED AS DOCUMENT NO. 2015R05917; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 55.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 15 DEGREES 24 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 65.43 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 33 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 63.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS EAST, 308.46 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS WEST, 245.01 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS WEST, 56.81 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE NORTH 06 DEGREES 16 MINUTES 05 SECONDS WEST ALONG SAID EASTERLY LINE, 33.81 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS WEST ALONG SAID EASTERLY LINE, 82.22 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 58 DEGREES 56 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY LINE, 88.97 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 52 DEGREES 17 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY LINE 88.79 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 33 DEGREES 51 MINUTES 36 SECONDS WEST ALONG SAID EASTERLY LINE, 67.29 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE VILLAGE OF POPLAR GROVE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17007C0105C, HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2011.

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS _____ DAY OF _____, 20 ____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2026

5/7/2026 12:16 PM - J:\PDATA\2025 PROJECTS\25.0140\25.0140-01 PLAT\25.0140-01 POSUBD.DWG

3 OF 3 SCALE: NONE FROM NO. 25.0140-01	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT	ENGINEER	OWNER / DEVELOPER	CLIENT	DATE: 9/11/25	PC N/A	DRAWN BY MRA	CHECKED BY SK	BOOK N/A	PG N/A
		POPLAR WOODS THIRD ADDITION POPLAR GROVE, IL	ATWELL 1250 E. DIEHL ROAD, SUITE 300 NAPERVILLE, IL 60563	BEL AIR ESTATES LTD 11619 IL ROUTE 76 POPLAR GROVE, IL	McDonald's 110 N. Carpenter St. Chicago, IL 60607	NO. REVISIONS DATE BY	1 PER EMAIL RECEIVED 10/7/25 10/7/25 MRA	2 REVISED PER IN HOUSE REVIEW 10/13/25 MRA	3 REVISED PER CLIENT COMMENTS 5/7/26 MRA		