

*NOT TO SCALE*

CORDOGAN CLARK & ASSOCIATES, INC.  
716 NORTH WELLS STREET  
CHICAGO, IL 60654

FOX VALLEY APARTMENTS, LP  
AN ILLINOIS LIMITED PARTNERSHIP  
346 N LAKE STREET  
AURORA, IL 60506  
MICHAEL POULAKIDAS  
(630) 896-5150  
MICHAEL@MJPLAWOFFICE.COM

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE  
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,  
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION  
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



GRAPHIC SCALE



1 inch = 30 ft.

LOTS, 5, 6, 7, 8 AND 9 IN WAGNER 2ND ADDITION TO AURORA, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1987 AS DOCUMENT NUMBER 1848537 IN KANE COUNTY, ILLINOIS.

108,653 SQUARE FEET (2.494 ACRES)

15-28-129-008  
15-28-129-025

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (.456.67") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, BENCHMARKS AND SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWER, CABLE, TELEPHONE, TELEVISION AND ELEVATOR SHAFTS OR CONDUITS, MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE AND UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENTS REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY. FOR A MORE COMPREHENSIVE UNDERGROUND EXPLORATION EFFORT TOGETHER WITH JULIETTE MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIETTE AT 1-800-892-0123.
8. THIS SURVEY WAS PREPARED FOR CORDOGAN CLARK & ASSOCIATES, INC. BASED ON A FIELD SURVEY COMPLETED ON JULY 14, 2021.
9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF LAKE )

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE  
HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT  
REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF JULY, A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES: NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350  
EXPIRES APRIL 30, 2023

[illegible]

**Manhard**  
CONSULTING LTD

One Ontario Place, Suite 2802, Uxbridge, L1 0C8  
 Civil Engineers • Surveyors • Water Resources Engineers • Vibrant & Wastewater Engineers •  
 905-774-5500 904-783-0066 manhard.com

641 SLAKE STREET

**AURORA, ILLINOIS**

## BOUNDARY AND TOPOGRAPHIC SURVEY

PROJ. MGR.: FF  
 PROJ. ASSOC.: ERV  
 DRAWN BY: AAS  
 DATE: 07/14/21  
 SCALE: 1"=30'

**SHEET**

**1 OF 2**

**CCAAUILO4**



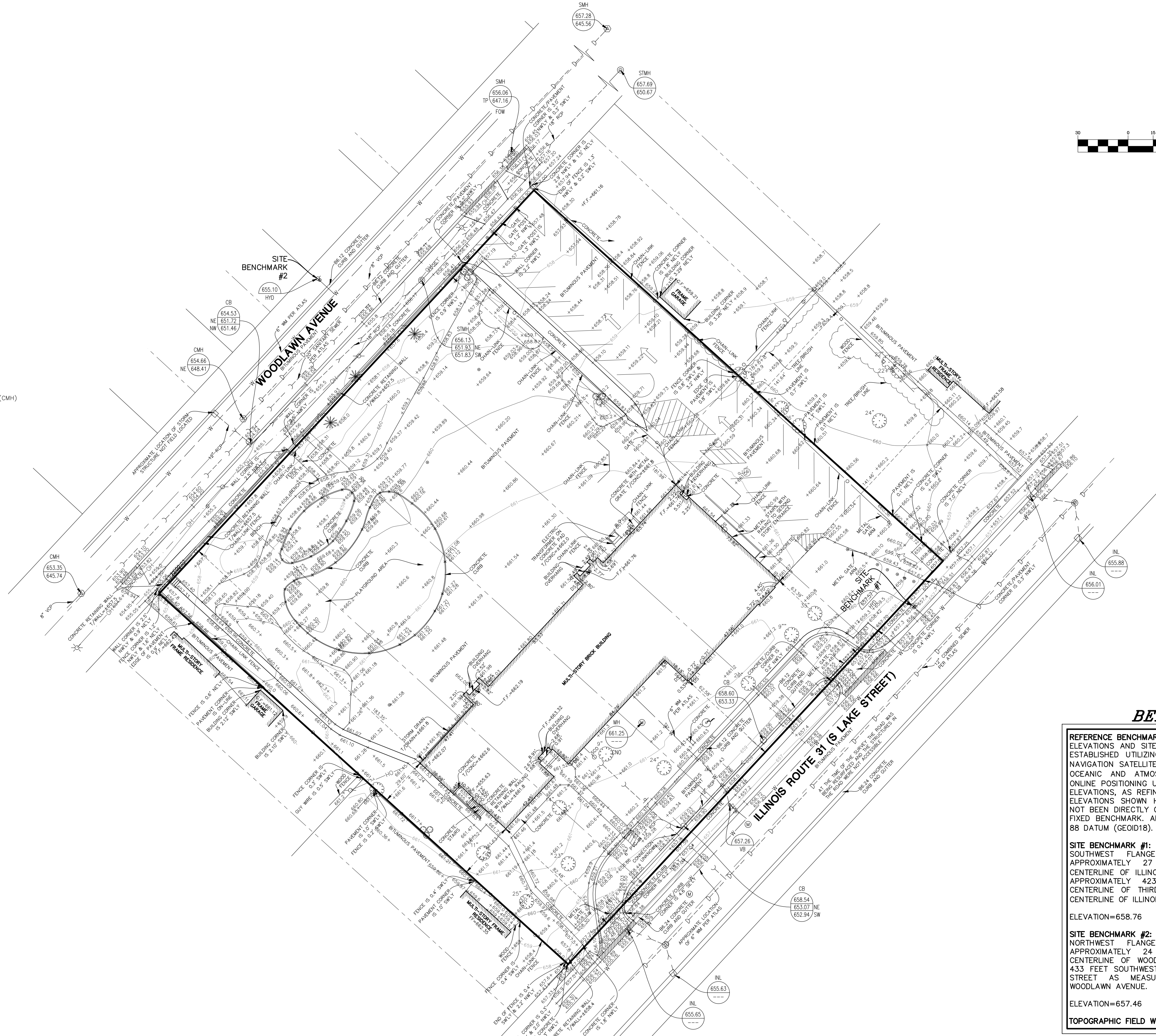
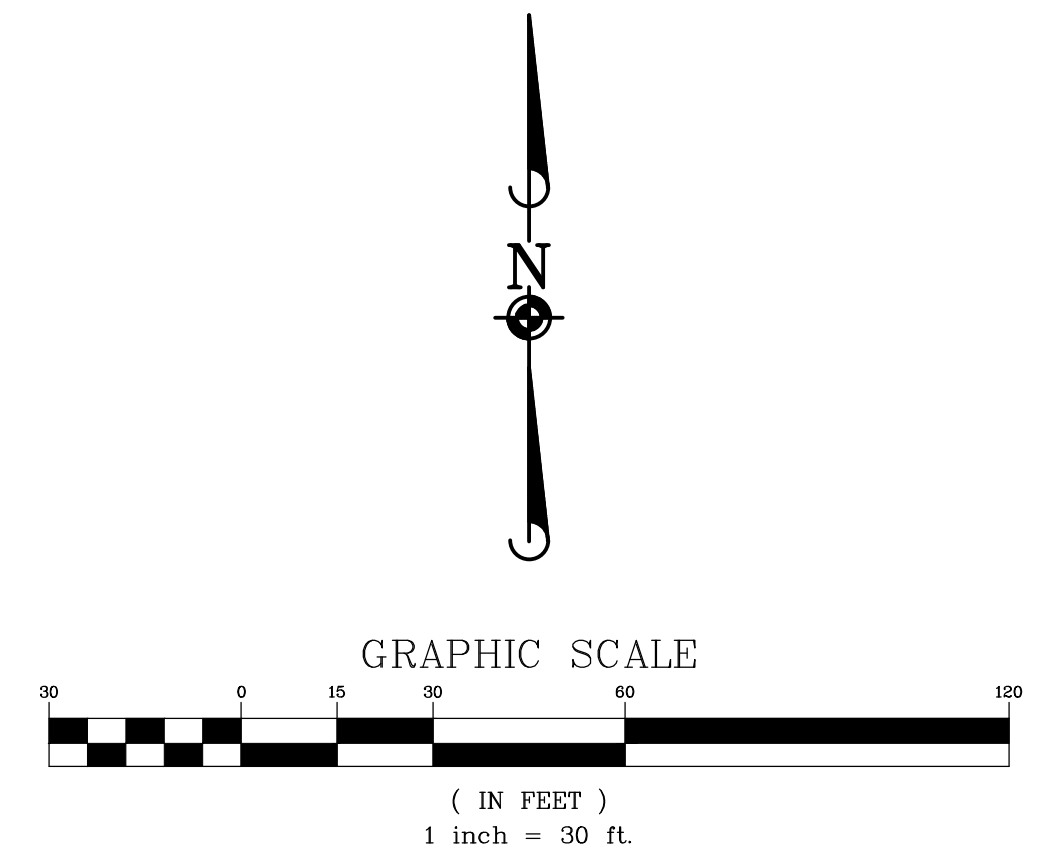
BOUNDARY AND TOPOGRAPHIC SURVEY FOR FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

LEGEND

- = EX. PROPERTY LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. COMBINATION SEWER LINE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. FORCEMAIN LINE
- = EX. WATERMAIN LINE
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. 1 FOOT CONTOURS
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. DOWN SPOUT
- = EX. STORM CLEANOUT
- = EX. SANITARY MANHOLE (SMH)
- = EX. SANITARY CLEANOUT
- = EX. COMBINATION SEWER MANHOLE (CMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. WATER MARKER
- = EX. GAS METER
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. TELEPHONE PEDESTAL
- = EX. TELEVISION PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. PAY/EMERGENCY PHONE
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. BASKETBALL HOOP
- = EX. HANDICAPPED PARKING
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION
- = EX. INVERT ELEVATION

ABBREVIATIONS

- RCP = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE
- CNO = COULD NOT OPEN
- TP = TOP OF PIPE
- FL = FLOWLINE
- FF = FINISHED FLOOR
- TF = TOP OF FOUNDATION
- GF = TOP OF FOUNDATION



BENCHMARKS

**REFERENCE BENCHMARK:**  
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). THE OBSERVED ELEVATIONS, AS REFINED BY OPUS, IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

**SITE BENCHMARK #1:**  
SOUTHWEST FLANGE BOLD ON HYDRANT LOCATED APPROXIMATELY 27 FEET NORTHWESTERLY OF THE CENTERLINE OF ILLINOIS ROUTE 31 (S LAKE STREET) AND APPROXIMATELY 423 FEET SOUTHWESTERLY OF THE CENTERLINE OF THIRD STREET AS MEASURE ALONG THE CENTERLINE OF ILLINOIS ROUTE 31 (S LAKE STREET)  
ELEVATION=658.76 DATUM=NAVD88-GEOID 18

**SITE BENCHMARK #2:**  
NORTHWEST FLANGE BOLD ON HYDRANT LOCATED APPROXIMATELY 24 FEET NORTHWESTERLY OF THE CENTERLINE OF WOODLAWN AVENUE AND APPROXIMATELY 433 FEET SOUTHWESTERLY OF THE CENTERLINE OF THIRD STREET AS MEASURE ALONG THE CENTERLINE OF ILLINOIS ROUTE 31 (S LAKE STREET)  
ELEVATION=657.46 DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/14/2021

641 S LAKE STREET

AURORA, ILLINOIS

BOUNDARY AND TOPOGRAPHIC SURVEY

Manhard CONSULTING LTD

Professional Engineer  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MGR.: FF

PROJ. ASSOC.: ERV

DRAWN BY: AAS

DATE: 07/14/21

SCALE: 1"=30'

SHEET

2 OF 2

CCAAUI04