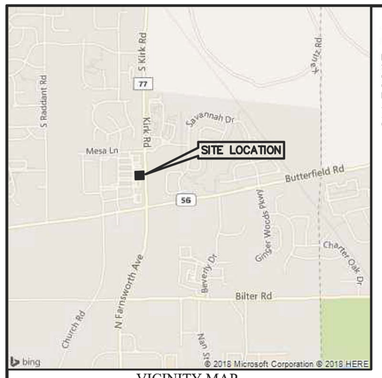
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

BENCHMARKS

REFERENCE BENCHMARK:
NGS DESIGNATION – DI26
PID – DK3276

THE STATION IS 80 FEET NORTH OF THE CENTERLINE OF BUTTERFIELD ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE SOUTH SIDE OF A LIGHT POLE BASE FOR THE ENTRANCE TO THE SAVANNAH SUBDIVISION, 1.0 FEET ABOVE ROAD SURFACE LEVEL. THE STATION IS 45 FEET WEST–SOUTHWEST OF THE WEST CORNER OF A STONE ENTRANCE SIGN MARKED SAVANNAH.

DATUM: NAVD88
ELEVATION = 744.20

SITE BENCHMARKS:

SITE BENCHMARK 1
CROSS CUT IN THE TOP OF CURB OPPOSITE THE FIRST FIRE HYDRANT NORTH OF THE NORTHWEST CORNER OF SITE ON THE EAST SIDE OF THE NORTH–SOUTH ACCESS DRIVE.
ELEVATION = 745.43

SITE BENCHMARK 2
CROSS CUT IN THE TOP OF CURB OPPOSITE FIRE HYDRANT WEST SIDE OF SITE ON THE EAST SIDE OF THE NORTH–SOUTH ACCESS DRIVE.
ELEVATION = 745.72

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 1800242BNC ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 14, 2018.

2. THIS SITE FALLS WITHIN "AREA OF MINIMAL FLOOD HAZARD"; ZONE X AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER MAP NUMBER 17089C0334H, HAVING AN EFFECTIVE DATE OF AUGUST 9, 2009.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 02–19–18.

4. THE SURVEYOR CONTACTED J.U.L.I.E. (Joint Utility Locating Information for Excavators) FOR AN ON–SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X043105Z. THE UTILITIES AS MARKED ON–SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A046098J. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

Q 5. DOCUMENT NUMBER 2007K033652 CREATES THE FOLLOWING:
A) A NON EXCLUSIVE EASEMENT FOR ROADWAYS, WALKWAYS, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, AND USE OF FACILITIES FOR THE COMFORT AND CONVENIENCE OF PERMITTEES, CONSTRUCTED ON THE BUILDING AREAS. BLANKET IN NATURE.
B) CONTAINS PARKING REQUIREMENTS. NOT PLOTTABLE
C) BUILDING HEIGHT SHALL NOT EXCEED 25' ABOVE FINISHED GRADE, PLUS TWO ADDITIONAL FEET FOR MECHANICAL EQUIPMENT. NOT PLOTTABLE.
D) SETBACK REQUIREMENTS REFERENCED IN EXHIBIT E IS NOT LEGIBLE AND THE OUTSIDE BOUNDARY OF THOSE INTERNAL ACCESS ROADS ARE NOT DEFINED. NOT PLOTTABLE.
E) DRAINAGE EASEMENT. BLANKET IN NATURE.
F) NOTICE OF STATEMENT RECORDED AS 2011K018475. NOT SURVEY RELATED.

Y 6. EASEMENT GRANTED AS 96K0499335 IS WEST OF SUBJECT SITE. NOT PLOTTABLE.

7. ACCESS EASMENT GRANTED AS DOCUMENT NUMBER 2007K066321 CREATES:
A) ONE RIGHT IN ONLY ACCESS FROM KIRK ROAD LOCATED ON THE COMMON LOT LINES OF LOT 3 AND LOT 4, SHOWN HEREON.
B) PLAT ALSO INDICATES OTHER ACCESS POINTS. NOT PLOTTABLE.

P 8. WAGNER ROAD IS WEST OF SUBJECT SITE. NOT PLOTTABLE.

AC 9. THE SURVEYOR LOCATED THE VISIBLE IMPROVEMENTS ON THIS SITE. HOWEVER DUE TO HEAVY SNOW COVERAGE AT THE TIME OF THE SURVEY, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE. THEREFORE, THE IMPROVEMENTS SHOWN HEREON MAY OR MAY NOT COMPRISE ALL SUCH IMPROVEMENTS FOR THIS SITE.

LEGAL DESCRIPTION

LOT 4 IN SAVANNAH CROSSINGS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 2007K066321, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

AREA SUMMARY
(TO HEAVY LINES)
53,722 SQUARE FEET
OR
1.233 ACRES
(BASED ON MEASURED VALUES)

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. 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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

SANITARY MANHOLE
CLOSED
RIM=2392.89
IE=736.89(N–S)8"PVC

SITE BENCHMARK 1

1 STORY BRICK BUILDING
TF=746.35

VALVE VAULT
CLOSED
RIM=746.10
TP=740.15(N–S)0IP

STORM STRUCTURE
CURB GRATE
RIM=745.02
IE=738.02(S)18"RCP
IE=737.97(SW)18"RCP

7.5' CITY EASEMENT PER DOCUMENT NUMBER 2007K066321

N87°54'03"E(R)
N87°52'53"E(M) 240.00'R=M

FOUND NAIL (HELD)

FOUND NAIL (HELD)

ASPHALT 0.16" WEST

POST POST

STORM STRUCTURE
OPEN GRATE
RIM=738.62
IE=732.52(N–S)24"RCP

SITE BENCHMARK 2

WATER VALVE
RIM=746.07

WATER VALVE
RIM=745.42

STUB

VALVE VAULT
CLOSED
RIM=746.10
TP=740.65(E)0IP
FILLED WITH WATER

N02°05'30"W(M) 223.81'(M)
N02°05'57"W(R)
223.90'(R)

SAVANNAH CROSSINGS SUBDIVISION
DOCUMENT NUMBER 2007K066321

CITY EASEMENT PER DOCUMENT NUMBER 2007K066321 (WIDTH VARIES)

STORM STRUCTURE
OPEN GRATE
RIM=742.58
IE=734.03(N–S)36"RCP
IE=735.78(NE)18"RCP

4
(NO BUILDINGS OBSERVED)

N02°06'10"W(M) 223.84'(M)
N02°05'57"W(R)
223.90'(R)

30' SETBACK LINE

(A.K.A. KIRK ROAD)
COUNTY ROAD 77

SANITARY MANHOLE
CLOSED
RIM=744.76
IE=732.08(N–S)8"PVC

FOUND NAIL 0.06' WEST & 0.02' SOUTH

FOUND NAIL (HELD)

2" WATERMAIN PER PLANS

7.5' CITY EASEMENT PER DOCUMENT NUMBER 2007K066321

FOUND REBAR 0.16' WEST & ON LINE

ASPHALT 0.61' EAST

STORM STRUCTURE
OPEN GRATE
RIM=742.64
IE=733.49(N–S)40"RCP

1 STORY BRICK BUILDING
TF=745.08

5

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = 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
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- FLAG POLE
- CLEANOUT
- POST INDICATOR VALVE
- GATE POST
- DOWN SPOUT
- TELEPHONE NETWORK INTERFACE
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- SIAMESE WATER CONNECTION
- WATER MARKER
- BORING HOLE
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER & MULTI–STEM (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

KIRKLAND CROSSING SUBDIVISION
DOCUMENT NUMBER 2002K117214

SCHEDULE B EXCEPTIONS

Q TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SAVANNAH CROSSINGS RECORDED MARCH 26, 2007 AS DOCUMENT NO. 2007K033652.

NOTE: NOTICE OF STATEMENT RECORDED AS DOCUMENT 2011K018475

Y EASEMENT IN FAVOR OF NICOR GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 96K0499335, AFFECTING THE SOUTH 10 FEET OF THE LAND AND A 10 FOOT PORTION LYING IN THE WESTERLY PORTION OF THE LAND.

AJ EASEMENT IN FAVOR OF NICOR GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2007K033653, AFFECTING THE WEST 10 FEET OF THE LAND.

O EASEMENT IN FAVOR OF CITY OF AURORA TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF ALL AREAS DESIGNATED "CITY EASEMENT" ON THE PLAT OF SAVANNAH CROSSINGS SUBDIVISION RECORDED/FILED JUNE 22, 2007 AS DOCUMENT NO. 2007K066321.

(SEE PLAT FOR EXACT LOCATION)

W EASEMENT IN FAVOR OF THE COUNTY OF KANE, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE HIGHWAY PURPOSES AND ANY USE APPURTENANT TO, ASSOCIATED WITH OR ALLIED THERETO AND INCLUDING THE USE THEREOF FOR PUBLIC SIDEWALKS AND/OR BICYCLE PATHS, AND PUBLIC UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO THE TRANSMISSION OF WATER, SEWAGE, ELECTRICITY, GAS, OIL OR THE TRANSMISSION OF ANY ELECTRONIC OR OTHER SIGNAL FOR TELEVISION, TELEPHONE, AND RADIO, AS CONTAINED IN THE SAVANNAH CROSSINGS PLAT OF SUBDIVISION RECORDED/FILED JUNE 22, 2007 AS DOCUMENT NO. 2007K066321 AFFECTING THE EASTERLY PORTION OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

SD ACCESS NOTES AS CONTAINED ON THE PLAT OF SAVANNAH CROSSING SUBDIVISION RECORDED AS DOCUMENT NUMBER 2007K066321:

THERE SHALL BE NO ACCESS TO KIRK ROAD FROM LOTS 2, 5, 6 AND 7. THERE SHALL BY ONE RIGHT IN ONLY ACCESS FROM KIRK ROAD LOCATED ON THE COMMON LOT LINE OF LOTS 3 AND 4. ALL ACCESS SHALL BY VIA MESA LANE AND THE PROPOSED SUBDIVISION STREET SYSTEM. NOTE THAT THERE SHALL BE NO ACCESS TO MESA LANE WITHIN 350 FEET OF KIRK ROAD AND THERE SHALL BE NO ACCESS TO THE RIGHT IN ACCESS DRIVE WITHIN 250 FEET OF KIRK ROAD.

THERE SHALL BE NO ACCESS TO BUTTERFIELD ROAD FROM LOTS 7, 8 AND 11. THERE SHALL BE ONE RIGHT IN/RIGHT OUT ONLY ACCESS TO BUTTERFIELD ROAD LOCATED ON THE COMMON LOT LINE OF LOTS 9 AND 10. ALL OTHER ACCESS SHALL BE VIA CHURCH ROAD AND THE PROPOSED SUBDIVISION STREET SYSTEM.

N BUILDING LINES AS SHOWN ON THE PLAT OF SAVANNAH CROSSINGS, RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 2007K066321.

(SEE PLAT FOR EXACT LOCATION)

AG RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED WAGNER ROAD.

* AH RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

SCHEDULE B EXCEPTIONS A, D, M, G, B, AB, H, J, I, AE, AC, AD, AF, AK, X, U, AG, AA AND AI ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

* NOT PLOTTABLE

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

UTILITY CONTACTS

Design Dig #A046 0983
Locate Dig # X043 1052

Municipality	Cable Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm
Aurora, City of	Comcast Cable	ComEd	Nicor	AT&T (Distribution)	City of Aurora
44 East Downer Place	Martha Gieras	630.576.7094	630-388-2362	630.573.5450	Mike Houston
Aurora, IL 60507	630.600.6352		gasmaps@nicor.com		331-254-2026
630.892.8811	martha_gieras@comcast.com				mhouston@aurora-il.org
630.892.0741					Kane County DOT
					Kurt Nika
					630-406-7372
					nikskurt@co.kane.il.us

SURVEYOR'S CERTIFICATION

TO: WENDY'S PROPERTIES, LLC AND 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8 AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2018.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184–002778
LICENSE EXPIRES 4/30/2019

DATE OF PLAT OR MAP: 02–19–18

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/18

PROFESSIONAL LAND SURVEYOR
SCOTT C. KREBS
35-3509
AURORA, ILLINOIS
STATE OF ILLINOIS

K:\PSDATA\2018 PROJECTS\18.0053\18.0053LTS.DWG

811 Know what's below. Call before you dig.

DATE	NO.	REVISIONS	DRAWN BY	CHECKED BY	BOOK WENDY54 PG 55
2–19–18			PC JC	TFS SK	BY DATE

PROJECT
WENDY'S
2962 Kirk Road
Aurora, Illinois

CLIENT
WATERMARK ENGINEERING RESOURCES, LTD.
2631 Ginger Woods Parkway, Suite 100
Aurora, Illinois 60502

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 18.0053