



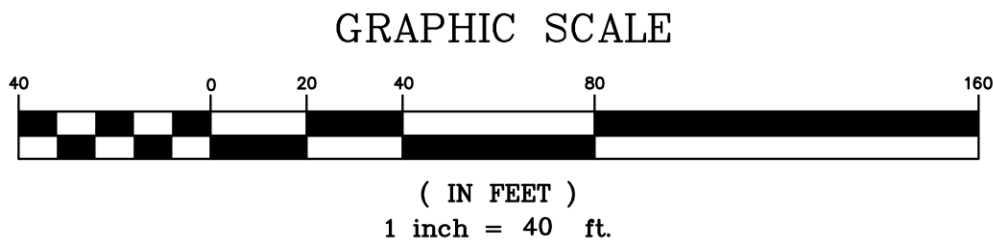
LOT 3 EXCEPT FOR THE SOUTH 211.58 FEET (AS MEASURED ALONG THE WESTERLY LINE THEREOF) OF LOT 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOTS 1, 2 AND 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, IN DUPAGE COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1, 2 AND 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, IN DUPAGE COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

BEING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 82 DEGREES 00 MINUTES 42 SECONDS WEST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 71.65 FEET; THENCE NORTH 64 DEGREES 19 MINUTES 16 SECONDS EAST 59.48 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 229.76 FEET; THENCE NORTH 04 DEGREES 24 MINUTES 19 SECONDS EAST 212.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 295.84 FEET; THENCE NORTH 85 DEGREES 49 MINUTES 40 SECONDS WEST 69.81 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 157.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 157.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 194.00 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 85 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 2 AND THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 140.33 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 3; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID NORTHERLY LINE 140.02 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 3; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID NORTHERLY LINE OF LOT 3 AND THE NORTHERLY LINE OF SAID LOT 2, EASTERLY LINE; THENCE SOUTH 03 DEGREES 12 MINUTES 32 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 3 AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 300.37 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 1; THENCE SOUTH 00 DEGREES 20 MINUTES 46 SECONDS WEST ALONG SAID EASTERLY LINE 160.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 1.

(RIGHT OF WAY VARIES)



(TO HEAVY LINES)
68,152 SQUARE FEET
OR
1.564 ACRES
(BASED ON MEASURED VALUES)

| |
|-----------------------|
| REGULAR SPACES = 73 |
| ACCESSIBLE SPACES = 4 |
| TOTAL SPACES = 77 |



NO SCALE

THE FOLLOWING IS A NARRATIVE DESCRIPTION OF THE SURVEYED SITE
PREPARED BY THE SURVEYOR, BASED ON MEASURED VALUES.

THAT PART OF LOT 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 22.55 FEET TO A SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 111.21 FEET TO THE POINT OF BEGINNING, A COPY OF WHICH WAS RECORDED AS DOCUMENT R2016-140816 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 111.21 FEET TO THE WESTERLY LINE OF THE SOUTH 211.58 FEET OF LOT 3 (AS MEASURED ALONG THE WESTERLY LINE THEREOF) AS MONUMENTED; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 22.46 FEET TO A WESTERLY LINE OF THE LAND TAKEN FOR ROAD 111.21 FEET BY ORDINANCE 0074 OF 1974; THENCE WESTERLY ALONG SAID WESTERLY LINE OF THE LAND TAKEN FOR ROAD 111.21 FEET, A DISTANCE OF 111.21 FEET TO THE POINT OF BEGINNING, A COPY OF WHICH WAS RECORDED AS DOCUMENT R2016-140816; THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 111.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE, 69.92 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 111.21 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SHOWN OR NOTED HEREON

- | | |
|----|---|
| 2 | RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 4, AS RECORDED IN DOCUMENT 88, 1995 AS DOCUMENT R95-007204, THAT THE CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). |
| 3 | NOTE ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT R94-109452: |
| | DIRECT ACCESS FROM LOTS 1 AND 3 TO ROUTE 59 IS NOT PERMITTED. |
| 7 | GRANT OF EASEMENT DATED MARCH 5, 1973 AND RECORDED MAY 13, 1973 (DOCUMENT R73-25052, IN FAVOR OF THE CITY OF NAPERVILLE, A MUNICIPAL CORPORATION, TO CONSTRUCT AND MAINTAIN AN ELECTRIC TRANSMISSION LINE, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREIN, TO THE COMMONWEALTH Edison COMPANY, A CORPORATION OF ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RENEW AND REMOVE ELECTRICAL TRANSMISSION LINES AND APPLIANCES THEREON, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, AND THE TERMS AND CONDITIONS THEREIN CONTAINED. |
| 9 | GRANT OF EASEMENT MADE BY MBC PARTNERS, L.P., AN ILLINOIS LIMITED PARTNERSHIP TO COMMONWEALTH Edison COMPANY RECORDED JANUARY 10, 1995 AS DOCUMENT R95-003750. |
| 10 | GRANT OF EASEMENT MADE BY AND BETWEEN MBC PARTNERS L.P., AN ILLINOIS LIMITED PARTNERSHIP AND MERIDIAN BUSINESS CAMPUS PHASE 1 UNIT 4, AS RECORDED IN DOCUMENT R95-007204, RECORDED MARCH 8, 1995 AS DOCUMENT R95-027204. |

THE FOLLOWING SCHEDULE B EXCEPTIONS ARE NOT SURVEY
RELATED AND THEREFORE NOT SHOWN: PART ONE NUMBERS 1, 2,
3, 4, 5 AND 6, PART TWO NUMBERS 1, 4, 5, 6, 8, 11 AND 12

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NC05-1043618-04E ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 30, 2020.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1704300135A, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2019.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON DECEMBER 31, 2020.
5. J.U.L.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) WAS CONTACTED FOR A SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X357 0847. ADDITIONALLY, PRIOR TO SURVEYOR'S FIELD WORK, THIRTY COUNTY LOCATORS PROVIDED UTILITY LOCATING INFORMATION AT THIS SITE. ALL UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ALSO, THE SURVEYOR CONTACTED J.U.L.L.I.E. FOR A DESIGN STATE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A331 1343. 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.
6. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
9. THE SURVEYED SITE DOES NOT HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO A PUBLIC RIGHT OF WAY.
10. IN ACCORDANCE WITH TABLE A ITEM 6(A) AND 6(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

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 (HELD LOCATION) 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 GUY POLE | GAS METER GAS VALVE GAS MARKER DOWN STOP BORING LOG MONITORING WELL GATE POST BOLLARD POST SIGN FLAG POLE MAILBOX SANITARY SEWER STORM SEWER WATER MAIN GAS MAIN ELECTRIC LINE OVERHEAD WIRES TELEPHONE LINE CONIFEROUS TREE W/ APPROX. DIAMETER | OVERHEAD TRAFFIC SIGNAL TRAFFIC SIGNAL MANHOLE LIGHT LIGHT POLE HAND HOLE VALVE VAULT FIRE HYDRANT IRRIGATION CONTROL VALVE POST INDICATOR VALVE SIAMOSE WATER CONNECTION WATER MARKER WATER METER VALVE BOX B/X BOX SPRINKLER CONTROL VALVE TELEPHONE MANHOLE TELEPHONE NETWORK INTERFACE TELEPHONE MARKER TELEPHONE PEDESTAL CABLE TELEVISION PEDESTAL |
|---|--|---|

ABBREVIATIONS

O.D.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 F.F. = FINISHED FLOOR
 FES = FLARED END SECTION
 VCP = VITRIFIED CLAY PIPE
 C.P. = DUCTILE IRON PIPE
 P.V. = POLYVINYL CHLORIDE
 C.C.P. = CASTED CONCRETE PIPE
 C.M.C. = CORRUGATED METAL PIPE
 (R) = RECORD BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 E = EAST
 W = WEST
 S = SOUTH
 N = NORTH
 A = ARC LENGTH
 R = RADIUS
 CH = CHORD
 CB = CHORD BEARING
 S.E. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.C. = POINT OF COMMENCEMENT
 P.I.C. & D.C. = PUBLIC UTILITY
 AND DRAINAGE EASEMENT
 BC = BACK OF CURB
 BDC = BACK OF DEPRESSION
 C = CENTER OF CURVE
 C = CEMENT
 P = PAYMENT
 G = GRAVEL
 EW = EDGE OF WALL
 TP = TOP OF WALL
 TP = TOP OF PIPE
 IE = INLET ELEVATION
 P.D. = PROPERTY LINE
 DS = DOWN SLOPE
 F.T. = FEET
 SL = SHORE LINE
 TF = TRANSFORMER
 FV = FLOWERS


SURVEYOR'S CERTIFICATION

TO: TEXAS ROADHOUSE HOLDINGS LLC AND FIRST AMERICAN 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, 5, 6(A), 6(B), 7(B), 8, 9, 11, 13, 14, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/31/2020.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF PLAT OR MAP: 01/06/2021

BY: 
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/22

J:\PSDATA\2020 PROJECTS\20.0318\20.0318-LTS-TOPO.DWG



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 ARE AT 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.



Know what's below.
Call before you dig

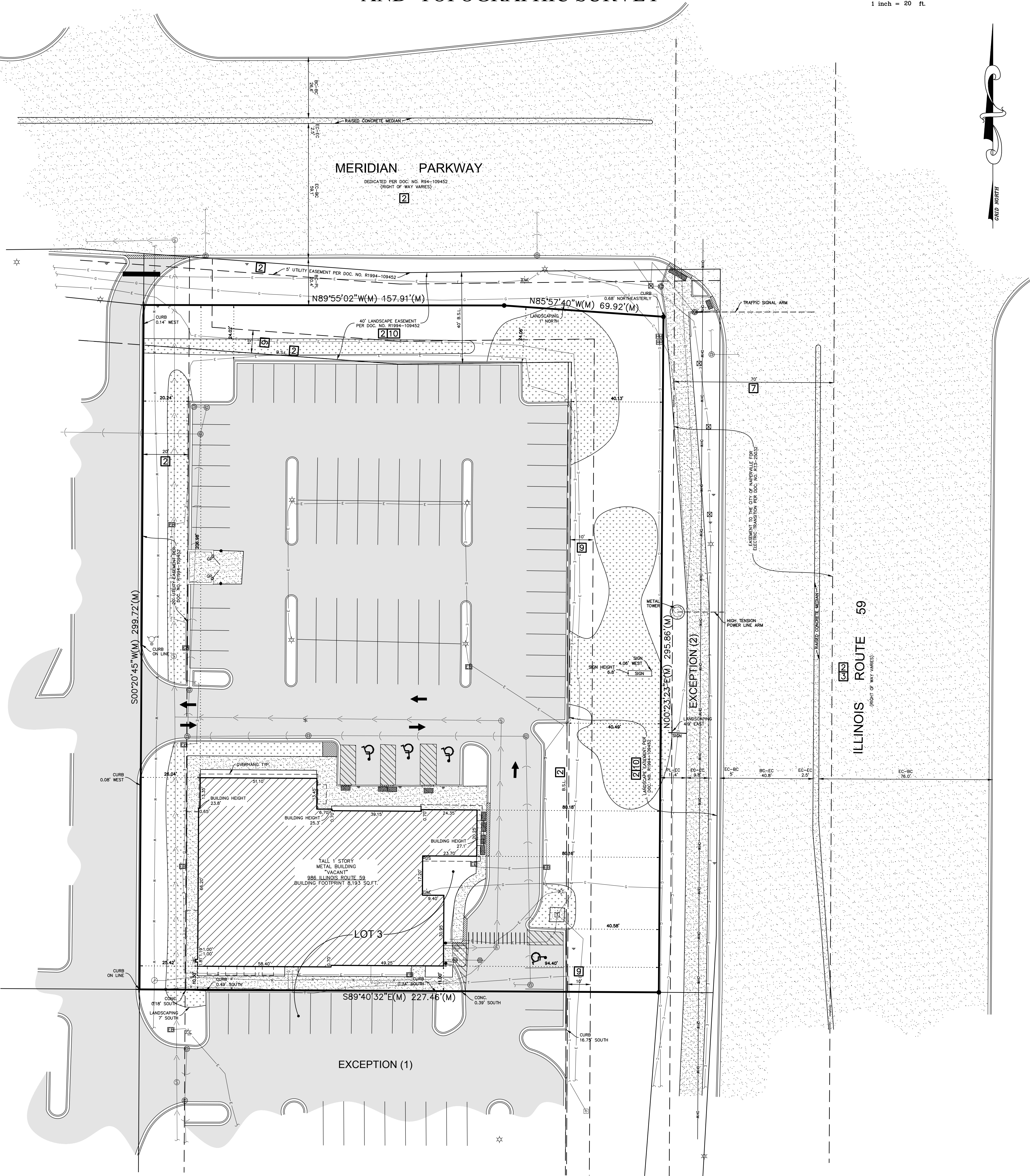
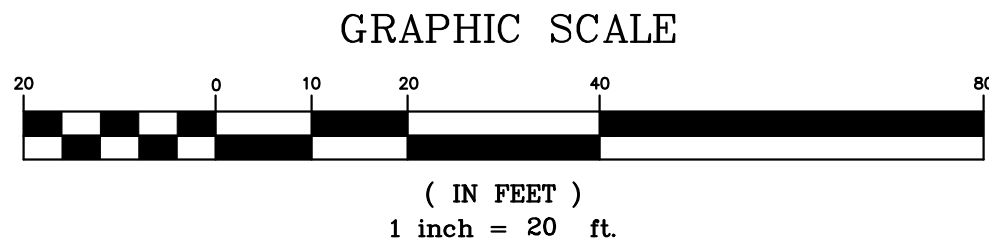
| |
|---|
| PROJECT |
| 986 Illinois Route 59 Aurora Dupage County, Illinois |
| CLIENT |
| Greenberg Farrow Architects 1430 West Peachtree Street NW, Suite 200 Atlanta GA 30309 |

[illegible]

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 SUB 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.

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



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\"/>

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
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- 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
- 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
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSP = TRANSFORMER
- B = PAVEMENT

COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

986 Illinois Route 59

Aurora
DuPage County, Illinois

CLIENT

Greenberg Farrow Architects
1430 West Peachtree Street NW, Suite 200
Atlanta GA 30309

| NO. | REVISIONS | DATE | BY |
|-----|----------------------|----------|-----|
| 1. | REVISED VICINITY MAP | 03-15-21 | RHM |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

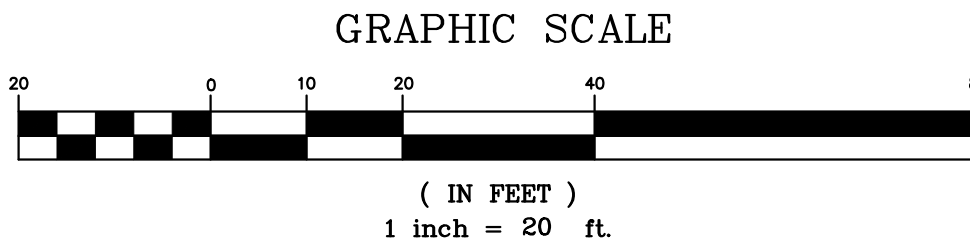
UTILITY STATEMENT

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.

811

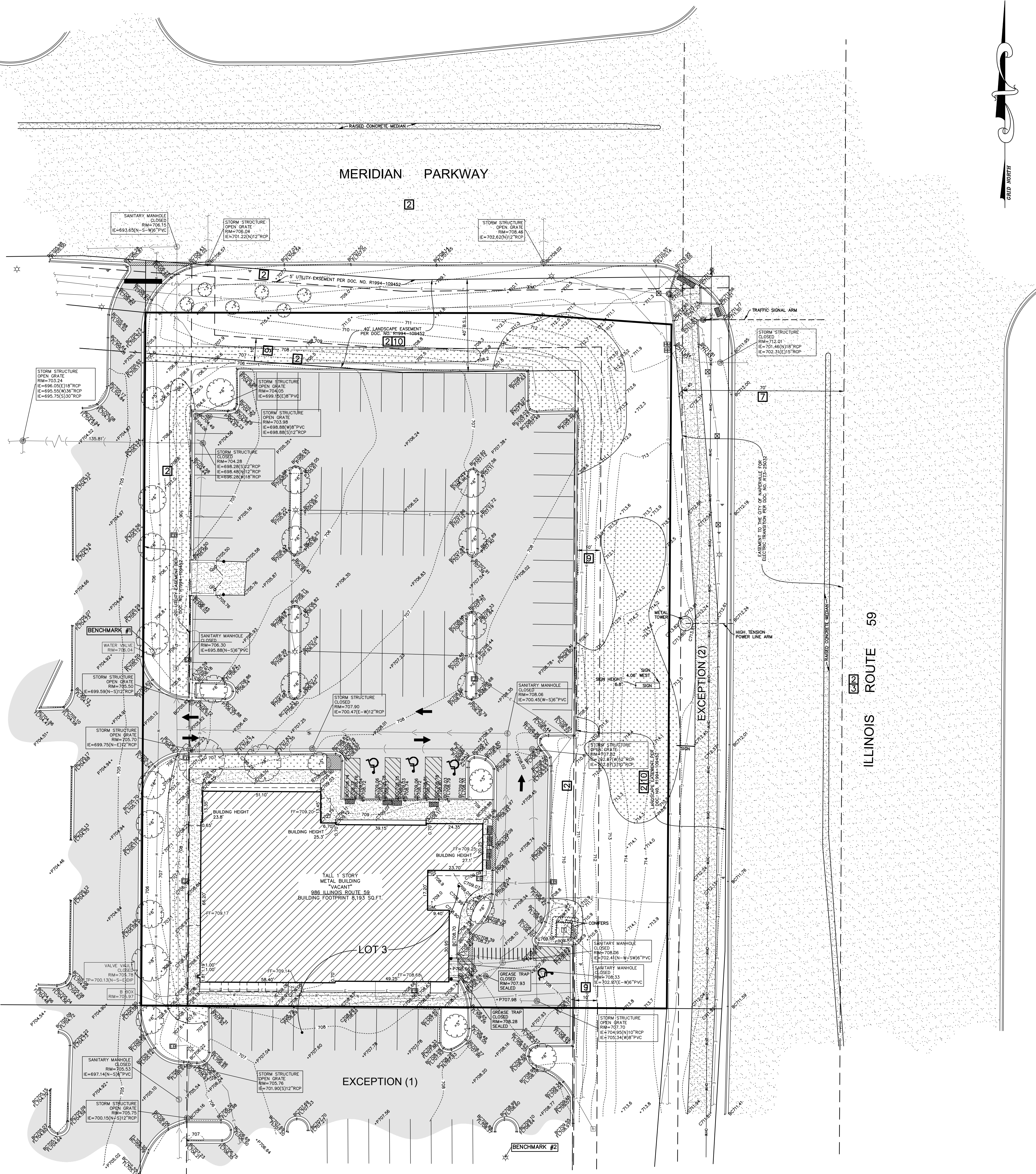
Know what's below.
Call before you dig.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



MERIDIAN PARKWAY

2



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 (HELD LOCATION)
- CONCRETE MONUMENT
- ✦ CROSS IN CONCRETE
- ✦ MANHOLE
- ✦ STORM STRUCTURE
- ✦ SANITARY MANHOLE
- ✦ CLEANOUT
- ✦ FLARED END SECTION
- ✦ TRANSFORMER PAD
- ✦ ELECTRIC MANHOLE
- ✦ ELECTRIC BOX
- ✦ ELECTRIC PEDESTAL
- ✦ ELECTRIC MARKER
- ✦ UTILITY POLE
- ✦ UTILITY POLE W/LIGHT
- ✦ UTILITY POLE W/TSF
- ✦ GUY POLE
- ✦ GAS METER
- ✦ GAS VALVE
- ✦ GAS MARKER
- ✦ DOWN SPOUT
- ✦ BORING HOLE
- ✦ MONITORING WELL
- ✦ GATE POST
- ✦ BOLLARD POLE
- ✦ SIGN
- ✦ FLAG POLE
- ✦ MAILBOX
- ✦ SANITARY SEWER
- ✦ STORM SEWER
- ✦ WATER MAIN
- ✦ GAS MAIN
- ✦ ELECTRIC WIRE
- ✦ OVERHEAD WIRE
- ✦ TELEPHONE LINE
- ✦ CONIFEROUS TREE
- ✦ W/APPROX. DIAMETER
- ✦ 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 MARKER
- ✦ WATER METER
- ✦ VALVE BOX
- ✦ B/BOX
- ✦ SPRINKLER CONTROL VALVE
- ✦ TELEPHONE MANHOLE
- ✦ TELEPHONE NETWORK INTERFACE
- ✦ TELEPHONE MARKER
- ✦ TELEPHONE PEDESTAL
- ✦ CABLE TELEVISION PEDESTAL
- ✦ DECIDUOUS TREE
- ✦ W/APPROX. DIAMETER
- ✦ MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ✦ TREE LINE
- ✦ + ELEVATION
- ✦ BITUMINOUS PAVEMENT
- ✦ CONCRETE SURFACE
- ✦ DEPRESSED CURB
- ✦ GRAVEL SURFACE
- ✦ LANDSCAPE AREA
- ✦ STONE SURFACE
- ✦ DETECTABLE TACTILE WARNING SURFACE
- ✦ PAVEMENT
- ✦ GRASS
- ✦ WOOD FENCE
- ✦ CHAIN LINK FENCE
- ✦ METAL FENCE
- ✦ METAL GUARDRAIL
- ✦ OVERHEAD TRAFFIC ARM
- ✦ PAVEMENT

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TP = 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
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- 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
- 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
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVEMENT

UTILITY CONTACTS

- DESIGN DIG #A351 1343 / LOCATE DIG #K357 0847
- CITY OF AURORA 44 E DOWNER PLACE AURORA, IL 60005 PHONE: 630-256-4636
- CABLE COMCAST - MARTHA GIERAS 224-229-5862
- MARTHA.GIERAS@COMCAST.COM
- ELECTRIC COMED 630-576-7094
- NICOR GAS GASMAPS@NICOR.COM
- COMMUNICATIONS AT&T 615-293-0ATT.COM
- WINDSTREAM KDL LOCATE.DESK@WINDSTREAM.COM
- UNITE PRIVATE NETWORK - GEORGE FORBES 478-832-0669
- GEORGE.FORBES@UPNFIBER.COM
- LEVEL 3 CENTURYLINK NATIONAL@CENTURYLINK.COM
- CITY OF NAPERVILLE - PATRICK SAMEK 630-420-6187
- SAMEK@NAPERVILLE.IL.US

BENCHMARKS

- REFERENCE BENCHMARK:**
- CITY OF AURORA CONTROL MONUMENT CONTROL MONUMENT NUMBER 31 E
- STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LIBERTY STREET AND COMMONS DRIVE, SECTION 20, TOWNSHIP 38, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.
- DATUM: NAVD 88
- ELEVATION = 705.65
- SITE BENCHMARKS:**
- SITE BENCHMARK #1**
- NORTHEAST CORNER BOLT ON FIRE HYDRANT ON THE WEST SIDE OF SITE ABOUT 50 FEET NORTH OF NORTHWEST CORNER OF BUILDING AND EAST SIDE OF MAIN DRIVE.
- ELEVATION = 707.26
- SITE BENCHMARK #2**
- CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE IN CURB ISLAND AT THE SOUTHEAST CORNER OF SITE ABOUT 75 FEET SOUTH OF THE SOUTHEAST CORNER OF BUILDING.
- ELEVATION = 710.96

J:\PSDATA\2020 PROJECTS\20.0318\20.0318-LTS-TOPO.DWG

3 OF 3

SCALE: 1" = 20'

COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

986 Illinois Route 59
Aurora
DuPage County, Illinois

CLIENT

Greenberg Farrow Architects
1430 West Peachtree Street NW, Suite 200
Atlanta GA 30309

| NO. | DATE: 01/05/21 | PC RWS | DRAWN BY: RHM | CHECKED BY: DW | BOOK 473 PG 60 |
|-----|----------------|--------|----------------------|----------------|------------------------|
| 1. | | | REVISED VICINITY MAP | | DATE: 03-15-21 BY: RHM |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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 GUARANTEE 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.

811

Know what's below.
Call before you dig.