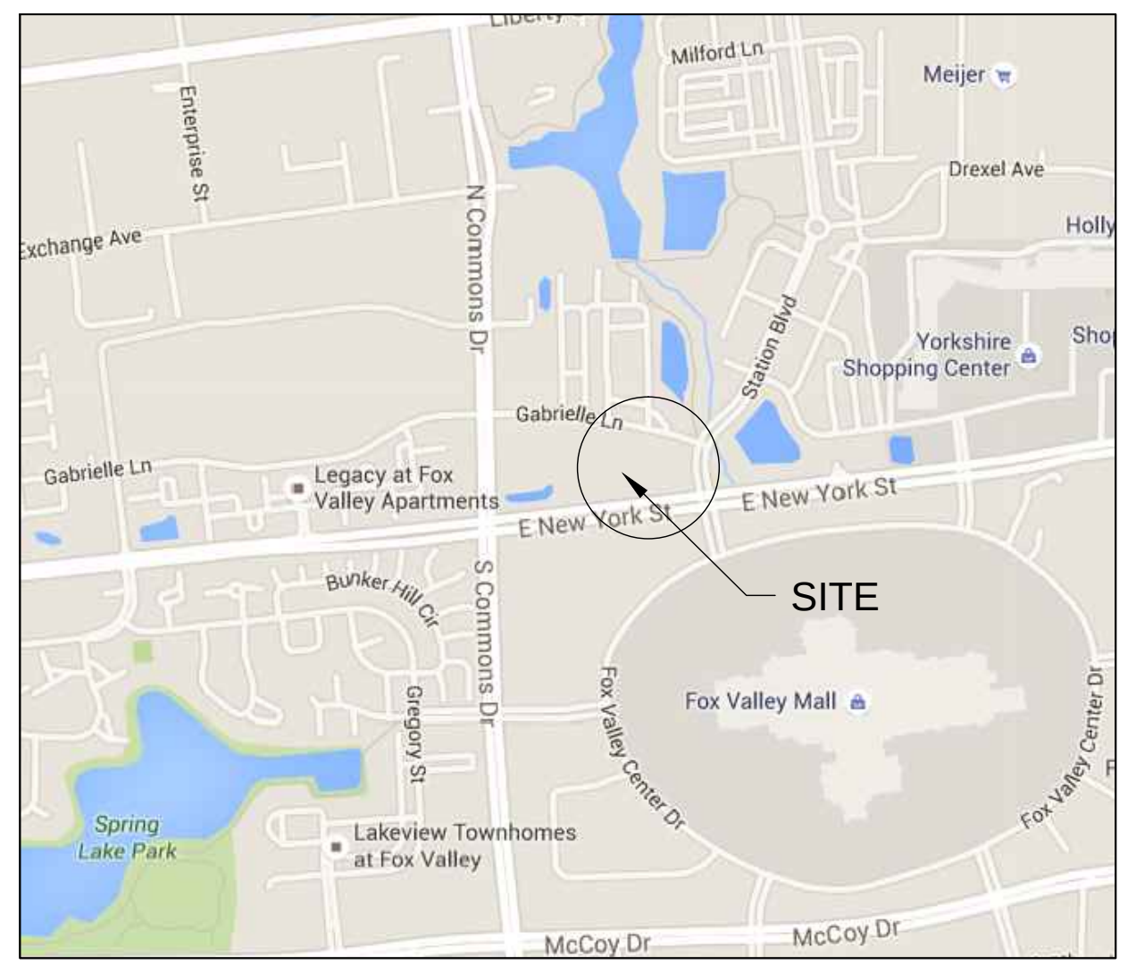
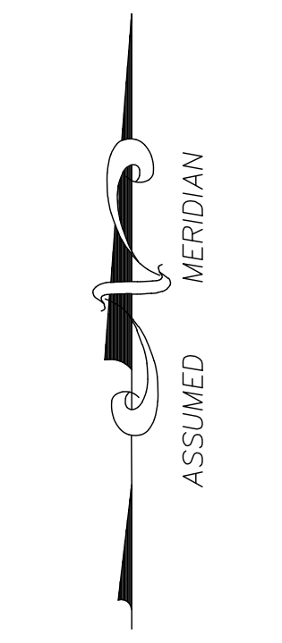
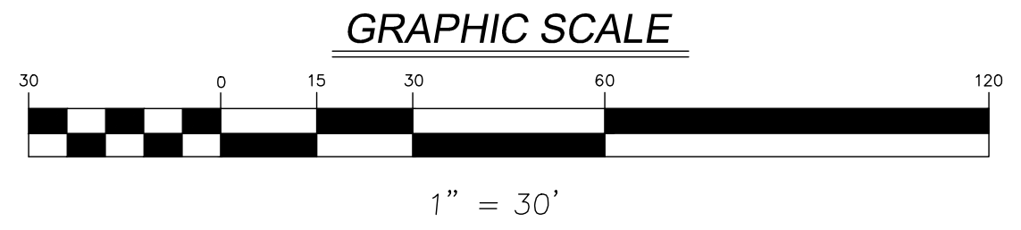

Meijer
Milford Ln
Exchange Ave
Dressel Ave
Yorkshire Shopping Center
Gabrielle Ln
E New York St
Legacy at Fox Valley Apartments
SITE
Fox Valley Mall
Lakeview Townhomes at Fox Valley
Spring Lake Park
McCoy Dr

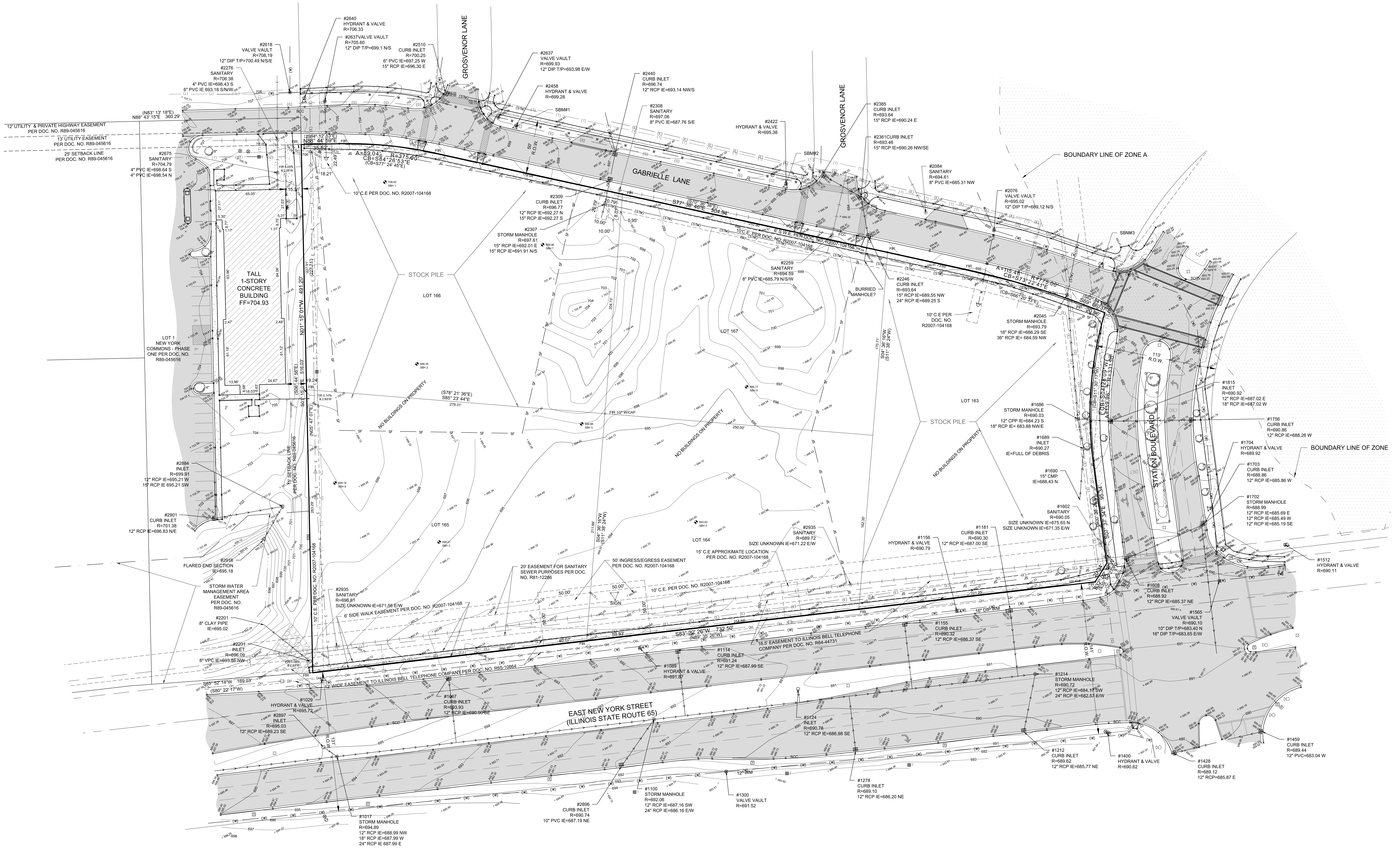
VICINITY MAP
NOT TO SCALE

ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
OF
INNOVATIVE HEALTH AT THE PLAZA OF NEW YORK
AURORA, ILLINOIS

LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA , IN DUPAGE COUNTY, ILLINOIS.


ASSUMED MERIDIAN


GRAPHIC SCALE
30
0
15
30
60
120
1" = 30'


GROSVENOR LANE
GABRIELLE LANE
STATION BOULEVARD
EAST NEW YORK STREET
(ILLINOIS STATE ROUTE 65)
LOT 163
LOT 164
LOT 165
LOT 166
LOT 167
STOCK PILE
NO BUILDINGS ON PROPERTY
TALL
1-STORY
CONCRETE
BUILDING
FF=704.93
LOT 1
NEW YORK
COMMONS - PHASE
ONE PER DOC. NO.
R89-045616
(N83° 13' 18"E)
N88° 43' 15"E 360.29'
12' UTILITY & PRIVATE HIGHWAY EASEMENT
PER DOC. NO. R89-045616
13' UTILITY EASEMENT
PER DOC. NO. R89-045616
25' SETBACK LINE
PER DOC. NO. R89-045616
15' SETBACK LINE
PER DOC. NO. R89-045616
(S84° 12' 53"E)
N88° 44' 59"E
35.52'
A=89.04'
R=375.00'
CB=S84°26'53"E
(CB=S77° 24' 45"E)
S77° 38' 46"E 504.94'
(S70° 36' 38"E)
A=115.46'
R=775.00'
CB=S73°22'41"E
(CB=S66° 20' 33"E)
S69° 06' 37"E
20.96'
CB=S04°28'09"W
A=139.96'
R=331.50'
(CB=S11° 30' 17"W)
S07° 37' 34"E 95.34'
S00° 35' 26"E
S83° 22' 26"W 732.50'
(N89° 35' 26"W)
S85° 52' 14"W 169.03'
(S80° 22' 17"W)
N01° 15' 01"W 491.20'
S01° 15' 01"E 516.03'
(S06° 44' 58"E)
(N05° 47' 07"E)
S04° 36' 16"W
(S11° 38' 24"W)
(S78° 21' 36"E)
S85° 23' 44"E
278.31'
50' R.O.W.
113' R.O.W.
131' R.O.W.
141' R.O.W.
BOUNDARY LINE OF ZONE A
BOUNDARY LINE OF ZONE
10' C.E PER DOC. NO. R2007-104168
6' S.W.E. PER DOC. NO. R2007-104168
10'C.E. PER DOC. NO. R2007-104168
10' C.E PER
DOC. NO.
R2007-104168
20' EASEMENT FOR SANITARY
SEWER PURPOSES PER DOC.
NO. R81-12286
50' INGRESS/EGRESS EASEMENT
PER DOC. NO. R2007-104168
15' C.E APPROXIMATE LOCATION
PER DOC. NO. R2007-104168
10' C.E. PER DOC. NO. R2007-104168
6' SIDE WALK EASEMENT PER DOC. NO. R2007-104168
16.5' EASEMENT TO ILLINOIS BELL TELEPHONE
COMPANY PER DOC. NO. R64-44731
12' WIDE EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY PER DOC. NO. R65-10864
10' C.E. PER DOC. NO. R2007-104168
STORM WATER
MANAGEMENT AREA
EASEMENT
PER DOC. NO.
R89-045616
SIGN
16" DIP WM
12" WM
SBM#1
SBM#2
SBM#3
BURRIED
MANHOLE?
FIR 1/2" W/CAP
#2640
HYDRANT & VALVE
R=706.33
#2637VALVE VAULT
R=705.60
12" DIP T/P=699.1 N/S
#2618
VALVE VAULT
R=708.19
12" DIP T/P=700.49 N/S/E
#2510
CURB INLET
R=700.25
6" PVC IE=697.25 W
15" RCP IE=696.30 E
#2276
SANITARY
R=706.38
4" PVC IE=698.43 S
6" PVC IE 693.18 S/N/W
#2675
SANITARY
R=704.79
4" PVC IE=698.64 S
4" PVC IE=698.54 N
#2637
VALVE VAULT
R=699.93
12" DIP T/P=693.98 E/W
#2458
HYDRANT & VALVE
R=699.28
#2440
CURB INLET
R=696.74
12" RCP IE=693.14 NW/S
#2308
SANITARY
R=697.06
8" PVC IE=687.76 S/E
#2309
CURB INLET
R=696.77
12" RCP IE=692.27 N
15" RCP IE=692.27 S
#2307
STORM MANHOLE
R=697.61
15" RCP IE=692.01 E
15" RCP IE=691.91 N/S
#2422
HYDRANT & VALVE
R=695.38
#2385
CURB INLET
R=693.64
15" RCP IE=690.24 E
#2361CURB INLET
R=693.46
15" RCP IE=690.26 NW/SE
#2084
SANITARY
R=694.61
8" PVC IE=685.31 NW
#2076
VALVE VAULT
R=695.02
12" DIP T/P=689.12 N/S
#2259
SANITARY
R=694.59
8" PVC IE=685.79 N/S/W
#2246
CURB INLET
R=693.64
15" RCP IE=689.55 NW
24" RCP IE=689.25 S
#2045
STORM MANHOLE
R=693.79
18" RCP IE=686.29 SE
36" RCP IE= 684.59 NW
#1815
INLET
R=690.92
12" RCP IE=687.02 E
18" RCP IE=687.02 W
#1756
CURB INLET
R=690.86
12" RCP IE=688.26 W
#1686
STORM MANHOLE
R=690.03
12" CPP IE=684.23 S
18" RCP IE= 683.88 NW/E
#1689
INLET
R=690.27
IE=FULL OF DEBRIS
#1704
HYDRANT & VALVE
R=689.92
#1703
CURB INLET
R=688.86
12" RCP IE=685.86 W
#1690
15" CMP
IE=688.43 N
#1702
STORM MANHOLE
R=688.99
12" RCP IE=685.69 E
12" RCP IE=685.49 W
12" RCP IE=685.19 SE
#1602
SANITARY
R=690.05
SIZE UNKNOWN IE=675.65 N
SIZE UNKNOWN IE=671.35 E/W
#1181
CURB INLET
R=690.30
12" RCP IE=687.00 SE
#1156
HYDRANT & VALVE
R=690.79
#1512
HYDRANT & VALVE
R=690.11
#1608
CURB INLET
R=688.92
12" RCP IE=685.37 NE
#1565
VALVE VAULT
R=690.10
10" DIP T/P=683.40 N
16" DIP T/P=683.65 E/W
#2935
SANITARY
R=689.72
SIZE UNKNOWN IE=671.22 E/W
#2935
SANITARY
R=696.61
SIZE UNKNOWN IE=671.56 E/W
#2884
INLET
R=699.91
12" RCP IE=695.21 W
15" RCP IE 695.21 SW
#2901
CURB INLET
R=701.38
12" RCP IE=696.83 N/E
#2916
FLARED END SECTION
IE=695.18
#2201
8" CLAY PIPE
IE=695.02
#2201
INLET
R=696.09
8" VPC IE=693.86 NW
#1029
HYDRANT & VALVE
R=695.72
#2897
INLET
R=695.03
12" RCP IE=689.23 SE
#1067
CURB INLET
R=693.93
12" RCP IE=690.90 SE
#1089
HYDRANT & VALVE
R=691.87
#1114
CURB INLET
R=691.24
12" RCP IE=687.99 SE
#1155
CURB INLET
R=690.32
12" RCP IE=686.37 SE
#1214
STORM MANHOLE
R=690.72
12" RCP IE=684.17 SW
24" RCP IE=682.57 E/W
#1124
INLET
R=690.78
12" RCP IE=686.98 SE
#1017
STORM MANHOLE
R=694.89
12" RCP IE=688.99 NW
18" RCP IE=687.99 W
24" RCP IE 687.99 E
#2896
CURB INLET
R=690.74
10" PVC IE=687.19 NE
#1100
STORM MANHOLE
R=692.06
12" RCP IE=687.16 SW
24" RCP IE=686.16 E/W
#1300
VALVE VAULT
R=691.52
#1278
CURB INLET
R=689.10
12" RCP IE=686.20 NE
#1212
CURB INLET
R=689.62
12" RCP IE=685.77 NE
#1400
HYDRANT & VALVE
R=690.62
#1428
CURB INLET
R=689.12
12" RCP=685.87 E
#1459
CURB INLET
R=689.44
12" PVC=683.04 W

TOPO - ALTA/ACSM SURVEY
INNOVATIVE HEALTH - THE PLAZA OF NEW YORK

DRAFTING COMPLETED: 02-11-16	DRAWN BY: BJS	PROJECT MANAGER: AS	
FIELD WORK COMPLETED: 01-29-16	CHECKED BY: AS	SCALE: 1" = 30'	

Project No: 16008
Group No: VP01.1
SHEET NO.
1 of 2

REVISIONS

NO.	DATE	DESCRIPTION

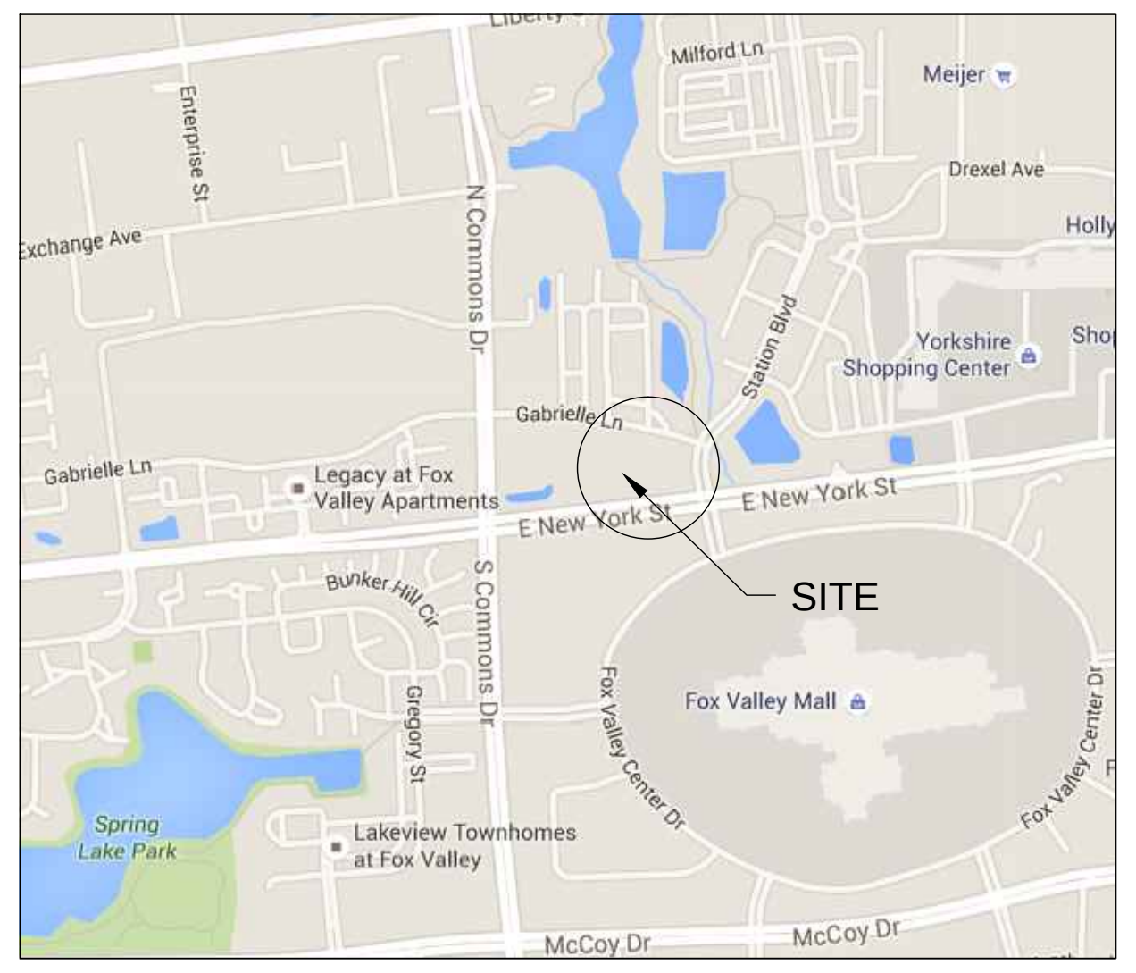
NO.	DATE	DESCRIPTION

PREPARED FOR:
INNOVATIVE HEALTH
1360 DES PERES ROAD, SUITE 310
ST. LOUIS, LISSOURI, 63131

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY
OF
INNOVATIVE HEALTH AT THE PLAZA OF NEW YORK
AURORA, ILLINOIS

LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA , IN DUPAGE COUNTY, ILLINOIS.


Milford Ln
Moyer
Diesel Ave
Holly
Enterprise St
Exchange Ave
N Commons Dr
Yorkshire Shopping Center
Gabrielle Ln
Legacy at Fox Valley Apartments
E New York St
SITE
Bunker Hill Ct
S Commons Dr
Gregory St
Fox Valley Mall
Fox Valley Center Dr
Spring Lake Park
Lakeview Townhomes at Fox Valley
McCoy Dr

VICINITY MAP
NOT TO SCALE

BENCHMARKS

SOURCE:

STATION DESIGNATION: 0186 PID DK3236
ESTABLISHED BY: DUPAGE COUNTY GIS DIVISION
DATE: 03/2006
ELEVATION: 710.78 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: BRASS DISK IN CONCRETE LIGHT BASE AT SOUTHWEST CORNER OF ELOA ROAD AND NEW YOUR STREET.

STATION DESIGNATION: 003 PID DK3247
ESTABLISHED BY: DUPAGE COUNTY GIS DIVISION
DATE: 01/2006
ELEVATION: 686.25 PUBLISHED 686.16 MEASURED
DATUM: NAVD88
DESCRIPTION: BRASS DISK IN CONCRETE POST LOCATED NORTH OF FIRE DEPARTMENT ON AURORA AVE, 44.2' EAST OF UTILITY POLE AND 37.5' NORTH OF SIDEWALK.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 700.61(MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHEAST CORNER OF GABRIELLE LN AND GROSVENOR LN.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 696.50(MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHWEST CORNER OF GABRIELLE LN AND GROSVENOR LN.

STATION DESIGNATION: SBM#3
ESTABLISHED BY: V3
DATE: 01-27-2016
ELEVATION: 695.01(MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON HYDRANT AT NORTHWEST CORNER OF GABRIELLE LN AND STATION BLVD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1401 008980218 D2 WITH EFFECTIVE DATE OF NOVEMBER 30, 2015 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B HEREON".
6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
9. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
10. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
11. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
12. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF AURORA ZONING ORDINANCES AS AMENDED. REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
13. THIS PROPERTY IS ZONED B-2(S) GENERAL BUSINESS (SPECIAL USE) PER CITY OF AURORA ZONING MAP REVISED 1/2014. SEE CITY OF AURORA ZONING ORDINANCE FOR SPECIFICS.
14. FEMA FLOOD ZONE LIMITS ARE SHOWN AS SCALED FROM FIRM MAP AND ARE APPROXIMATED.

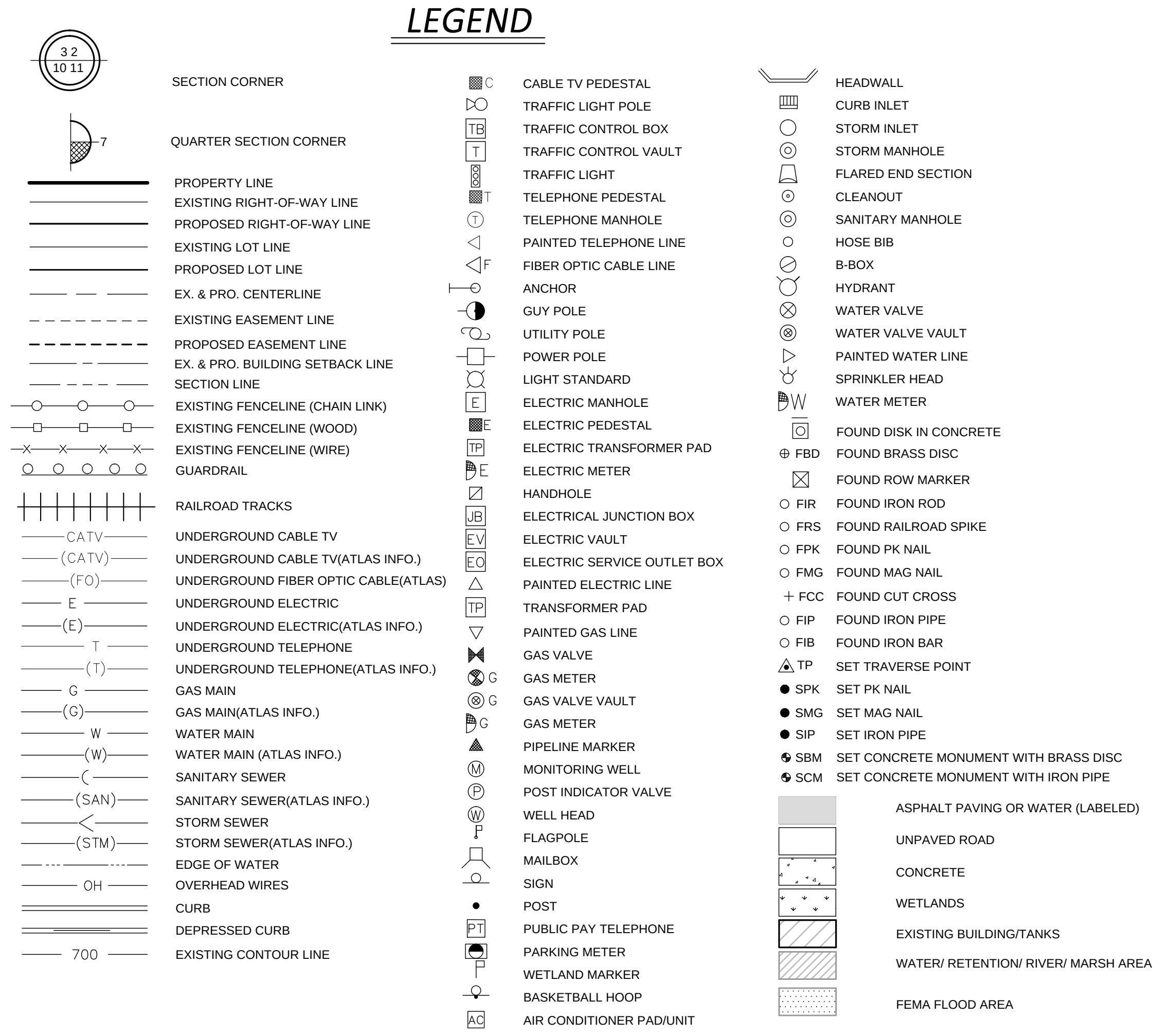
NOTES FROM SCHEDULE B

	EXCEPTION	AFFECTS PROPERTY	NOTE
A	TAXES	YES	NOT PLOTTABLE
D	MORTGAGE	YES	NOT PLOTTABLE
V	NOTE TO VALUE OF LAND	YES	NOT PLOTTABLE
W	RIGHTS TO LIEN	YES	NOT PLOTTABLE
X	EXISTING UNRECORDED LEASES	YES	NOT PLOTTABLE
Y	STATEMENT OF PROPERTY MANAGER	YES	NOT PLOTTABLE
Z	MUNICIPAL REAL ESTATE TRANSFER TAX	YES	NOT PLOTTABLE
AA	NOTE	YES	NOT PLOTTABLE
AB	NOTE	YES	NOT PLOTTABLE
AC	NOTE	YES	NOT PLOTTABLE
T	ORDINANCE PER DOC R2007-189344	YES	NOT PLOTTABLE
S	NOTE	YES	NOT PLOTTABLE
U	EASEMENT PER DOC R65-10864	YES	PLOTTED HEREON
G	EASEMENT PER DOC R81-12286	YES	PLOTTED HEREON
H	ORDINANCE PER DOC R2005-083899	YES	NOT PLOTTABLE
I	SPECIAL FLOOD AREA	YES	PLOTTED HEREON
J	EASEMENT PER DOC R64-44731	YES	PLOTTED HEREON
K	EASEMENT PER DOC R2006-024010	NO	NOT LOCATED ON PROPERTY
L	FLOOD AREA REMOVAL PER DOC R2007-114849	NO	NOT LOCATED ON PROPERTY
M	COVENANTS AND RESTRICTIONS PER DOC R2007-168860	YES	NOT PLOTTABLE
M	COMMUNITY DECLARATION PER DOC R2010-408	YES	NOT PLOTTABLE
M	TERMS AND PROVISIONS PER DOC R2010-55506	YES	NOT PLOTTABLE
M	EASEMENT AGREEMENT PER DOC R2013-141649	YES	NOT PLOTTABLE
N	INGRESS/EGRESS EASEMENT	YES	PLOTTED HEREON
O	CITY EASEMENT	YES	PLOTTED HEREON
P	PUBLIC SIDEWALK EASEMENT	YES	PLOTTED HEREON
Q	NOTE	YES	NOT PLOTTABLE
AD	GRANT OF RIGHTS AND EASEMENT PER DOC R2013-141649	YES	NOT PLOTTABLE
F	RIGHT OF WAY FOR DRAINAGE	YES	NOT PLOTTABLE
AE	NOTE	YES	NOT PLOTTABLE
AF	NOTE	YES	NOT PLOTTABLE
C	NOTE	YES	NOT PLOTTABLE
AG	NOTE FOR INFORMATION	YES	NOT PLOTTABLE
AH	NOTE FOR INFORMATION	YES	NOT PLOTTABLE

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	MEAS.	MEASURED DATUM
R	RADIUS	[CALC]	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED		

LEGEND


3 2
10 11
SECTION CORNER
7
QUARTER SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
CATV
UNDERGROUND CABLE TV
(CATV)
UNDERGROUND CABLE TV(ATLAS INFO.)
(FO)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
E
UNDERGROUND ELECTRIC
(E)
UNDERGROUND ELECTRIC(ATLAS INFO.)
T
UNDERGROUND TELEPHONE
(T)
UNDERGROUND TELEPHONE(ATLAS INFO.)
G
GAS MAIN
(G)
GAS MAIN(ATLAS INFO.)
W
WATER MAIN
(W)
WATER MAIN (ATLAS INFO.)
SANITARY SEWER
(SAN)
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
(STM)
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OH
OVERHEAD WIRES
CURB
DEPRESSED CURB
700
EXISTING CONTOUR LINE
C
CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TB
TRAFFIC CONTROL BOX
T
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
T
TELEPHONE PEDESTAL
T
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
F
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
E
ELECTRIC MANHOLE
E
ELECTRIC PEDESTAL
TP
ELECTRIC TRANSFORMER PAD
E
ELECTRIC METER
HANDHOLE
JB
ELECTRICAL JUNCTION BOX
EV
ELECTRIC VAULT
EO
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TP
TRANSFORMER PAD
PAINTED GAS LINE
GAS VALVE
G
GAS METER
G
GAS VALVE VAULT
G
GAS METER
PIPELINE MARKER
M
MONITORING WELL
P
POST INDICATOR VALVE
W
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PT
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AC
AIR CONDITIONER PAD/UNIT
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
W
WATER METER
FOUND DISK IN CONCRETE
FBD
FOUND BRASS DISC
FOUND ROW MARKER
FIR
FOUND IRON ROD
FRS
FOUND RAILROAD SPIKE
FPK
FOUND PK NAIL
FMG
FOUND MAG NAIL
FCC
FOUND CUT CROSS
FIP
FOUND IRON PIPE
FIB
FOUND IRON BAR
TP
SET TRAVERSE POINT
SPK
SET PK NAIL
SMG
SET MAG NAIL
SIP
SET IRON PIPE
SBM
SET CONCRETE MONUMENT WITH BRASS DISC
SCM
SET CONCRETE MONUMENT WITH IRON PIPE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING/TANKS
WATER/ RETENTION/ RIVER/ MARSH AREA
FEMA FLOOD AREA

PERMANENT INDEX NUMBER

PIN NO.=
LOT 163 - 07-21-109-005 LOT 166 - 07-21-109-005
LOT 164 - 07-21-109-004 LOT 167 - 07-21-109-003
LOT 165 - 07-21-109-002

AREA

LOT 163 = 61,555.34 SF, 1.1431 ACRES
LOT 164 = 46,792.42 SF, 1.0742 ACRES
LOT 165 = 63,100.12 SF, 1.4486 ACRES
LOT 166 = 64,451.68 SF, 1.4796 ACRES
LOT 167 = 46,930.42 SF, 1.0774 ACRES
TOTAL = 282,829.98 SF, 6.4929 ACRES

BASIS OF BEARINGS

U.S.STATE PLANE 1983
IL EAST 1201
US SURVEY FOOT
SCALE FACTOR 1.0000520744

PARKING STALLS

STANDARD PARKING STALLS=
ACCESSIBLE PARKING STALLS=
TOTAL PARKING STALLS= NONE ON SITE

ZONING INFORMATION

SITE IS ZONED B-2(S) GENERAL BUSINESS (SPECIAL USE) PER THE CITY OF AURORA
WEB SITE:
https://www.aurora-il.org/documents/planning/ordinance/Appendix-A-Ordanance-2015-10-13.pdf

ADDRESS(S)

LOT 163 = 4090 E. NEW YORK STEET
LOT 164 = 4050 E. NEW YORK STEET
LOT 165 = 4020 E. NEW YORK STEET
LOT 166 = 4030 E. NEW YORK STEET
LOT 167 = 4070 E. NEW YORK STEET
information per the DuPage County GIS website:
http://gis.dupageco.org/dupagemaps/Viewer.aspx

FLOOD HAZARD NOTE

PORTIONS OF THIS PROPERTY ARE IN AN AREA OF OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE (ZONE A) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0705 H) EFFECTIVE DATE DECEMBER 16, 2004.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A0210804 RECEIVED 01/21/16 .

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 01/21/16.

CONTACTS	RESPONSE
A.T.&T. DISTRIBUTION	NO RESPONSE
COM-ED	RESPONDED WITH ATLAS
COMCAST	RESPONDED WITH ATLAS
AURORA, VILLAGE OF	RESPONDED WITH ATLAS
NAPERVILLE, VILLAGE OF	RESPONDED "ALL CLEAR"
ROGERS TELECOM	RESPONDED "ALL CLEAR"
MCI	NO RESPONSE
NICOR GAS	RESPONDED WITH ATLAS
FOX METRO	RESPONDED WITH ATLAS
A.T.&T. / T-TCG	NO RESPONSE
VERIZON	RESPONDED "ALL CLEAR"

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO:

THIS IS TO 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 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2016
DATED THIS 11TH DAY OF FEBRUARY, A.D.,2016.

ANTHONY J. STRICKLAND 035-003437

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.
TSTRICKLAND@V3CO.COM

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
INNOVATIVE HEALTH
1360 DES PERES ROAD, SUITE 310
ST. LOUIS, LISSOURI, 63131

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

TOPO - ALTA/ACSM SURVEY
INNOVATIVE HEALTH - THE PLAZA OF NEW YORK
DRAFTING COMPLETED: 02-11-16
FIELD WORK COMPLETED: 01-29-16
DRAWN BY: BJS
CHECKED BY: AS
PROJECT MANAGER: AS
SCALE: 1" = 30'
Project No: 16008
Group No: VP01.1
SHEET NO.
2 of 2