

LEGAL DESCRIPTION

1 inch = 30 ft.



NOT TO SCALE

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.

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

39,548 SQUARE FEET (0.908 ACRES)

15-22-159-001

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 ALL 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 A CURRENT REPORT OF ENCUMBRANCES, 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 SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR COUPLINGS, GAS MAINS AND ALL OTHER LINES SHOWN HEREON ARE BASED ON THE FOLLOWING ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE AND THE UTILITY ATLASSES 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 STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIIE" MAY BE USED TO RECOMMEND A FULL STATEMENT OF FULL STATEMENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JUI.L.L.I.E. AT 1-800-892-0123.
8. THIS SURVEY WAS PREPARED FOR CORDOGAN CLARK AND ASSOCIATES, INC. BASED ON A FIELD SURVEY COMPLETED ON JULY 27, 2021.
9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. MANHARDT CONSULTING, L.L.C. 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 30TH 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.

1657 Westlake Park, Suite 200, Westborough, MA 01581
947.977.9244 ext. 5000
947.977.9244 fax
www.manhard.com

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

100 OAK AVENUE
AURORA, ILLINOIS

BOUNDARY AND TOPOGRAPHIC SURVEY

ROJ. MGR.: FF
 ROJ. ASSOC.: ERV
 DRAWN BY: ARM
 DATE: 07/27/21
 SCALE: 1"=30'

SHEET
1 OF 2
CCA.AUL.03

RCP = REINFORCED CONCRETE PIPE
VCP = VITREOUS CLAY PIPE
PCP = POLYVINYL CHLORIDE PIPE
DIP = DUCTILE IRON PIPE
TP = TOP OF PIPE
FL = FLOWLINE
FF = FINISHED FLOOR
S = STOP
HC = HANDICAP
SL = SPEED LIMIT
NP = NO PARKING

	= EX. PROPERTY LINE
	= EX. EASEMENT LINE
	= EX. SECTION LINE
	= EX. SIDEWALK
	= EX. CONCRETE CURB & GUTTER
	= EX. DEPRESSION CURB
	= EX. WIRE FENCE
	= EX. COMBINATION SEWER LINE
	= EX. STORM LINE
	= EX. SANITARY LINE
	= EX. WATERMAIN LINE
	= EX. UNDERGROUND ELECTRIC
	= EX. UNDERGROUND FIBER OPTIC
	= EX. UNDERGROUND CABLE TELEVISION
	= EX. UNDERGROUND TELEPHONE
	= EX. UNDERGROUND GAS
	= EX. OVERHEAD WIRES
	= EX. 1 FOOT CONTOURS
	= EX. LANDSCAPE AREA
	= EX. MISCELLANEOUS MANHOLE (MH)
	= EX. STORM MANHOLE (MH)
	= EX. STORM CATCH BASIN (CB)
	= EX. STORM INLET (INL)
	= EX. DOWN SPOUT
	= EX. STORM SERVICE POST
	= 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. WATER SERVICE POST
	= EX. BUFFALO BOX
	= EX. GAS VALVE
	= EX. GAS METER
	= EX. GAS MANHOLE
	= EX. JULIE GAS MARKER
	= EX. ELECTRICAL METER
	= EX. ELECTRICAL MANHOLE
	= 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. HANDICAPPED PARKING
	= EX. NUMBER OF PARKING STALLS
	= 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
	= EX. BITUMINOUS PAVEMENT
	= EX. CONCRETE
	= EX. AGGREGATE
	= EX. BRICK
	= EX. DETECTABLE WARNING



(IN FEET)
1 inch = 20 ft.

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, IN
THIS 'SIS' 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 83 DATUM (GEOID18).

SITE BENCHMARK 1:
SOUTHWEST "TAG" BOLT ON FIRE HYDRANT LOCATED
APPROXIMATELY 27 FEET NORTHWESTERLY OF THE
CENTERLINE OF OAK AVENUE AND 35 FEET
NORTHEASTERLY OF THE CENTERLINE OF NEW YORK
STREET.

ELEVATION=682.70 DATUM=NAVD88-GEOID 18

SITE BENCHMARK 2:
SOUTHWEST "TAG" BOLT ON FIRE HYDRANT LOCATED
APPROXIMATELY 27 FEET NORTHWESTERLY OF THE
CENTERLINE OF OAK AVENUE AND 51 FEET NORTHEASTERLY
OF THE CENTERLINE OF SPRUCE STREET.

ELEVATION=680.98 DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/27/2021