

UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

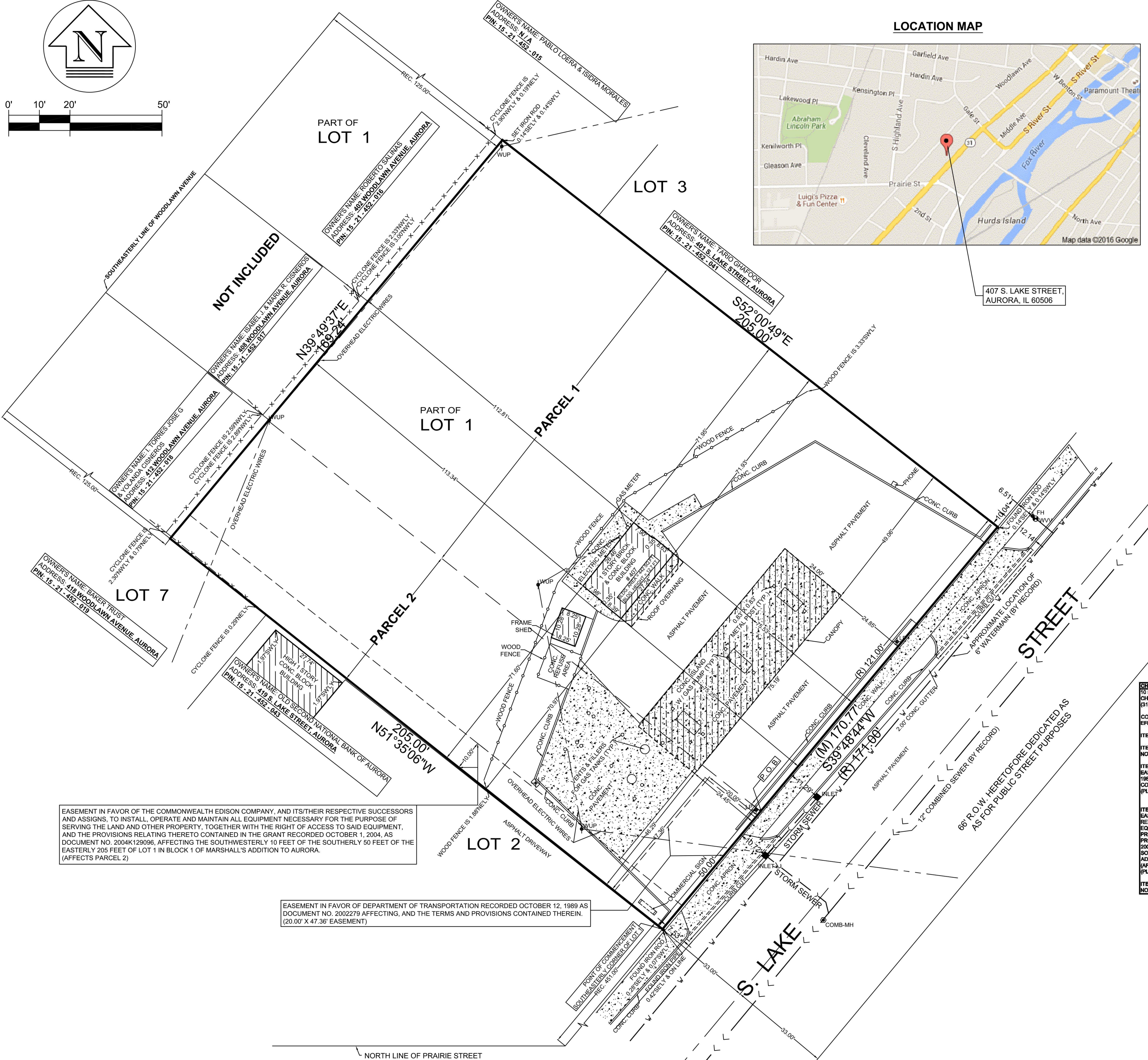
PARCEL ONE:
 THAT PART OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1 BEING THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 50 FEET FOR THE POINT OF BEGINNING, THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 205 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT TO THE NORTHERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 205 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 121 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:
 THE SOUTHERLY 50 FEET OF THE EASTERLY 205 FEET OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

KNOWN AS: **407 S. LAKE STREET, AURORA, ILLINOIS**

PERMANENT INDEX NUMBER: 15 - 21 - 452 - 042

AREA = 34,836 SQ. FT. OR 0.800 ACRE



NOTE:
 THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

- NOTES:**
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS S. LAKE STREET.
 - THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
 - THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
 - EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
 - THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
 - ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
 - ALL VISIBLE UTILITIES ARE PLOTTED.
 - ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
 - ITEM # 9 FROM TABLE A THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
 - ITEM # 14 FROM TABLE A DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS PRAIRIE STREET IS 451.00 FEET.
 - ITEM # 16 FROM TABLE A AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
 - ITEM # 17 FROM TABLE A AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - ITEM # 18 FROM TABLE A AT THE TIME OF THIS SURVEY, NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL WERE NOTED.
 - ITEM # 19 OF TABLE A THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 - ITEM # 21 FROM TABLE A RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 500,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

ZONING REQUIREMENTS:
 1 SOUTH BROADWAY
 AURORA, ILLINOIS 60605
 PHONE: (630) 256-3089
 FAX: (630) 256-3089

ZONING REQUIREMENTS:
 M-2 = MANUFACTURING DISTRICT, GENERAL

CHICAGO TITLE INSURANCE COMPANY
 115 N. LAKE STREET,
 CHICAGO, IL 60603
 (312) 523-3000
 COMMITMENT NO.: 4418 WMMW17004 UA
 EFFECTIVE DATE: MARCH 13, 2013

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1-18:
 NOT SURVEY RELATED.

ITEM # 17:
 EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 12, 1989 AS DOCUMENT NO. 2002279 AFFECTING, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED ON THE DRAWING)

ITEM # 18:
 EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON 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 OCTOBER 1, 2004, AS DOCUMENT NO. 2004K129096, AFFECTING THE SOUTHWESTERLY 10 FEET OF THE SOUTHERLY 50 FEET OF THE EASTERLY 205 FEET OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA. (AFFECTS PARCEL 2) (PLOTTED ON THE DRAWING)

ITEMS 19-23:
 NOT SURVEY RELATED.

EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON 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 OCTOBER 1, 2004, AS DOCUMENT NO. 2004K129096, AFFECTING THE SOUTHWESTERLY 10 FEET OF THE SOUTHERLY 50 FEET OF THE EASTERLY 205 FEET OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA. (AFFECTS PARCEL 2)

EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 12, 1989 AS DOCUMENT NO. 2002279 AFFECTING, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (20.00' X 47.36' EASEMENT)

LEGEND	ABBREVIATIONS
	COMB-MH COMBINATION MANHOLE
	INLET INLET
	WV-VV WATER VALVE VAULT
	FH FIRE HYDRANT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: AMPHION ENGINEERING, INC.		
SCALE : 1" = 20'		
DATE : APRIL 9, 2013	6/4/16	ADDED COMB MH.
FILE No.:	5/16/16	UPDATED
2013-20736-1	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, JUNE 4, A.D. 2016

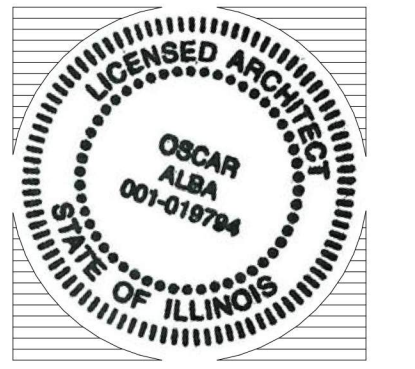
BY: Roy G. Lawniczak
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



ARCHITECTONIC SOLUTIONS, INC.
 2541 W. DIVISION ST.
 CHICAGO, IL 60622
 projectmanager@asi-chicago.com



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CHICAGO BUILDING CODES AND ORDINANCES



SIGNATURE: Oscar Alva
 EXPIRES: 1/13/016

NEW RETAIL WITH EXISTING PUMPS

PROJECT ADDRESS
**407 S LAKE ST.
 AURORA, IL**

DRAWING TITLE
EXISTING SITE PLAN

SHEET
A100

DRAWN BY: AS
 CHECKED BY: OA
 DATE ISSUED: 3/29/16