

# CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2017

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447  
CHICAGOLANDSURVEY@SBCGLOBAL.NET

## ALTA/ACSM LAND TITLE SURVEY OF

**PARCEL 1:**  
LOT 1 IN MG AURORA EAST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN FOX VALLEY VILLAGES UNIT 22, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30 AND PART OF THE NORTHEAST 1/4 OF THE SECTION 31, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 10, 1996 AS DOCUMENT R96-095980, IN DU PAGE COUNTY, ILLINOIS.

**PARCEL 2:**  
EASEMENT FOR ACCESS AND INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS CREATED BY AND SHOWN ON PLAT RECORDED JUNE 10, 1996 AS DOCUMENT R96-095980 AND BY DECLARATION RECORDED AUGUST 7, 1996 AS DOCUMENT R96-130150.

PROPERTY KNOWN AS: 2626 WEST OGDEN AVENUE, AURORA, ILLINOIS.

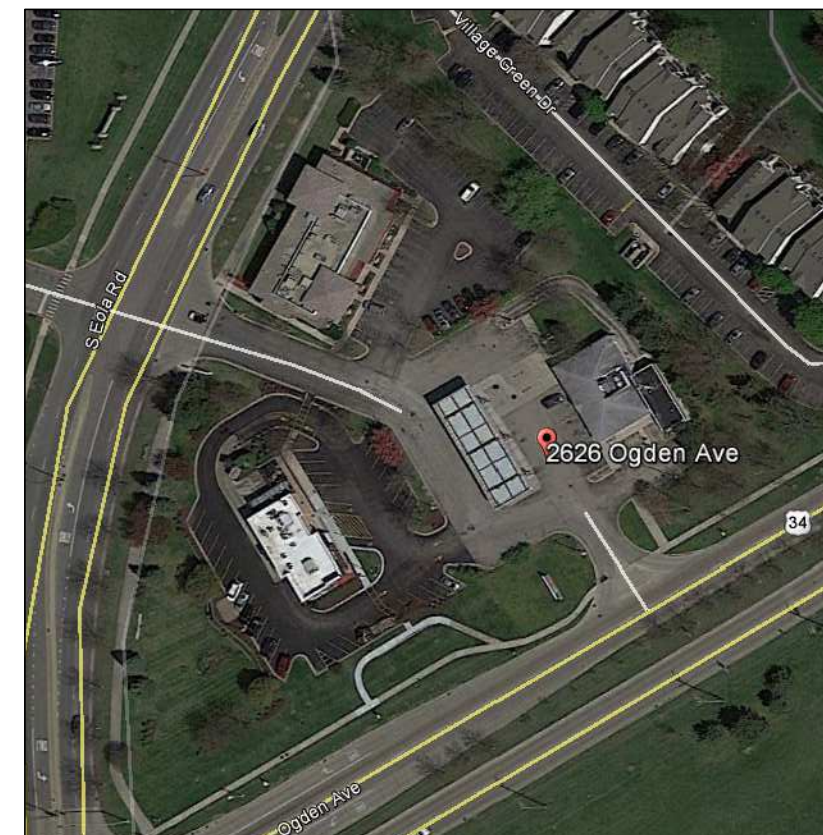
P.I.N. 07-30-407-038-0000

### LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- 3' X 3' MANHOLE
- MANHOLE
- CATCH BASIN
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SIGN POLE
- MONITORING WELL
- INLET
- GAS VALVE
- GUARD POST
- FIRE HYDRANT
- GAS METER
- WATER METER
- ELECTRIC METER
- WATER B. BOX
- WATER MANHOLE
- SPRINKLER
- ELECTRIC MANHOLE
- COLUMN
- HANDICAP PARKING SPACE
- AIR PUMP
- VACUUM PUMP
- GAS PUMP
- TRANSFORMER
- TRAFFIC LIGHT
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- PROPERTY LINE
- LOT LINE
- WATER LINE
- GAS LINE
- SEWER & DRAIN LINE
- ELECTRIC LINE
- COMMUNICATION, TV LINE
- JULIE UNDERGROUND MARKERS

### NOTE:

TITLE COMMITMENT: 1410 020141721 KA  
SCHEDULE: 1" EXCEPTIONS:  
ITEM 15: BUILDING SET BACK LINE DOC#R96-095980 & R96-095980  
20' ALONG EASTERLY AND 35' ALONG SOUTHERLY PORTION OF LOT 1 - AS SHOWN ON THE SURVEY  
ITEM 20: PRIMARY ACCESS EASEMENT DOC#R96-095980  
THROUGH A WESTERLY PORTION OF LOT 1 - AS SHOWN ON THE SURVEY  
ITEM 21: SIGN EASEMENT DOC#R96-095980  
10' X 10' - AS SHOWN ON THE SURVEY  
ITEM 22: SANITARY SEWER EASEMENT DOC#R96-095980  
20' ALONG EASTERLY PORTION OF LOT 1 - AS SHOWN ON THE SURVEY  
ITEM 23: BLANKET EASEMENT DOC#R96-095980 - AS SHOWN ON THE SURVEY  
ITEM 25: SIGN CONDUIT EASEMENT DOC#R96-095980  
10' ALONG WESTERLY AND PART OF SOUTHERLY PORTION OF LOT 1 - AS SHOWN ON THE SURVEY  
EXCEPTION: SOUTHERLY PART OF LOT 1 5'-106.68' - THEREBY GRANTED FOR ROADWAY SHOWN ON THE PLAT OF RESUBDIVISION DOC#R96-095980 - AS SHOWN ON THE SURVEY  
NO OTHER EXCEPTION AFFECTS SURVEY



VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 20'  
ORDERED BY: EDDIE WOOD  
FILE NO.: 112-72/TOPO

FIELD WORK COMPLETED 11/24/2015

### BENCHMARK:

BENCHMARK: DK5237  
LOCATION: SOUTHEAST CORNER OF INTERSECTION OF EDLA ROAD AND ALTIMA DRIVE CIRCLE  
44.6' SOUTH OF THE CENTERLINE OF ALTIMA DRIVE COURT AND 36.4' EAST OF THE CENTERLINE OF EDLA ROAD  
BRASS DISK ON THE WEST SIDE OF A CONCRETE LIGHT POLE BASE  
ELEVATION= 712.73 NAVD 88 DATUM

### BEARING BASIS:

THE EASTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 37 DEGREES 40 MINUTES 27 SECONDS EAST.

### NOTE:

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

### ZONING:

DO (S): PLANNED DEVELOPMENT DISTRICT  
SPECIAL USE - GAS STATION  
FOR BULK RESTRICTION REFER TO:  
PLANNING DIVISION  
CITY OF AURORA  
44 EAST DOWNER PLACE  
AURORA, ILLINOIS 60505  
TEL: (630) 256-4636

### NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

### NOTE:

WATER SERVICE LINE WAS ADDED FROM CITY OF AURORA RECORDS (VERIFY BEFORE DIG).  
UNDERGROUND UTILITY LINES WAS MARKED BY "JULIE"

PROPERTY AREA= 51,470 SQ. FT. OR 1,1816 ACRES

PARCEL 1= 42,575 SQ. FT.

PARCEL 2= 8,895 SQ. FT.

BUILDING AREA= 4,035 SQ. FT.

PARKING SPACES= 11 REGULAR & 2 HANDICAP

### FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17043 C 0707 H, EFFECTIVE DATE: DECEMBER 16, 2004.

### NOTE:

IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, ORDER NUMBER: 1410 020141721 KA, EFFECTIVE DATE: AUGUST 20, 2014.

STATE OF ILLINOIS }  
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
DATED THIS 12 TH DAY OF DECEMBER 2015.



BY: Ron P. Jacob  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384  
LICENSE EXPIRES 11/30/2016