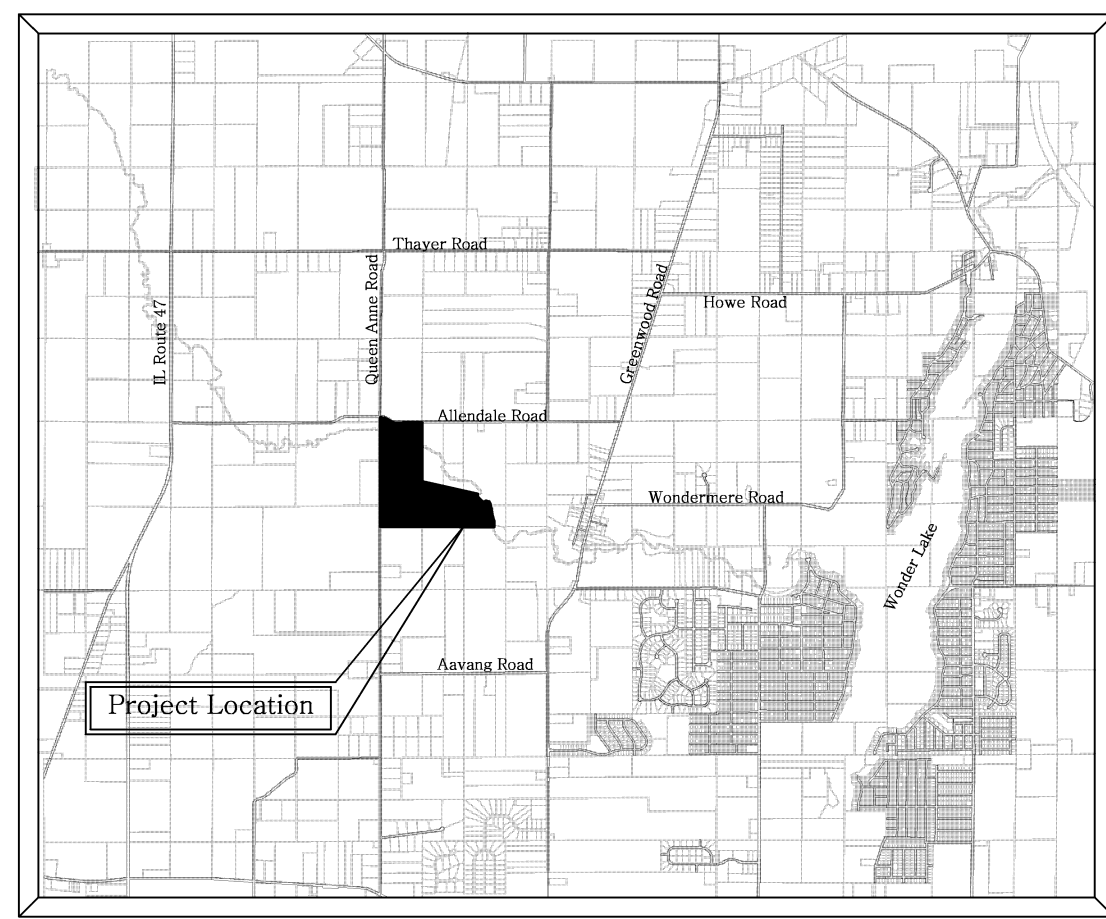


ALTA/ACSM Land Title Survey



Location Map
N.T.S.

LEGAL DESCRIPTION:
LOTS 1-52, EXCEPTING LOTS 5, 6, 7, 9, 28, 29, 32, 33, 34, 35, 37 AND 48 IN TWIN CREEKS ESTATES, BEING A SUBDIVISION OF PARTS OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2006 AS DOCUMENT 2006R007706 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 2006R0093141, IN MCHENRY COUNTY, ILLINOIS

SURVEY NOTES:

- THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF GREENWOOD. THIS PROPERTY HAS DIRECT ACCESS TO PUBLIC ROADWAYS.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM THE GROUND AT TIME OF SURVEY AND THROUGH NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREIN, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE.
- THERE ARE NO ENCROACHMENTS, OTHER THAN AS SHOWN HEREON (IF ANY) OF ANY KIND, VISIBLE EFFECTING THIS LAND.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS LAND IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.'S 17111C0073J AND 17111C0074J, DATED NOVEMBER 16, 2006, SHOWING PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND THE REMAINING AREAS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- TITLE COMMITMENT FILE NO 1343171M, WITH AN ISSUE DATE OF MARCH 26, 2013, PREPARED BY HERITAGE TITLE COMPANY OF MCHENRY, INC., AUTHORIZED AGENT OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, WAS USED IN PREPARATION OF THIS PLAT. ITEMS LISTED WITHIN SAID TITLE COMMITMENT EFFECTING THIS SURVEY ARE AS FOLLOWS:
 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION RECORDED AS DOCUMENT NUMBER 2006R77015 AND AMENDED FROM TIME TO TIME, RELATING, AMONG OTHER THINGS, TO: MEMBERSHIP AND VOTING RIGHTS IN THE HOMEOWNERS ASSOCIATION, IF ANY; RIGHT OF ASSESSMENT, IF ANY; USE OF COMMON ELEMENTS AND EASEMENTS; PRIVATE STREETS AND MAINTENANCE, REPAIR AND REPLACEMENT OF SAME AND MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS.
 - WETLAND BUFFER PROVISION AS INDICATED OF THE PLAT.
 - DRAINAGE, ACCESS AND CHANNEL MAINTENANCE EASEMENT GIVEN TO THE VILLAGE OF GREENWOOD AS INDICATED ON THE PLAT.
 - EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS, FOR THE INSTALLMENT, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT NUMBER 2006R0077106, AND THE TERMS AND CONDITIONS THEREOF.
 - EASEMENT IN FAVOR OF CABLE TV, VILLAGE OF GREENWOOD, COMMONWEALTH EDISON COMPANY AND GENERAL TELEPHONE COMPANY FOR THE POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 2006R0077106, RECORDED ON OCTOBER 19, 2006, AND THE TERMS AND CONDITION THEREOF.
 - DRAINAGE EASEMENT AND SEPTIC RESTRICTED AREAS AS INDICATED ON THE PLAT (SEE PLAT FOR LOCATIONS).
 - CROSSING AND REIMBURSEMENT AGREEMENT RECORDED DECEMBER 26, 2006 AS DOCUMENT 2006R0093919. (SEE DOCUMENT FOR PARTICULARS)
 - SETBACK LINE AS SHOWN ON OR DESCRIBED IN THE PLAT OF THE SUBDIVISION RECORDED AS DOCUMENT 2006R0077106 (SEE PLAT FOR LOCATIONS).
 - PUBLIC UTILITY EASEMENT AS SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT 2006R077106. (SEE PLAT FOR LOCATIONS)
 - WELL AND SEPTIC RESTRICTED AREAS AS NOTED ON THE PLAT. (SEE PLAT FOR LOCATIONS)
 - PLAT AMENDMENT RECORDED AS DOCUMENT 2007R42171 (AFFECTS LOTS 7&8)
 - RIGHT OF WAY AND EASEMENT GRANT GIVEN TO BECHTEL CORP. RECORDED AS DOCUMENT 473922 AND RE-RECORDED AS DOCUMENT 529852.
 - ASSIGNMENT OF RIGHT OF WAY AND EASEMENT GRANT FROM BECHTEL CORP TO LAKEHEAD PIPELINE CO., INC., RECORDED FEBRUARY 17, 1999 AS DOCUMENT 504647.
 - EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 469197, RECORDED FEBRUARY 15, 1967 AND THE TERMS AND CONDITIONS THEREOF.
 - SUBJECT TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN THE USE OF THE NIPPERSINK CREEK AND ALL PUBLIC EASEMENTS OF RECORD.
 - RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.
 - NOTES AS SHOWN ON THE RECORDED PLAT:
 - ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES ARE RESTRICTED TO THE PUBLIC UTILITY EASEMENTS AND SHALL NOT BE PLACED IN THE ROAD RIGHT-OF-WAYS EXCEPT FOR CROSSING THEREOF.
 - ALL LOTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOME OWNER'S ASSOCIATION OR PURCHASER
 - ALL BEARINGS AND DISTANCES ARE BASED ON THE RECORDED PLAT OF SUBDIVISION.
 - ALL PUBLIC UTILITY EASEMENTS (PUE) ARE FOR THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND ARE HEREBY GRANTED TO THE VILLAGE OF GREENWOOD, TELEPHONE COMPANY, COMED ELECTRIC COMPANY, NICOR GAS COMPANY, THE CABLE TELEVISION FRANCHISES, (WHERE APPLICABLE) OF THE VILLAGE OF GREENWOOD AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE THE FACILITIES THEREIN. PUBLIC UTILITY CROSSING EASEMENTS (P.U.C.E.) ARE FOR PUBLIC UTILITIES TO CROSS MUNICIPAL UTILITY EASEMENTS BUT NOT OTHERWISE SUBSTANTIALLY OCCUPY.
 - ALL DRAINAGE EASEMENTS (DE) ARE FOR DRAINAGE PURPOSES AND FOR THE GRADING AND INSTALLATION OF RELATED STRUCTURES AND ARE HEREBY GRANTED TO THE VILLAGE OF GREENWOOD AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REMOVE THE FACILITIES THEREIN. THE INSTALLATION OF ANY VEGETATION, FENCE, STRUCTURE, OR EQUIPMENT IN A DRAINAGE EASEMENT WHICH WOULD HINDER THE FREE DRAINAGE OF SURFACE WATER IS ALSO PROHIBITED.
 - ALL INTERIOR STREETS DEDICATED HEREON ARE DEDICATED TO THE VILLAGE OF GREENWOOD FOR PUBLIC STREET PURPOSES.
 - ACCESS FROM LOT 1 AND LOT 44 TO QUEEN ANNE ROAD SHALL NOT BE PERMITTED.
 - ONLY DOMESTIC SEWAGE SHALL BE DISCHARGED TO THE SUBSURFACE SEEPAGE SYSTEM. NO PROCESSING OR OTHER LIQUID WASTE SHALL BE ALLOWED TO BE DISPOSED INTO OR ONTO THE SOIL AND MUST BE HANDLED ACCORDING TO ILLINOIS EPA STANDARDS.
 - NON-RESIDENTIAL PROPERTIES MUST DEMONSTRATE 100 PERCENT REPLACEMENT AREA FOR THE PRIVATE WASTEWATER DISPOSAL SYSTEM.
 - ALL AERATION UNITS SHALL MEET ANSI/NSF CLASS 1 STANDARDS.
 - EXISTING NON-PLATTABLE SUBORDINATION OF MORTGAGE, TO RIGHT OF WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED OCTOBER 31, 1966 AS DOCUMENT 415847 IN MCHENRY COUNTY, ILLINOIS TO BE ABANDONED AFTER RELOCATION OF EXISTING FIBER OPTIC CABLE IS COMPLETE. SAID EASEMENT HERON SHOWN IS AS FIELD LOCATED BY WITNESS POSTS SET BY OTHERS. FIBER OPTIC LINE HAS BEEN RELOCATED, SAID RIGHT OF WAY EASEMENT NOW ABANDONED.
 - WATER WELLS ON LOTS 1, 2, 3, 5, 6, 7, 8, 9, AND 44 SHALL BE FINISHED IN BEDROCK.
 - WATER WELLS ON LOTS 2, 6 AND 7 MUST BE PLACED WITHIN THE WELL DESIGNATED AREAS OF THOSE LOTS.
 - THE DESIGNATED PRIVATE SEWAGE DISPOSAL SYSTEM AND FUTURE SEPTIC SYSTEM REPLACEMENT AREAS SHALL REMAIN FREE OF ANY STRUCTURES, DRIVEWAYS, PARKING AREAS OR OTHER DEVELOPMENT.
 - SEPTIC TANKS, LIFT STATIONS, AND AERATION DEVICES WILL BE ALLOWED IN SEPTIC RESTRICTED AREAS AND AREAS WHICH HAVE NOT BEEN DESIGNATED FOR PRIMARY OR FUTURE SEPTIC SYSTEM INSTALLATION, EXCLUSIVE OF EASEMENTS DESIGNATED FOR OTHER PURPOSES, PROVIDED THAT INLET AND OUTLET INVERTS ARE SET TO A MINIMUM OF ONE INCH ABOVE ESTIMATED SEASONAL HIGH GROUNDWATER OR PROVISIONS ARE MADE TO ENSURE THAT THE TANK CONNECTIONS AND TOPS OF SEPTIC TANKS, LIFT STATIONS AND AERATION DEVICES ARE WATER TIGHT.
 - RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
 - RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM, WHICH MAY CROSS THE PREMISES.

SEPTIC SUITABILITY

Lot Number	Square Feet	Acres
1	21781	0.500
2	28245	0.648
3	33028	0.808
4	38344	0.880
8	D.P.S.D.S. = 7449 SQFT F.S.S.R.A. = 5842 SQFT	
10	40186	0.923
11	74848	1.718
12	78373	1.800
13	75857	1.737
14	58031	1.332
15	49035	1.126
16	82123	1.885
17	21785	0.500
18	D.P.S.D.S. = 3994 SQFT F.S.S.R.A. = 4915 SQFT	
19	D.P.S.D.S. = 4139 SQFT F.S.S.R.A. = 6259 SQFT	
20	D.P.S.D.S. = 5653 SQFT F.S.S.R.A. = 8259 SQFT	
21	D.P.S.D.S. = 4069 SQFT F.S.S.R.A. = 3867 SQFT	
22	24887	0.574
23	74535	1.711
24	31469	0.722
25	70805	1.625
26	75114	1.724
27	83438	1.915
30	67560	1.551
31	56261	1.282
36	46150	1.059
38	25360	0.582
39	34122	0.783
40	21913	0.503
41	44769	1.028
42	22283	0.512
43	D.P.S.D.S. = 7031 SQFT F.S.S.R.A. = 6530 SQFT	
44	D.P.S.D.S. = 3408 SQFT F.S.S.R.A. = 3328 SQFT	
45	D.P.S.D.S. = 2516 SQFT F.S.S.R.A. = 3098 SQFT	
46	24207	0.556
47	D.P.S.D.S. = 3845 SQFT F.S.S.R.A. = 3900 SQFT	
49	D.P.S.D.S. = 3572 SQFT F.S.S.R.A. = 3118 SQFT	
50	D.P.S.D.S. = 6766 SQFT F.S.S.R.A. = 7159 SQFT	
51	23003	0.528
52	D.P.S.D.S. = 5441 SQFT F.S.S.R.A. = 6242 SQFT	

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	R=25.00	L=39.27	CB=54505.27°W	CH=35.36
C3	R=330.00	L=130.33	CB=47938.47°E	CH=119.68
C4	R=330.00	L=172.39	CB=44141.51°E	CH=170.41
C5	R=25.00	L=39.27	CB=58416.30°W	CH=35.36
C6	R=445.00	L=301.98	CB=43720.29°E	CH=288.63
C7	R=645.00	L=271.36	CB=41154.10°W	CH=269.36
C8	R=270.00	L=129.98	CB=41306.29°E	CH=128.73
C9	R=330.00	L=144.99	CB=43304.47°E	CH=143.83
C10	R=330.00	L=15.86	CB=40110.57°E	CH=15.86
C11	R=270.00	L=131.61	CB=43346.09°W	CH=130.31
C12	R=330.00	L=158.87	CB=41159.07°E	CH=157.34
C13	R=25.00	L=39.12	CB=64458.39°W	CH=35.25
C14	R=470.00	L=10.26	CB=48924.10°W	CH=10.26
C15	R=470.00	L=363.81	CB=48540.90°W	CH=356.82
C16	R=470.00	L=364.21	CB=42223.39°W	CH=355.16
C17	R=530.00	L=100.59	CB=40537.34°W	CH=100.44
C18	R=530.00	L=140.81	CB=41840.47°W	CH=140.39
C19	R=530.00	L=198.60	CB=43701.31°W	CH=197.44
C20	R=530.00	L=103.80	CB=45322.14°W	CH=103.64
C21	R=25.00	L=36.79	CB=51649.29°E	CH=33.56
C22	R=25.00	L=23.83	CB=52326.38°W	CH=22.94
C23	R=70.00	L=34.20	CB=46557.90°E	CH=33.86
C24	R=70.00	L=143.85	CB=40654.17°W	CH=119.84
C25	R=70.00	L=78.69	CB=58072.28°W	CH=74.82
C26	R=70.00	L=84.37	CB=50919.49°W	CH=81.38
C27	R=25.00	L=23.83	CB=40158.45°W	CH=22.94
C28	R=25.00	L=36.79	CB=46729.17°E	CH=33.56
C29	R=530.00	L=98.98	CB=47249.17°E	CH=98.81
C30	R=530.00	L=84.55	CB=48537.28°W	CH=84.46
C31	R=25.00	L=39.27	CB=54511.01°E	CH=35.36
C32	R=25.00	L=23.83	CB=52707.01°W	CH=22.94
C33	R=70.00	L=4.96	CB=45159.22°E	CH=4.96
C34	R=70.00	L=118.00	CB=40110.57°E	CH=104.52
C35	R=70.00	L=102.15	CB=48850.29°E	CH=93.33
C36	R=70.00	L=127.27	CB=50244.00°E	CH=110.45
C37	R=25.00	L=14.86	CB=43315.25°W	CH=14.87
C38	R=25.00	L=6.02	CB=40556.43°W	CH=5.01
C39	R=25.00	L=39.27	CB=44448.18°E	CH=35.36
C40	R=25.00	L=35.37	CB=44620.41°E	CH=34.49
C41	R=705.00	L=238.48	CB=41149.14°W	CH=237.34
C42	R=705.00	L=218.59	CB=43723.33°W	CH=217.68
C43	R=705.00	L=54.78	CB=44628.56°W	CH=54.77
C44	R=25.00	L=39.27	CB=50543.30°E	CH=35.36
C45	R=500.00	L=46.49	CB=54320.19°E	CH=46.45
C46	R=320.00	L=237.63	CB=58821.19°W	CH=232.20
C47	R=380.00	L=132.36	CB=58010.00°W	CH=131.70
C48	R=380.00	L=105.00	CB=59216.11°W	CH=104.67
C49	R=380.00	L=100.02	CB=54048.56°W	CH=99.73
C50	R=270.00	L=238.47	CB=46441.01°W	CH=237.70
C51	R=25.00	L=39.27	CB=44454.02°E	CH=35.35
C52	R=456.78	L=183.11	CB=57725.98°E	CH=181.89

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
- Dimensions are shown in feet and decimal parts thereof.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

CLIENT: AMERICAN COMMUNITY BANK
 DRAWN BY: TEC CHECKED BY: MAM
 SCALE: 1"=100' SEC. 10, T. 45, R. 7, E.
 BASIS OF BEARING: Per Plat of Subdivision
 P.I.N.: Various
 JOB NO.: ACB001C I.D. _____
 FIELDWORK COMP. 04/03/13 BK. _____ PG. _____
 REF. _____



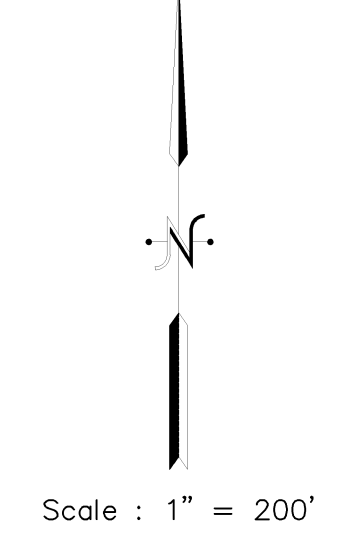
LEGEND

- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- [Symbol] = DRAINAGE EASEMENT & S.R.A.
- [Symbol] = SEPTIC RESTRICTED AREA (S.R.A.)
- [Symbol] = DESIGNATED PRIVATE SEWAGE DISPOSAL SYSTEM (D.P.S.D.S.)
- [Symbol] = FUTURE SEPTIC SYSTEM REPLACEMENT AREA (F.S.S.R.A.)
- [Symbol] = WELL RESTRICTED AREA (W.R.A.)
- [Symbol] = GAS PIPELINE EASEMENT
- [Symbol] = FIBEROPTIC EASEMENT
- [Symbol] = ACCESS EASEMENT (A.E.)
- [Symbol] = CHANNEL MAINTENANCE EASEMENT (CME)

4010 HOUSE ADDRESS (PER PLAT OF SUBDIVISION)

- [Symbol] CHANNEL MAINTENANCE EASEMENT
- [Symbol] WETLAND BUFFER
- [Symbol] 100 FP - 100 FP 100 YEAR FLOODPLAIN
- [Symbol] DRAINAGE EASEMENT
- [Symbol] SEPTIC RESTRICTED LINE (S.R.L.)

- [Symbol] FLARED END SECTION
- [Symbol] COM ED PEDESTAL
- [Symbol] VERIZON PEDESTAL
- [Symbol] FOUND STEEL BAR, 5/8"
- [Symbol] MAILBOX (PRIVATE)
- [Symbol] POWER POLE
- [Symbol] FIBER OPTIC WITNESS POST
- [Symbol] GUY WIRE
- [Symbol] ELECTRIC TRANSFORMER W/CONCRETE PAD



STATE OF ILLINOIS)
 COUNTY OF McHENRY) S.S.

Certified to: 1) Heritage Title Company of McHenry
 2) American Community Bank & Trust
 3) Openlands

We, TROTTER and ASSOCIATES, INC., a Professional Design Firm, License No. 184-002147, do hereby 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 1, 2, 3, 4, 6a, 7a, 8, and 11a thereof. The field work was completed on April 3, 2013.

Dated this _____ day of _____, A.D., 2013.

Thomas E. Cichowski, 035-003346, Expires 11/30/14
 PROFESSIONAL LAND SURVEYOR

TROTTER and ASSOCIATES
 Engineers and Surveyors
 5415 Business Parkway • Ringwood, IL 60072
 Ph: 815.728.0068 • Fax: 815.728.1008