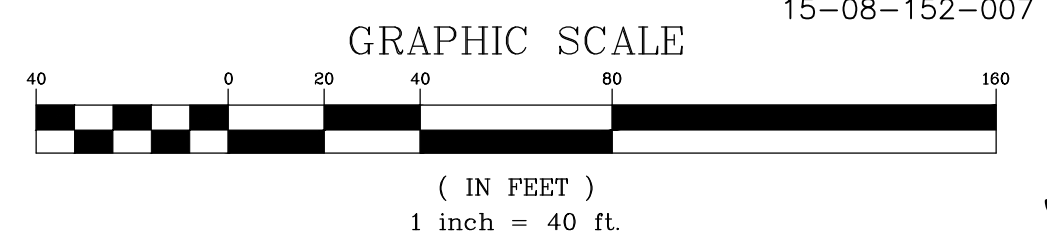


# BOUNDARY & TOPOGRAPHIC SURVEY

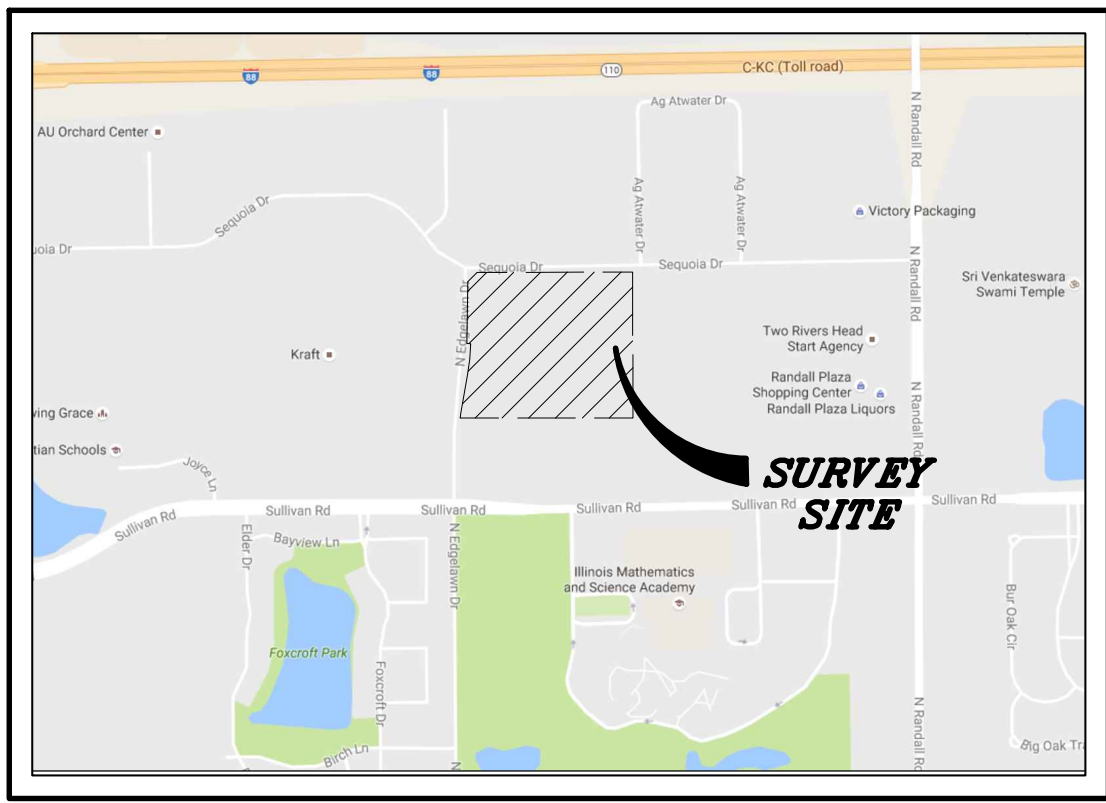
## LEGAL DESCRIPTION

LOT 2, IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)



## LOCATION MAP

NOT TO SCALE

## SURVEY PREPARED FOR

KEELEY CONSTRUCTION, INC.  
245 EAST SIDNEY COURT  
VILLA PARK, ILLINOIS 60181

## LEGEND

- EX. PROPERTY LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. CHAIN-LINK FENCE
- EX. STORM LINE
- EX. SANITARY LINE
- EX. WATERMAIN LINE
- EX. UNDERGROUND GAS
- EX. 1 FOOT CONTOURS
- ⊙ EX. STORM MANHOLE (MH)
- ⊙ EX. STORM CATCH BASIN (CB)
- ⊙ EX. STORM INLET (INL)
- ⊙ EX. SANITARY MANHOLE (SMH)
- ⊙ EX. FIRE HYDRANT/AUX. VALVE
- ⊙ EX. VALVE BOX
- ⊙ EX. VALVE VAULT (V.V.)
- ⊙ EX. IRRIGATION CONTROL BOX
- ⊙ EX. WATER MARKER
- ⊙ EX. JULIE GAS MARKER
- ⊙ EX. HANDHOLE
- ⊙ EX. LIGHT STANDARD
- ⊙ EX. SIGN
- ⊙ EX. BOLLARD
- ⊙ EX. TEST/SOIL BORING
- ⊙ EX. CURB AND GUTTER
- ⊙ EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- ⊙ EX. CONIFEROUS TREE WITH HEIGHT IN FEET
- ⊙ EX. RIM ELEVATION
- ⊙ EX. INVERT ELEVATION
- EX. CONCRETE
- EX. AGGREGATE
- RCP = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL PLASTIC PIPE
- UTO = UNABLE TO OPEN
- = FOUND IRON PIPE OR ROD

## BENCHMARKS

**REFERENCE BENCHMARK:** (NGS PID: AA6281)  
STATION IS 205.0 FEET (62.5 M) SOUTH OF THE CENTERLINE OF THE ENTRANCE FOR SMOKE TREE BUSINESS PARK, 39.0 FEET (11.9 M) EAST OF THE CENTERLINE OF EVERGREEN DRIVE, AND 39 FEET (11.9 M) WEST OF THE RAILROAD TRACK CENTERLINE. THE MONUMENT IS A STEEL ROD AND DATUM POINT WITH SLEEVE AND LID, LEVEL WITH ROAD GRADE.

ELEVATION=692.95 DATUM=NAVD88—GEOID 12B

**SITE BENCHMARK (BM) #1:**  
SOUTHEAST TAG BOLT ON THE FIRE HYDRANT ON THE NORTH SIDE OF SEQUOIA DRIVE AND 100 FEET ± WEST OF THE EAST PROPERTY LINE.

ELEVATION=705.87 DATUM=NAVD88—GEOID 12B

**SITE BENCHMARK (BM) #2:**  
CUT SQUARE ON LIGHT POLE BASE SOUTH OF THE BUILDING 100 FEET ± WEST OF THE EAST BUILDING FACE.

ELEVATION=700.02 DATUM=NAVD88—GEOID 12B

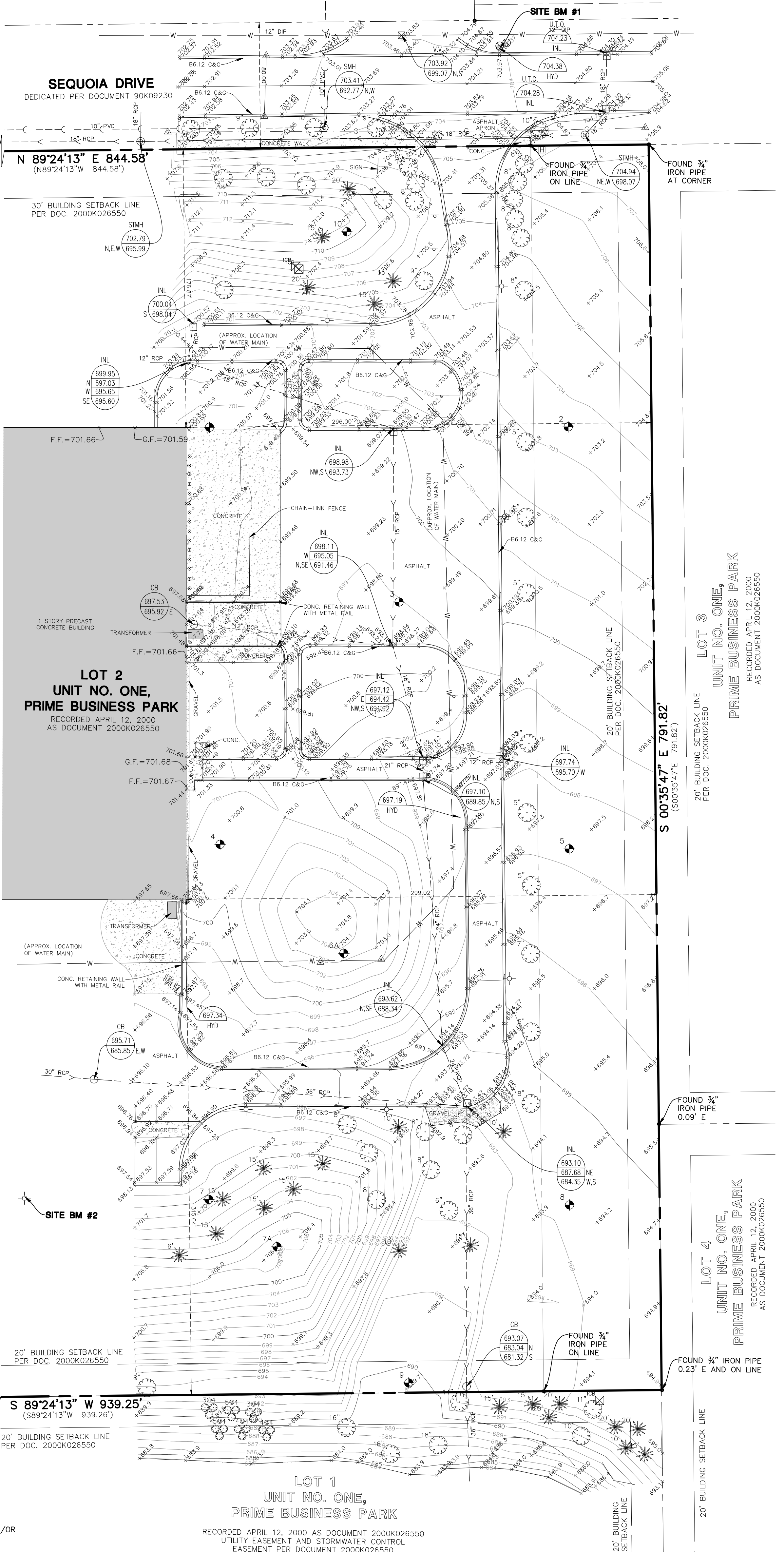
TOPOGRAPHIC FIELD WORK COMPLETED ON JUNE 26, 2016

## SURVEYED AREA

712,636 S.F. OR 16,360 AC±

## SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.677) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED FOR KEELEY CONSTRUCTION, INC. BASED ON A FIELD SURVEY COMPLETED ON JULY 22, 2016.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.



## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
)  
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, GIVEN UNDER MY HAND AND

SEAL THIS 18TH DAY OF MAY, A.D. 2017

## FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699  
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350  
LICENSE EXPIRES APRIL 30, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JUNE 26, 2016



|          |              |          |
|----------|--------------|----------|
| SHEET    | PROJ. MGR.   | SJP      |
| 1 OF 1   | PROJ. ASSOC. | CNB      |
| NUTAU101 | DRAWN BY:    | CNB      |
|          | DATE:        | 07-26-16 |
|          | SCALE:       | 1"=40'   |

NUTRIVO EXPANSION  
AURORA, ILLINOIS  
BOUNDARY & TOPOGRAPHIC SURVEY

**Manhard CONSULTING LTD.**  
700 Springer Drive, Lombard, IL 60148 ph: 630.681.8500 fx: 630.681.8585 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
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| DATE | REVISIONS | DRAWN BY |
|------|-----------|----------|
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