



PLAT OF SURVEY 2795 CHURCH ROAD

PART OF THE NORTH 1/2 OF SECTIONS 1 AND 2 IN TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING IN THE CENTER OF CHURCH ROAD 104.84 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SECTION 2, THENCE NORTHERLY ALONG THE CENTER OF SAID CHURCH ROAD 104.54 FEET TO THE NORTH LINE OF SAID SECTION 2, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTIONS 2 AND 1, 2084.13 FEET THENCE SOUTHERLY 0 DEGREES 22 MINUTES EAST 104.54 FEET THENCE WESTERLY TO THE PLACE OF BEGINNING IN KANE COUNTY, ILLINOIS

EXCEPT THAT PART OF SAID LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 646.20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 988.50 FEET THENCE SOUTH 22 DEGREES 14 MINUTES WEST 104.54 FEET THENCE SOUTHERLY 0 DEGREES 22 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 988.66 FEET TO A LINE DRAWN SOUTH 16 FEET WEST FROM THE POINT OF BEGINNING, THENCE NORTH 16 FEET EAST 104.54 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE NORTH 89 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 988.50 FEET THENCE SOUTH 22 DEGREES 14 MINUTES WEST 104.54 FEET THENCE SOUTHERLY 0 DEGREES 22 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 988.66 FEET TO A LINE DRAWN SOUTH 16 FEET WEST FROM THE POINT OF BEGINNING, THENCE NORTH 16 FEET EAST 104.54 FEET TO THE POINT OF BEGINNING

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LOT 2
NADLER SUBDIVISION
PER DOC. NO. 98K105199

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, DOUGLAS MCCLINTIC, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 22nd DAY OF APRIL, 2020.

PROFESSIONAL LAND SURVEYOR NUMBER 2992.
ALL ILLINOIS PROFESSIONAL
LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2020.
THIS SURVEY CONFORMS TO THE CURRENT STANDARD FOR AN
ILLINOIS BOUNDARY SURVEY

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/26/2020	REVISE PER INITIAL SUBMITTAL REVIEW
2	04/16/2020	REVISE PER ZONING REVIEW
3		
4		



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L. MARTINEZ CONSTRUCTION SITE PLAN 2795 CHURCH ROAD AURORA, ILLINOIS

DRAWN BY: CPV | CHECKED BY: CPV | APPROVED BY: DRAFT
DATE: FEBRUARY 25, 2020 | DWG SCALE: 1"=20' | PROJECT NO: 301-095

PREPARED FOR:
L. MARTINEZ CONSTRUCTION

DRAWING NO: 1
SHEET 1 OF 1

LEGEND:

	BOUNDARY
	EXISTING LOTS
	RIGHT-OF-WAY
	SECTION LINE
	EASEMENT
	1' CONTOUR (EX.)
	5' CONTOUR (EX.)
	SANITARY LINE
	OVERHEAD WIRES
	WATER LINE
	STORM LINE
	CHAIN LINK FENCE
	BACK OF CURB ELEVATION
	CURB FLOWLINE ELEVATION
	EXISTING TREE, DECIDUOUS
	EXISTING TREE, CONIFER
	EXISTING DECIDUOUS TREE (WITH TRUNK DIAMETER)
	EXISTING CONIFEROUS TREE (WITH TRUNK DIAMETER)
	EXISTING GAS LINE MARKER
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING GAS METER
	EXISTING STORM MANHOLE
	EXISTING CURB INLET
	EXISTING BEEHIVE INLET SQUARE

(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
BSL	BUILDING SETBACK LINE
FX	FENCE CORNER
FIP	FOUND IRON PIPE (SIZE)
G/F	TOP OF GARAGE FLOOR (APPROXIMATE)
T/F	TOP OF FOUNDATION (APPROXIMATE)
U.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
FL	FLOWLINE ELEVATION
BC	BACK OF CURB ELEVATION
EP	EDGE OF PAVEMENT
BK	BUILDING CORNER
WK	WALL CORNER

NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VRS OBSERVATIONS.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 02/19/2020.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- NO TITLE POLICY WAS PROVIDED FOR USE DURING THE PREPARATION OF THIS SURVEY.
- NOT ALL FOUND MONUMENTATION USED TO DETERMINE THE SITE BOUNDARY IS SHOWN HEREON.
- NO SANITARY CLEANOUT OR B-BOX WERE LOCATED DURING THE COURSE OF THE SURVEY.

SCALE IN FEET
0 20 40

