

SITE & ADJACENT PROPERTIES

ZONED - "B-2(S) BUSINESS DISTRICT GENERAL RETAIL - SPECIAL USE" ADJACENT (ALL SIDES) - "B-2(S)" CITY OF AURORA, ZONING DEPARTMENT

630-256-4636 IT IS THE SURVEYOR'S OPINION THAT A SUBDIVISION OR REPLAT IS NECESSARY IN ORDER TO CONVEY THE SURVEYED PROPERTY. CLIENT LEGAL COUNSEL SHOULD REFER TO ILLINOIS PLAT ACT (765 ILCS 205/) AND ADVISE SURVEYOR OTHERWISE.

ZONING INFORMATION

(NOT PROVIDED BY INSURER AS REQUIRED BY THE ALTA STANDARDS)

BELOW ARE BULK RESTRICTIONS FOR "B-2" GENERAL RETAIL. THESE RESTRICTIONS MIGHT NOT APPLY TO "SPECIAL USE" AREAS. ALSO REFER TO ZONING ORDINANCE NO. 015-062 FOR SPECIFICS.

Front, exterior side or exterior rear setback requirements:

BUILDING HEIGHT	ABUTTING	SETBACK (in feet)		
Any Height	Tollway	75		
35 Feet or Less	Arterial Street	30		
	Collector or Local Street	15		
More than 35 Feet	Arterial Street	30		
	Collector or Local Street	20		
street, which includes fifty (50) percent or m	When exterior yards abut a residentially zoned lots on ore of the existing building of less than the required se	the same block, if s are developed at		

building may conform to the average established setback. If such

feet, any new B2 building shall be set back at least an equivalent

distance. In no case shall a setback of more than thirty (30) feet be

average established setback is between fifteen (15) feet and thirty (30)

ii. The setback requirement for front exterior side or exterior rear

- yards may be reduced to ten (10) feet if the following conditions are a. The property was a lot of record on or before November, 1957.
- b. A landscape plan is submitted by the owner and approved by the planning director and zoning administrator.
- c. The owner commits in writing to have the approved landscaping established no later than June 30th or October 30th following the approval of the landscape plan, whichever shall occur first.
- d. The owner demonstrates that the required setbacks cannot be met due to physical or practical difficulties.

C. Interior side or rear setback requirements:

BUILDING HEIGHT	ABUTTING	SETBACK (in feet)		
Any Height	Fox River	30		
35 Feet or Less	Residential	20		
More than 35 Feet	Residential	30		
Additional Rear Yard rear lot lines does of district, or the Fox Ri eight (8) fe	not abut a resident	tially zoned not less that		

City of Aurora Zoning Ordinance

8.3-4.2. Special Uses. The Special Uses for this district as identified in Table One: Use Categories shall apply.

SURVEYOR UNABLE TO FIND "SPECIAL USES TABLE ONE"

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY

GENERAL NOTES

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 COMMITMENTS. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP. CONSULT YOUR TITLE COMPANY
- 5. A CURRENT STEWART TITLE TITLE COMMITMENT FILE NO. 18000030862 EFFECTIVELY DATED FEBRUARY 26, 2018, AND LAST REVISED MAY 8, 2018, WAS PROVIDED FOR THE SURVEYOR'S USE IN PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE HEREON.
- 6. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES. 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 NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES, FIELD LOCATE PAINT MARKINGS PERFORMED BY V3 AND ALL IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- 9. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- 10. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, SIDEWALK CONSTRUCTION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT AND ADJACENT PROPERTY.
- 11. SURVEYOR IS NOT AWARE OF RECENT PROPOSED R.O.W. CHANGES.
- 12. THERE IS NO OBSERVED EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 13. THERE IS NO OBSERVABLE EVIDENCE OF WETLANDS.
- 14. I HEREBY AFFIRM THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE CURRENT* MCDONALDS ORDER FORM AND MINIMUM REQUIREMENTS (* AS OF THE DATE THIS
- 15. NUMBER OF PAINTED PARKING SPACES REFLECTS AMOUNT IN SURVEYED AREAS ONLY.
- 16. THE EXISTING ADJACENT RIGHT-OF-WAY LINES DO NOT BURDEN THE SUBJECT PROPERTY.
- 17. PERMANENT MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS UPON COMPLETION OF ADJACENT CONSTRUCTION AND WHEN THE PROPOSED PLAT OF RESUBDIVISION PREPARED BY
- 18. PROPOSED EASEMENTS SHOWN HEREON WERE TAKEN FROM PROPOSED "WEST AURORA PLAZA RESUBDIVISION" PREPARED BY ROAKE AND ASSOCIATES, INC., DATED 03/28/18.

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

McDONALD'S - AURORA, ILLINOIS GALENA BOULEVARD

PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

THAT PART OF NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT NUMBER 1664601; THENCE SOUTH 83 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD (100-FOOT WIDE) PER DOCUMENT RECORDED JUNE 5 1967 AS DOCUMENT NUMBER 1090399, A DISTANCE OF 396.41 FEET FOR THE PLACE OF BEGINNING. THENCE NORTH 06 DEGREES 12 MINUTES 15 SECONDS EAST, 234.31 FEET; THENCE SOUTH 83 DEGREES 58 MINUTES 01 SECONDS EAST, 248.54 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 15 SECONDS WEST, 235.05 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD; THENCE NORTH 83 DEGREES 47 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 248.54 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: (SEE DETAIL BELOW ON THIS PAGE)

NON-EXCLUSIVE, PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED IN THE AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 13, 2006 AS DOCUMENT NUMBER 2006K026904 MADE BY AND BETWEEN ARNOLD LIES COMPANY, AN ILLINOIS CORPORATION, AND GALENA AURORA PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 3:

ZONED "B-2(S)"

ZONING MAP TAKEN FROM VILLAGE WEBSITE

TAX MAP OVERLAY PER COUNTY GIS P.I.N.: PART OF 15-19-201-020 & -021

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST DIG NUMBER A0722191 RECEIVED 03/13/18.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 03/13/18.

UTILITY LOCATING SERVICES PROVIDED BY V3 COMPANIES

"EXHIBIT B" TAKEN FROM DOC. 2006K026904

WEST AURORA PLAZA SHOPPING CENTER SITE PLAN

RESPONSE

CONFLICT" - DID NOT SUPPLY MAPS

NO RESPONSE

NO RESPONSE

RESPONDED "ALL CLEAR"

RESPONDED WITH ATLAS

RESPONDED WITH ATLAS

RESPONDED WITH ATLAS

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RESPONSE "MAY BE IN

CONTACTS

ATT LONG DISTANCE

USIC LOCATING SERVICE

ATT/DISTRIBUTION

AURORA, CITY OF

COMED

Doc: 2006-26904 AGREAS 03-13-2006

COMCAST

NICOR GAS

CONSTITUTION COMMONS OFFICE PARK

NON-EXCLUSIVE EASEMENT FOR [FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED] AS DOCUMENT NUMBER RECORDED

(LTR) TITLE EXCEPTION ITEM

A.T.S.P. AFFECTS THE SURVEYED PROPERTY D.N.A.T.S.P. DOES NOT AFFECT THE SURVEYED PROPERTY BEN.T.S.P. BENEFITS THE SURVEYED PROPERTY BUR.T.S.P. BURDENS THE SURVEYED PROPERTY B&B.T.S.P. BENEFITS & BURDENS THE SURVEYED PROPERTY

NOTES FROM SCHEDULE B - PART II

EXCEPT. ITEM	EXCEPTION DESCRIPTION	A.T.S.P.	D.N.A.T.S.P.	BEN.T.S.P.	BUR.T.S.P.	B&B.T.S.P.	NOT A SURVEY MATTER	PLOTTABLE	NOT PLOTTABLE
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, ETC.						Х		Х
2	STANDARD EXCEPTIONS						Х		Х
3	SPECIAL EXCEPTIONS / GENERAL REAL ESTATE TAXES						Х		Х
4	MORTGAGE,SEC. AGMT., ASSIGN., DOCS. 2012K070209 FIRST AMENDMENT DOC. 2013K030432	Х					х		х
5	ASSIGNMENT OF RENTS/LEASES DOCS. 2012K070210 FIRST AMENDMENT DOC. 2013K030432	Х					Х		Х
6	INTENTIONALLY DELETED								
7	INTENTIONALLY DELETED								
8	INTENTIONALLY DELETED								
9	INTENTIONALLY DELETED								
10	DRAINAGE TUNNEL AND EASEMENT FOR DRAINAGE 10 FEET IN WIDTH; AND VARIOUS EASEMENTS DESCRIBED AND DEPICTED IN AND ON THE PLAT OF SURVEY RECORDED MAY 12, 1961 AS DOC. 948488. NOTE: PARTLY VACATED BY PLATS RECORDED AS DOCUMENT NUMBERS 93K18028, 93K23363 AND 93K23364	Х			х			Х	
11	EASEMENTS AS SHOWN ON THE PLAT REC'D. JANUARY 29, 1993 AS DOC. 93K07357	Х			Х			Х	
12	EASEMENT FOR PURPOSES OF DRAINAGE INLETS AND TRAFFIC CONTROL DEVICES BY RESOLUTION RECORDED JANUARY 29, 1993 AS DOC. 93K07359	Х			Х			Х	
13	AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS WAS RECORDED MARCH 13, 2006 AS DOCUMENT NUMBER 2006K026904	Х				Х			Х3
14	RECIPROCAL EASEMENT AGREEMENT DATED MARCH 13, 2008 AND RECORDED APRIL 10, 2008 AS DOCUMENT NUMBER 2008K030639	Х				Х			X2
15	ENVIRONMENTAL LAND USE CONTROL DATED AUGUST 4, 2014 AND RECORDED AUGUST 8, 2014 AS DOCUMENT NUMBER 2014K038995 MADE BY WEST AURORA PLAZA LLC.	Х					Х		Х
16	TERMS, PROVISIONS & CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED OCTOBER 30, 2014 AS DOCUMENT NUMBER 2014K054821.	Х			Х		Х		Х
17	RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES, IF ANY.		Х						
18	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	Х					Х		Х
19	RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM	Х					Х		Х
20	SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS, ETC.	Х					Х		Х
21	NOTE: LEASE MEMO	Х					Х		Х
22*	DECLARATION [_] MADE BY [] RECORDED [] AS DOCUMENT NUMBER [].	*							
23	EASEMENTS AND EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF WEST AURORA PLAZA SUBDIVISION RECORDED [] AS DOCUMENT NUMBER [] "ROAKE"	Х						Х	
24*	TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS "PARCELS 2 AND 3"	*							
25*	RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENTS DESCRIBED AS "PARCELS 2 AND 3"	*							

* DOCUMENT / PARCEL 3 NOT DEFINED AT THIS TIME

X2 - IN ADDITION TO THE "EAST ROADWAY EASEMENT" MENTIONED THEREIN A "BLANKET RECIPROCAL ACCESS EASEMENT" IS GRANTED OVER ALL OF BOTH OF THE PARTY'S PROPERTIES DESCRIBED THEREIN. SEE DOCUMENT FOR SPECIFIC LOCATION AND DETAILS.

X3 - APPLIES TO THE SURROUNDING SHOPPING CENTER AND TWO INGRESS & EGRESS EASEMENTS LOCATED APPROX. 1000 FEET NORTHEASTERLY AND 600 FEET NORTHERLY OF THE SURVEYED SITE. SEE DOCUMENT FOR THE SURVEYED PARCEL DOES NOT FALL ENTIRELY WITHIN THE WALMART PARCEL DESCRIBED THEREIN. SPECIFIC LOCATION AND DETAILS.

58,327 SQ. FT. 1.3390 ACRES

PARKING STALLS

NO PAINTED PARKING STALLS

APPARENT ENCROACHMENTS

ENCROACHMENT NO.	ENCROACHMENT DESCRIPTION
1	CURB ISLANDS ALONG WEST PROPERTY LINE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE & DUPAGE COUNTIES, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 17089C0338H, EFFECTIVELY DATED AUGUST 3.

BENCHMARK

SOURCE: CITY OF AURORA BENCHMARK
STATION DESIGNATION: 1N ESTABLISHED BY: CITY OF AURORA DATE: 04/01/2002
ELEVATION: 683.66 (PUBLISHED AND HELD) DATUM: NAVD88 DESCRIPTION: SURVEY MONUMENT AT NORTHEAST CORNER OF
SULLIVAN AND ORCHARD ROAD, 89.0 FEET NORTHEAST OF CONCRETE SPILLWAY AND 39.0 FEET EAST OF EDGE OF PAVEMENT.
<u>SITE:</u>
STATION DESIGNATION: SBM#1 ESTABLISHED BY: V3 COMPANY DATE: 03/17/2018
ELEVATION: 692.49 (MEASURED) DATUM: NAVD88 DESCRIPTION: NORTHWEST TAG BOLT ON FIRE HYDRANT, 1ST HYDRANT NORTH OF GALENA BOULEVARD, EAST SIDE OF ENTRANCE DRIVE TO SITE.
STATION DESIGNATION: SBM#2 ESTABLISHED BY: V3 COMPANY DATE: 03/17/2018
ELEVATION: 695.75 (MEASURED) DATUM: NAVD88 DESCRIPTION: CUT CROSS IN SOUTH SIDE OF LIGHT STANDARD BASE II PARKING LOT EASTERLY OF SITE.
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 CHECKEL 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.

SURVEYOR'S CERTIFICATE

COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, & FRANCHISE REALTY INVESTMENT TRUST – IL, A MARYLAND CORPORATION

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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 21 AND 22 OF TABLE A THEREOF.

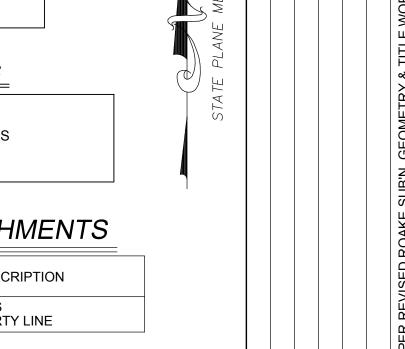
FIELD WORK COMPLETED ON APRIL 4, 2018

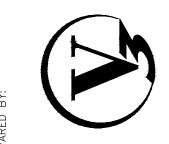
CHARLES W. BARTOSZ

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2018. V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019. CBARTOSZ@V3CO.COM



SURVEYOR





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