

# ALTA/NSPS LAND TITLE SURVEY

OF  
LOT 5 IN FERMI CORPORATE PARK PHASE II, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

P.I.N.: 15-01-203-002  
ADDRESS: 2731 BEVERLY DRIVE  
AURORA, ILLINOIS

GROSS AREA: 60,384 S.F. OR 1.386 ACRES

**LEGEND**

**SYMBOLS**

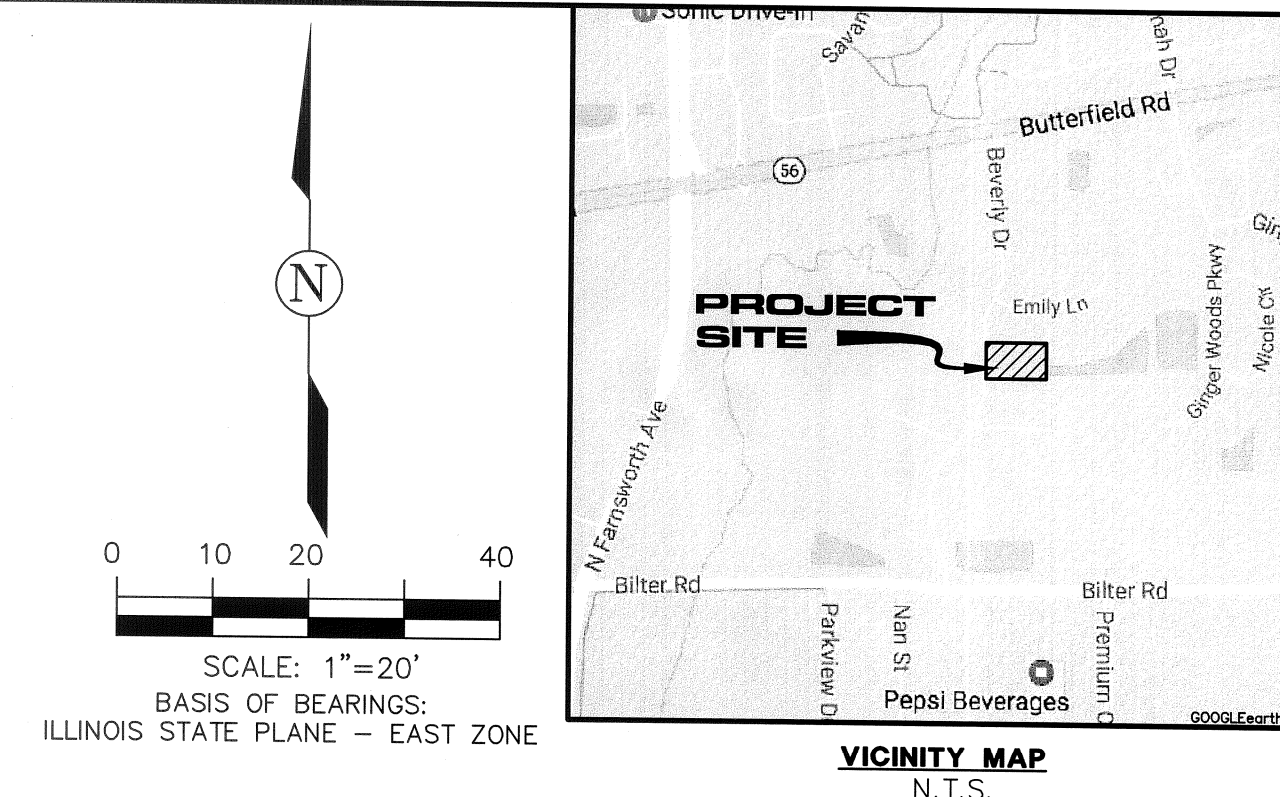
- ⊙ MANHOLE
- CATCH BASIN
- INLET
- ⊕ VALVE & VAULT
- ⊕ VALVE & BOX
- ⊕ FIRE HYDRANT
- ⊕ CLEANOUT
- ⊕ BUFFALO BOX
- ⊕ LIGHT STANDARD
- ⊕ ROAD LIGHT STANDARD
- ⊕ POWER POLE
- ⊕ GAS VALVE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC HAND HOLE
- ⊕ ROADWAY/HANDICAP SIGN
- ⊕ STORM SEWER
- ⊕ SANITARY SEWER
- ⊕ SANITARY SERVICE
- ⊕ SANITARY SERVICE (ABANDONED)
- ⊕ WATERMAIN
- ⊕ OVERHEAD POWER LINES
- ⊕ EDB ELECTRIC DUCT BANK
- ⊕ ELECTRIC LINE
- ⊕ GAS LINE

**ABBREVIATIONS**

000.00' MEAS. MEASURED DATA  
000.00' REC. RECORD DATA  
P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT

**LINE LEGEND**

—— BOUNDARY LINE  
—— EXISTING LOT LINE  
—— CENTER LINE  
- - - EXISTING EASEMENT LINE  
—— SECTION LINE



- BENCHMARKS:**
- REFERENCE:
- CITY OF AURORA CONTROL MONUMENT #23: SURVEY MONUMENT IN THE CENTER OF GRASS ISLAND MEDIAN, 27.74 FEET SOUTH OF NORTH APEX, AT THE INTERSECTION OF BEVERLY DRIVE AND BUTTERFIELD ROAD (ROUTE 56).  
ELEV.= 736.94 (NAVD88)  
736.97 MEASURED
- SITE:
- CROSS IN WEST CURBLINE OF BEVERLY DRIVE OPPOSITE FIRE HYDRANT, 33± FEET NORTH AND 53± FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.  
ELEV.= 737.31
  - CROSS IN WEST CURBLINE OF BEVERLY DRIVE OPPOSITE FIRE HYDRANT, 97± FEET NORTH AND 54± FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.  
ELEV.= 737.65

- SURVEYOR'S NOTES**
- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 000455272, DATED JUNE 15, 1998, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
  - THE SURVEYED PROPERTY IS IN ZONE X AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17089C0342H, DATED AUGUST 3, 2009.
  - BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
  - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.
  - THERE HAS NOT BEEN A WETLAND DELINEATION AT THIS TIME
  - PER THE CITY OF AURORA THE ZONING IS PDD.
  - THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
  - THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

TO:

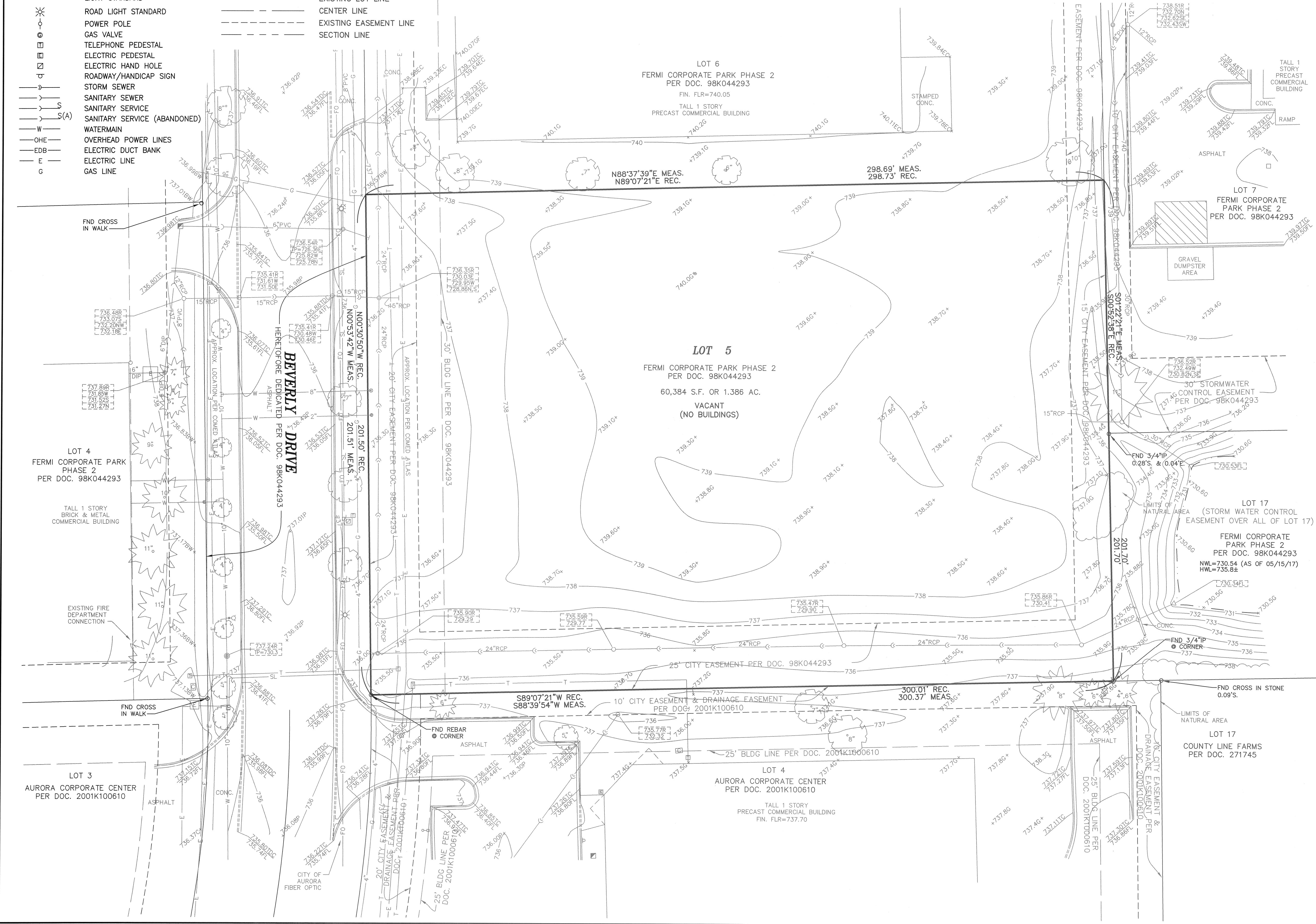
- GAVKAT LLC
- US BANK NATIONAL ASSOCIATION
- CHICAGO TITLE INSURANCE COMPANY
- NICK A. POLIZZI TRUST NO.1 AND ANDREA R. POLIZZI TRUST NO. 1

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON MAY 18, 2017.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 18<sup>th</sup> DAY OF May, A.D. 2017

*[Signature]*  
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992  
LICENSE VALID THROUGH NOVEMBER 30, 2018



**ROAKE AND ASSOCIATES, INC.**  
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1323 BOND STREET, SUITE 103  
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TEL. (630) 592-5022  
FAX. (866) 913-5022

NO.		DATE		DESCRIPTION	

2731 BEVERLY AURORA, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

DRN/CKD BY: SRH/DRM	8531ALTA	F.LD. BK./PG. 266/65	SHEET NO. 1 OF 1
SCALE: 1"=20'	04/17/17	JOB NO.: 855.001	

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