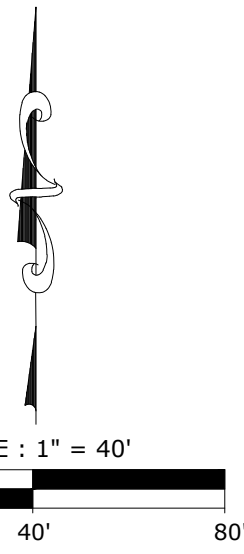
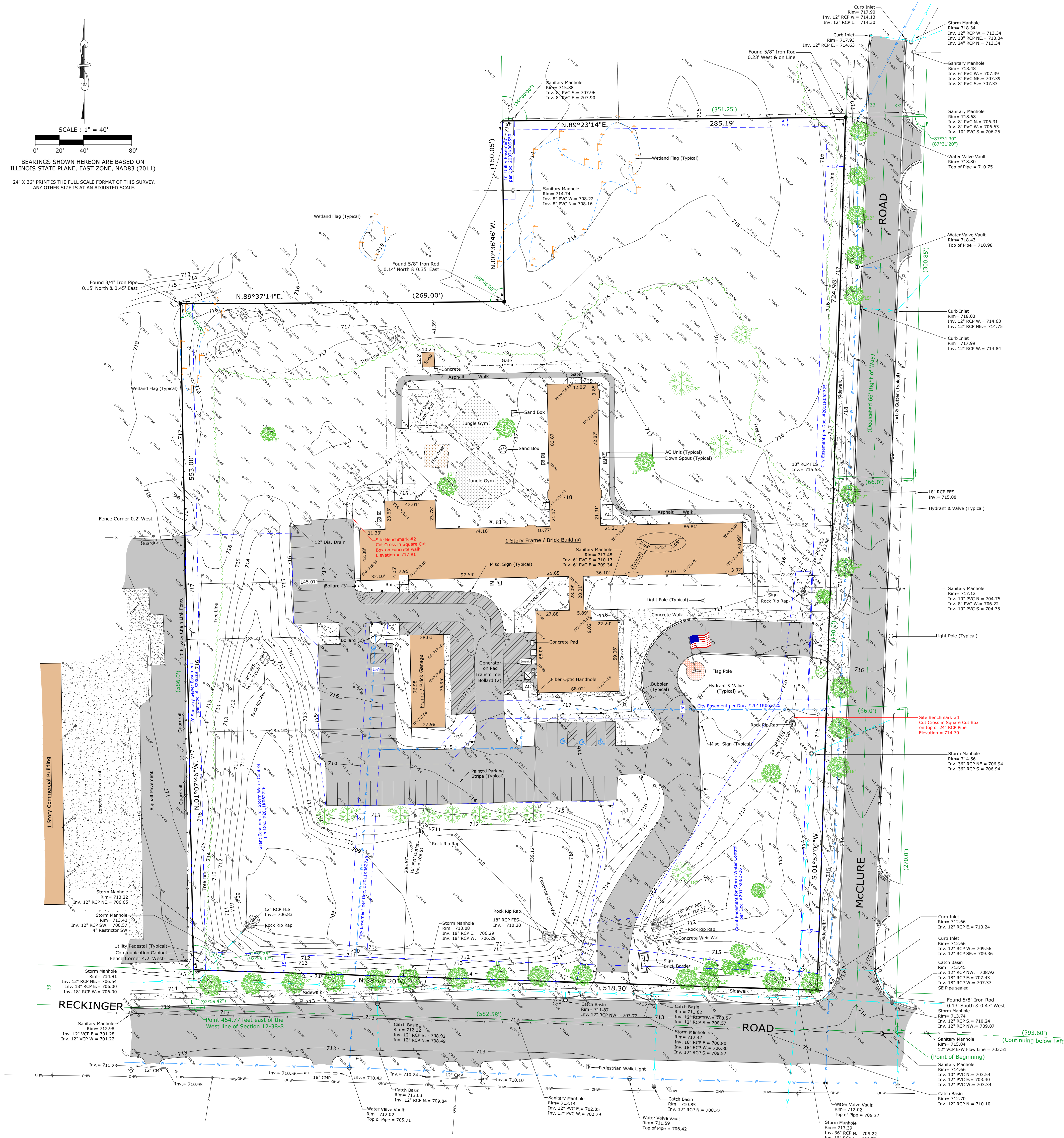


TOPOGRAPHIC SURVEY



BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)
24" X 36" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.



BENCHMARK INFO.

Source Benchmark #1: City of Aurora #20 North Southwest corner of Farnsworth Avenue & Reckinger Road, 8.3 feet north of south driveway of Phillip 66 gas station & 0.9 feet west of west edge of sidewalk.
Elevation = 709.80 (NAVD88)

Source Benchmark #2: City of Aurora #20 South Southwest corner of Farnsworth Avenue & Indian Trail, 1.0 feet south & 1.0 feet east of key of walk in front of Walgreens.
Elevation = 709.91 (NAVD88)

LEGEND

- | | |
|--------------------------------|---------------------------------------|
| Light Post | Building |
| Utility Pole | Asphalt |
| Pole Anchor | Concrete |
| Telephone Pedestal | Brick Paved |
| Manhole | Gravel |
| Catch Basin | Spot Elevation |
| Curb Inlet | TF Top of Foundation |
| Water Valve Vault | FF7 Finished Floor at Door #7 |
| Bubbler | Inv. Invert |
| Water Valve | T/P Top of Pipe |
| Fire Hydrant | Deciduous Tree and size in inches |
| Electrical Meter | Non Deciduous Tree and size in inches |
| Gas Meter | Bush |
| Water Meter | Handicap Parking Space |
| Air Condition Unit | |
| Downspout | |
| Miscellaneous Traffic Sign | |
| Fence | |
| Overhead Wire(s) | |
| Underground Sanitary Line | |
| Underground Communication Line | |
| Underground Gas Line | |
| Underground Storm Line | |
| Underground Water Line | |
| Underground Electric Line | |
| Underground Communication Line | |

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER 929.31 FEET TO THE CENTER LINE OF RECKINGER ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 79 DEGREES 52 MINUTES 00 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 223.44 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 1006141; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE 303.37 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE WESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 168 DEGREES 27 MINUTES 09 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 374.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 1006141; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE 305.40 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE WESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 179 DEGREES 04 MINUTES 14 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 393.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID CENTER LINE 582.58 FEET TO A POINT THAT IS 454.77 FEET EAST OF THE WEST LINE OF SAID SECTION 12 (MEASURED ALONG SAID CENTER LINE); THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 59 MINUTES 42 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 586.0 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 15 MINUTES 00 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 269.0 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 46 MINUTES 00 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 150.05 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 351.25 FEET; THENCE SOUTH ALONG A LINE WHICH FORMS AN ANGLE OF 87 DEGREES 31 MINUTES 20 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 300.85 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 66.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 190.0 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 66.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 270.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THE EAST 66 FEET DEDICATED FOR STREETS.

SURVEYOR NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

ALL BUILDING TIES ARE TO THE BRICK CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 15-12-326-018.

THE PROPERTY DESCRIBED HEREON CONTAINS 342,537 SQ. FT. OR 7.863 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS: 1480 RECKINGER ROAD AURORA, IL 60505

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X" AND ZONE "X WITH SOLID SHADE", ACCORDING TO THE COMMUNITY PANEL NUMBER 170320 0342H, CITY OF AURORA, MAP NUMBER 17089C0342 H, KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 3, 2009.

ZONE "X" IS AREAS OF MINIMAL FLOOD HAZARD.

ZONE "X WITH SOLID SHADE" IS AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, SHAWN R. VAN KAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 7/1/2020 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF OCTOBER, A.D. 2020.

Shawn R. Van Kampen
SHAWN R. VAN KAMPEN
STATE OF ILLINOIS
NO. 035-002710
BATAVIA
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
Cordogan Clark & Associates, Inc.
960 Ridgeway Avenue
Aurora, IL 60506

NO.	DATE	REVISION
1.	7/1/2020	FIELD SURVEY COMPLETED
2.	7/14/2020	ISSUED PRELIMINARY TOPOGRAPHIC SURVEY
3.	10/1/2020	ISSUED TOPOGRAPHIC SURVEY

SITE DESIGNATION INFORMATION:
Child Service Center
1480 Reckinger Road
Aurora, IL 60505

PROJECT NO.
677071

TOPO

DRAWN BY: PS CHECKED BY: DL



PREPARED BY:
ASM
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Professional Design Firm #184-006014 expires 4/30/2021