

VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

- 1** COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO OPERATION, EASEMENTS, COSTS, MAINTENANCE, USES, BUILDINGS AND OTHER MATTERS CONTAINED IN THE DOCUMENT RECORDED JULY 3, 2000 AS DOCUMENT NO. 2000K05293 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
- 2** RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- 3** TERMS OF THE RECIPROCAL OPERATION EASEMENT AGREEMENT RECORDED APRIL 11, 2001 AS DOCUMENT 2001K032763 AND AMENDED BY DOCUMENT 2006K009466.
- 4** TERMS AND PROVISIONS OF THE ACCESS TO SULLIVAN ROAD INSTRUMENT RECORDED JUNE 29, 2001 AS DOCUMENT 2001K063775.
- 5** PER LEGENDS ON PLAT OF SUBDIVISION ONE ACCESS TO ORCHARD ROAD FROM LOT 1 TO BE LOCATED IN THE EASEMENT AREA OF DOCUMENT 2000K085813 PER THE PLAT OF SUBDIVISION DOCUMENT 2003K091879 AND RIGHT OUT ONLY. AFFECTS ALL LOTS.
- 6** ROAD DEDICATION AND EASEMENT FOR INGRESS AND EGRESS DOCUMENT 2000K085813, AFFECTS STRIPS ON SOUTHERLY PART OF LAND. SEE DOCUMENT AFFECTS LOT 7.
- 7** COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, USE RESTRICTIONS, REPURCHASE OPTION, BUILDING AND TRANSFER RESTRICTIONS, RIGHT OF FIRST REFUSAL AND REMEDIES CONTAINED IN THE RECIPROCAL OPERATING AGREEMENT DATED JUNE 6, 2003 AND RECORDED JUNE 10, 2003 AS DOCUMENT NO. 2003K095465.
- 8** CITY EASEMENT ACROSS CENTER PART ON PLAT OF SUBDIVISION DOCUMENT 2003K091879. AFFECTS LOT 7.
- 9** BUILDING SETBACK LINE ON THE PLAT OF ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 DOCUMENT 2003K091879 SOUTH 5 FEET LOT 7.
- 10** COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, USE RESTRICTIONS, REPURCHASE OPTION, BUILDING AND TRANSFER RESTRICTIONS, RIGHT OF FIRST REFUSAL AND REMEDIES CONTAINED IN THE RECIPROCAL OPERATING AGREEMENT DATED MAY 18, 2006 AND RECORDED JUNE 26, 2006 AS DOCUMENT 2006K068679.
- 11** COVENANTS AND RESTRICTIONS AGAINST VARIOUS USES (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED MAY 26, 1999 AS DOCUMENT NO. 1999K053003 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. AFFECTS EASEMENT PARCEL 4 ONLY.
- 12** BUILDING LINE AND PARKING SETBACK ON THE PLAT OF SUBDIVISION DOCUMENT 2000K057115 AFFECTS NORTHEAST 30 FEET LOT 3. AFFECTS EASEMENT PARCEL 4.
- 13** COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, USE RESTRICTIONS, REPURCHASE OPTION, BUILDING AND TRANSFER RESTRICTIONS, RIGHT OF FIRST REFUSAL AND REMEDIES CONTAINED IN THE RECIPROCAL OPERATING AGREEMENT DATED MAY 18, 2006 AND RECORDED JUNE 26, 2006 AS DOCUMENT 2006K068679.
- 14** COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, USE RESTRICTIONS, REPURCHASE OPTION, BUILDING AND TRANSFER RESTRICTIONS, RIGHT OF FIRST REFUSAL AND REMEDIES CONTAINED IN THE RECIPROCAL OPERATING AGREEMENT DATED MAY 17, 2007 AND RECORDED JUNE 5, 2007 AS DOCUMENT 2007K05911 AND AMENDED BY DOCUMENT 2007K075763.
- 15** TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2, 3 AND 4 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

SCHEDULE B EXCEPTIONS E, H, W, Z, Y, C, D, S, A AND B ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

NOTES

- REGARDING SURVEY RELATED SCHEDULE B EXCEPTIONS:
- 1** COVENANTS AND RESTRICTIONS DOCUMENT NO. 2000K052290 DESCRIBES NON PLOTTABLE SHARED BLANKET EASEMENTS FOR THE UNDERLYING PROPERTY OF THE SUBJECT SITE AND THE HOME DEPOT PROPERTY (SEE DOCUMENT FOR DETAILS) FOR:

 - 1. INGRESS, EGRESS AND PARKING FOR VEHICLES AND PEDESTRIANS OVER PARKING AND DRIVEWAY AREAS
 - 2. A FOUR LANE ENTRY DRIVE TO AND FROM ORCHARD ROAD (SHOWN ON A SITE PLAN THAT IS NOT ATTACHED TO THE DOCUMENT)
 - 3. UTILITY EASEMENTS "AS WIDE AS NECESSARY" FOR SANITARY, STORM, GAS, ELECTRIC, ETC. UTILITIES, ABOVE AND BELOW GROUND, AND THE RIGHTS TO RELOCATE A UTILITY LINE, REQUIRING WRITTEN APPROVAL.
 - 4. CONNECTION TO A STORMWATER MANAGEMENT SYSTEM INCLUDING A HOME DEPOT POND.
 - 5. TEMPORARY CONSTRUCTION EASEMENTS.

- 2** THERE WERE NO DRAINAGE TILE MARKINGS OBSERVED. DITCHES ARE BASED ON OBSERVATIONS AT THE TIME OF THE SURVEY. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.
- 3** RECIPROCAL OPERATION EASEMENT AGREEMENT DOCUMENT 2001K032763 LISTS AND DEPICTS PROPOSED EASEMENTS FOR ACCESS, DETENTION, UTILITIES AND SIGNS, THAT ARE SHOWN ON THE PLAT OF ORCHARD ROAD SUBDIVISION DOCUMENT 2003K091879. AMENDING DOCUMENT 2006K009466 REVISES BUILDING RESTRICTIONS. THE SIGN LOCATIONS DESCRIBED ARE NOT ON THE SURVEYED SITE. EASEMENTS SHOWN ON THE PLAT OF ORCHARD ROAD SUBDIVISION DOCUMENT 2003K091879 ARE PLOTTED HEREON.
- 4** DOCUMENT 2001K063775 GRANTS ACCESS TO SULLIVAN ROAD, ACROSS LOT 3 OF ORCHARD ROAD BUSINESS PARK, LOCATED NORTH OF ORCHARD ROAD SUBDIVISION AND THE SUBJECT SITE. NOT PLOTTABLE.
- 5** EASEMENTS FOR ACCESS TO ORCHARD ROAD PER DOCUMENT 2000K085813 AND PLAT OF SUBDIVISION DOCUMENT 2003K091879 PLOTTED HEREON.
- 6** ROAD DEDICATION AND EASEMENT FOR INGRESS AND EGRESS DOCUMENT 2000K085813, PLOTTED HEREON.
- 7** RECIPROCAL OPERATING AGREEMENT DOCUMENT NO. 2003K095465 CONTAINS COVENANTS AND RESTRICTIONS RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, ETC. NOT PLOTTABLE.
- 8** CITY EASEMENT ACROSS CENTER PART ON PLAT OF SUBDIVISION DOCUMENT 2003K091879. PLOTTED HEREON.
- 9** BUILDING SETBACK LINE ON THE PLAT OF ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 DOCUMENT 2003K091879 SOUTH 5 FEET LOT 7.
- 10** COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 2000K074247 INCLUDES THE UNDERLYING PROPERTY IN EASEMENT PARCEL 4 BUT CREATE NO NEW EASEMENTS. NOT PLOTTABLE.
- 11** COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 1999K053003 INCLUDES THE UNDERLYING PROPERTY IN EASEMENT PARCEL 4 BUT CREATE NO NEW EASEMENTS. NOT PLOTTABLE.
- 12** BUILDING LINE AND PARKING SETBACK ON LOT 3 IN THE PLAT OF SUBDIVISION DOCUMENT 2000K057115 DOES NOT INTERFERE WITH ACCESS PROVIDED BY PARCEL 4. NOT PLOTTABLE.
- 13** COVENANTS AND RESTRICTIONS PER DOCUMENT 2006K068679 CONTAIN NO NEW EASEMENTS. NOT PLOTTABLE.
- 14** COVENANTS AND RESTRICTIONS PER DOCUMENT 2006K068679 DOES NOT INCLUDE THE SURVEYED PROPERTY IN THE SITE PLAN AND CONTAINS NO NEW EASEMENTS. NOT PLOTTABLE.
- 15** COVENANTS AND RESTRICTIONS RELATING TO MAINTENANCE AND OPERATION OF IMPROVEMENTS, USE RESTRICTIONS, REPURCHASE OPTION, BUILDING AND TRANSFER RESTRICTIONS, RIGHT OF FIRST REFUSAL AND REMEDIES CONTAINED IN THE RECIPROCAL OPERATING AGREEMENT PER DOCUMENT 2007K05911 AND AMENDED BY DOCUMENT 2007K075763, CONTAINS NO SURVEY RELATED ITEMS. NOT PLOTTABLE.
- 16** TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2, 3 AND 4 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. PLOTTABLE EASEMENTS ARE SHOWN HEREON.

SCHEDULE B EXCEPTIONS E, H, W, Z, Y, C, D, S, A AND B ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FINISHED EAVE SECTION
- PCV = POLYVINYL CHLORIDE
- DIP = DUCTILE IRON PIPE
- RP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- SB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- OS = DOWN SPOT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS
- /E = INGRESS / EGRESS

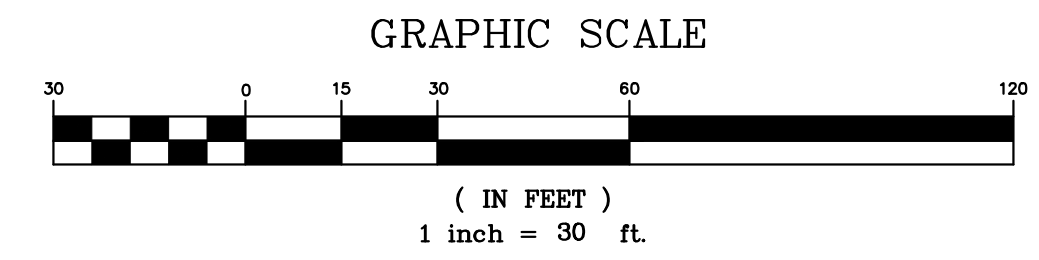
BENCHMARKS

- REFERENCE BENCHMARK:**
CITY OF AURORA CONTROL MONUMENT #1
FROM THE INTERSECTION OF SULLIVAN ROAD AND ORCHARD ROAD, 89.0' NORTHEAST OF CONCRETE SPILL WAY AND 39.0' EAST OF THE EAST EDGE OF PAVEMENT ON ORCHARD ROAD.
DATUM: NAVD88
ELEVATION = 683.66
- SITE BENCHMARKS:**
SITE BENCHMARK #1
SOUTHWEST TAG BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF ACCESS DRIVE INTERSECTION.
ELEVATION = 686.54
SITE BENCHMARK #2
NORTHEAST TAG BOLT ON FIRE HYDRANT IN CENTERLINE OF TRAFFIC PARKING ISLAND AT THE NORTHWEST CORNER OF HOME DEPOT PARKING LOT.
ELEVATION = 683.52

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

STRIPED PARKING DATA
REGULAR SPACES = 14
ACCESSIBLE SPACES = 0
TOTAL SPACES = 14

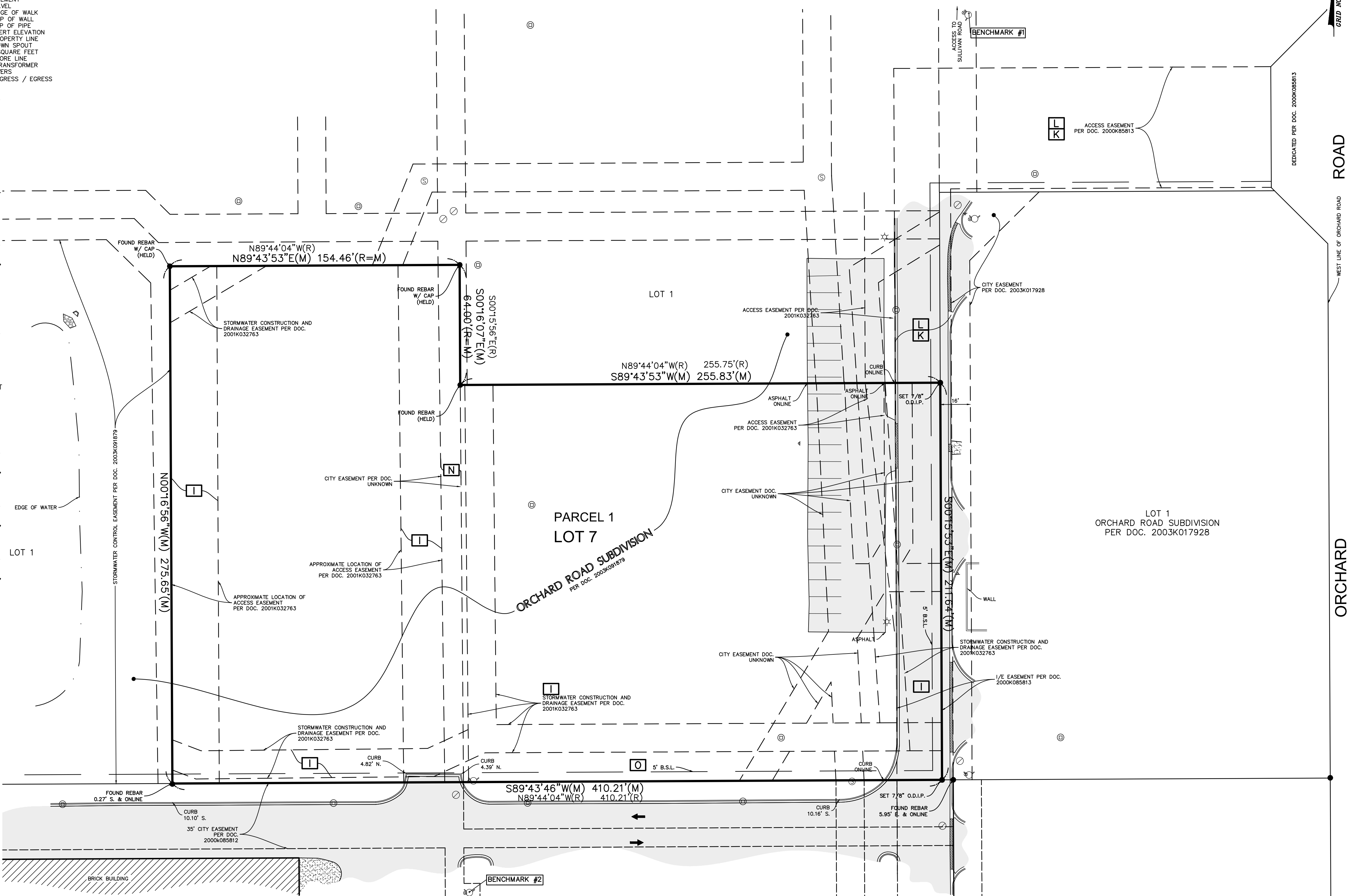
AREA SUMMARY
(TO HEAVY LINES)
96,711 SQUARE FEET
OR
2.220 ACRES
(BASED ON MEASURED VALUES)



LEGAL DESCRIPTION

- PARCEL 1: LOT 7 IN ORCHARD ROAD SUBDIVISION, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2003 AS DOCUMENT 2003K091879, CITY OF AURORA, KANE COUNTY, ILLINOIS.
- PARCEL 2: PERPETUAL EASEMENT NON-EXCLUSIVE* EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PASSAGE OF VEHICLES OVER AND ACROSS THE PARKING, AND DRIVEWAY AREAS; FOR PASSAGE AND ACCOMMODATION* OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS; FOR ENTRY TO AND FROM ORCHARD ROAD; FOR INSTALLATION, OPERATION, FLOW PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION, AND REMOVAL OF UTILITY LINES; AND FOR DRAINAGE AS DESCRIBED IN AND CREATED BY THE OPERATION AND EASEMENT AGREEMENT DATED JUNE 28, 2000 AND RECORDED JULY 3, 2000 AS DOCUMENT 2000K052290 BY AND BETWEEN USAA REAL ESTATE COMPANY AND HOME DEPOT U.S.A., INC.
- PARCEL 3: EASEMENTS FOR BENEFIT OF PARCEL 1 CREATED BY THE RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT RECORDED APRIL 11, 2001 AS DOCUMENT 2001K032763.
- PARCEL 4: EASEMENT FOR ACCESS TO SULLIVAN ROAD FOR BENEFIT OF PARCEL 1 CREATED BY THE INSTRUMENT RECORDED JUNE 29, 2001 AS DOCUMENT 2001K063775 OVER A 40 FOOT STRIP OVER A PART OF LOT 3 OF ORCHARD ROAD BUSINESS PARK.

*TYPOGRAPHICAL ERRORS CORRECTED BY SURVEYOR.



LEGEND

- FOUND 7/8" O.D.I.P. (HELD LOCATION)
- SIGN
- CONCRETE MONUMENT
- ✚ CROSS IN CONCRETE
- ⊗ MARSHALE
- ⊗ STORM STRUCTURE
- ⊗ SANITARY MANHOLE
- ⊗ CLEANOUT
- ⊗ FLARED END SECTION
- ⊗ TRANSFORMER PAD
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC BOX
- ⊗ ELECTRIC PEDESTAL
- ⊗ ELECTRIC MARKER
- ⊗ ELECTRIC METER
- ⊗ UTILITY POLE W/TSF
- ⊗ GAS MARKER
- ⊗ DOWN SPOUT
- ⊗ VALVE BOX
- ⊗ WATER MARKER
- ⊗ SPRINKLER CONTROL VALVE
- ⊗ GATE POST
- ⊗ BOLLARD POLE
- ⊗ FLAG POLE
- ⊗ OVERHEAD TRAFFIC SIGNAL
- ⊗ TRAFFIC SIGNAL MANHOLE
- ⊗ LIGHT
- ⊗ LIGHT POLE
- ⊗ HAND HOLE
- ⊗ VALVE VAULT
- ⊗ FIRE HYDRANT
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ POST INDICATOR VALVE
- ⊗ SIAMESE WATER CONNECTION
- ⊗ WATER METER
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ GAS MARKER
- ⊗ UTILITY POLE W/LIGHT
- ⊗ WETLAND FLAG
- ⊗ CONTROL BOX
- ⊗ WETLAND FLAG
- ⊗ METAL FENCE
- ⊗ TELEPHONE MANHOLE
- ⊗ MAILBOX
- ⊗ SANITARY SEWER
- ⊗ STORM SEWER
- ⊗ WATER MAIN
- ⊗ GAS MAIN
- ⊗ ELECTRIC LINE
- ⊗ OVERHEAD WIRES
- ⊗ TELEPHONE LINE
- ⊗ CONFERENTIAL TREE W/APPROX. DIAMETER
- ⊗ DECIDUOUS TREE W/APPROX. DIAMETER M=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ⊗ TREE LINE
- ⊗ ELEVATION
- ⊗ TELEPHONE NETWORK INTERFACE
- ⊗ TELEPHONE MARKER
- ⊗ TELEPHONE PEDESTAL
- ⊗ CABLE TELEVISION PEDESTAL
- ⊗ CONTROL BOX
- ⊗ WETLAND FLAG
- ⊗ METAL FENCE
- ⊗ CHAIN LINK FENCE

LINE LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE 1, 2, 3, 4, 7(A), 8, 9, 11(A) AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-26-2022.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023
DATE OF PLAT OR MAP: 10-12-2022

BY: SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

DATE: 10-11-2022	PC: JC	DRAWN BY: CAC	CHECKED BY: SK	BOOK: 628 PG: 75-77
NO.			REVISIONS	BY

PROJECT	1350 N. Orchard Road Aurora, Ill.
CLIENT	Thins Group 88 N. Dugan Street, Unit F Sugar Grove, Ill. 60154

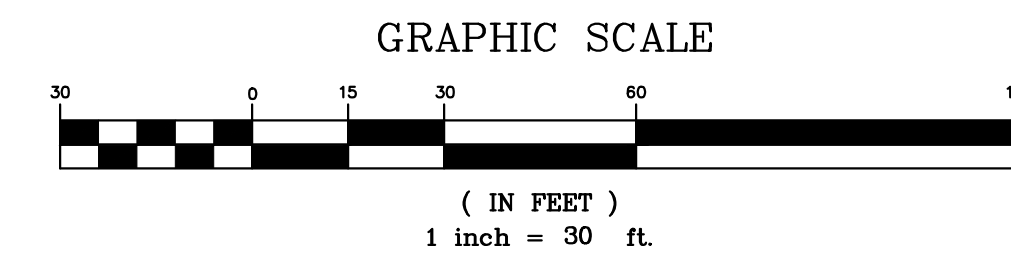
PROJECT	1350 N. Orchard Road Aurora, Ill.
CLIENT	Thins Group 88 N. Dugan Street, Unit F Sugar Grove, Ill. 60154

COMPASS SURVEYING LTD
SURVEYING • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 828-9100 FAX: (630) 828-1530 EMAIL: ADMIN@CLSURVEYING.COM

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

STRIPED PARKING DATA
REGULAR SPACES = 14
ACCESSIBLE SPACES = 0
TOTAL SPACES = 14

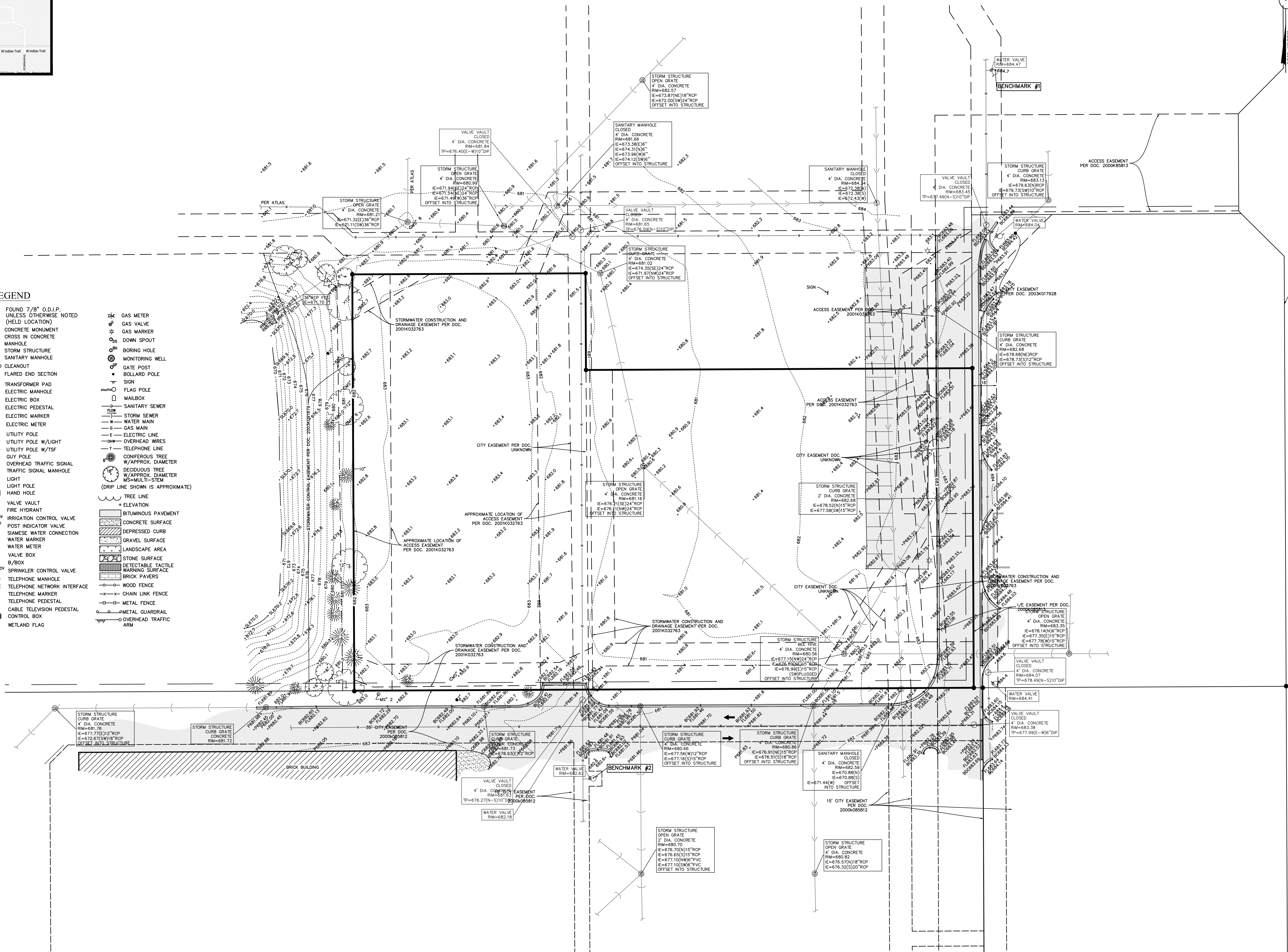
AREA SUMMARY
(TO HEAVY LINES)
96,711 SQUARE FEET
OR
2.220 ACRES
(BASED ON MEASURED VALUES)



VICINITY MAP
NO SCALE

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
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 - FF = FINISHED FLOOR
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 - VCP = VITRIFIED CLAY PIPE
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 - P.O.C. = POINT OF COMMENCEMENT
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 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
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 - S.F. = SQUARE FEET
 - SL = SHORE LINE
 - TF = TRANSFORMER
 - B = PAVERS
 - I/E = INGRESS / EGRESS
- LINE LEGEND**
- LIMITS OF LAND PER LEGAL DESCRIPTION
 - ADJACENT LAND PARCEL LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - EXISTING CONTOUR

- LEGEND**
- FOUND 7/8" O.D.I.P. (UNLESS OTHERWISE NOTED)
 - CONCRETE MONUMENT
 - ⊕ CROSS IN CONCRETE
 - ⊙ MANHOLE
 - ⊙ STORM STRUCTURE
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEANOUT
 - ⊙ FLARED END SECTION
 - ⊙ TRANSFORMER PAD
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC MARKER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ UTILITY POLE W/TSF
 - ⊙ UTILITY POLE AND DRAINAGE EASEMENT
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - ⊙ LIGHT
 - ⊙ HAND HOLE
 - ⊙ VALVE VAULT
 - ⊙ FIRE HYDRANT
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ SHAMOSE WATER CONNECTION
 - ⊙ WATER MARKER
 - ⊙ WATER METER
 - ⊙ VALVE BOX
 - ⊙ B/BOX
 - ⊙ SPRINKLER CONTROL VALVE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE NETWORK INTERFACE
 - ⊙ TELEPHONE MARKER
 - ⊙ CABLE TELEVISION PEDESTAL
 - ⊙ CONTROL BOX
 - ⊙ WETLAND FLAG
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ GAS MARKER
 - ⊙ DOWN SPOUT
 - ⊙ BORING HOLE
 - ⊙ MONITORING WELL
 - ⊙ GATE POST
 - ⊙ BOLLARD POLE
 - ⊙ SIGN
 - ⊙ FLAG POLE
 - ⊙ MAILED
 - ⊙ SANITARY SEWER
 - ⊙ STORM SEWER
 - ⊙ WATER MAIN
 - ⊙ GAS MAIN
 - ⊙ ELECTRIC LINE
 - ⊙ OVERHEAD WIRES
 - ⊙ TELEPHONE LINE
 - ⊙ GUY POLE
 - ⊙ OVERHEAD TRAFFIC SIGNAL
 - ⊙ TREE LINE
 - ⊙ ELEVATION
 - ⊙ BITUMINOUS PAVEMENT
 - ⊙ CONCRETE SURFACE
 - ⊙ DEPRESSED CURB
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 - ⊙ STONE SURFACE
 - ⊙ DETECTABLE TACTILE WARNING SURFACE
 - ⊙ BRICK PAVERS
 - ⊙ WOOD FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ METAL FENCE
 - ⊙ METAL GUARDRAIL
 - ⊙ OVERHEAD TRAFFIC ARM



ROAD ORCHARD

NO.	DATE	BY	REVISIONS

DATE: 10-11-2022 PC JC
DRAWN BY: CC
CHECKED BY: SK
BOOK: 628 PG: 75-77

PROJECT: 1350 N. Orchard Road
CLIENT: TITE GROUP
88 N. DuPage Street, Unit F
Sugar Grove, IL 60154

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7630 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 30'
2 OF 2
PROJ. NO.: 22.0270