

PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY



SCALE: 1" = 40'

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)
24" X 36" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

MANHOLE INFO.

A Storm Manhole Rim = 717.88 Inv. 15" RCP S. = 709.77	P Sanitary Manhole Rim = 718.78 Inv. 12" RCP N. = 694.77 Inv. 12" RCP E. = 694.77	1M Curb Inlet Rim = 716.64 Inv. 12" RCP N. = 713.74
B Sanitary Manhole Rim = 718.78 Inv. 12" RCP N. = 693.74 Inv. 12" RCP E. = 693.74 Inv. 12" RCP W. = 702.98 Inv. 12" RCP S. = 693.74	Q Sanitary Manhole Rim = 719.22 Inv. 12" RCP NE. = 693.22 Inv. 12" RCP SW. = 693.22	1N Curb Inlet Rim = 716.94 Inv. 12" RCP W. = 712.79 Inv. 12" RCP E. = 712.84
C Sanitary Manhole Rim = 719.22 Inv. 15" RCP NW. = 705.14 Inv. 12" RCP E. = 705.14	1A Curb Inlet Rim = 717.31 Inv. 12" RCP W. = 714.46 Inv. 12" RCP E. = 712.65	10 Storm Manhole Rim = 717.23 Inv. 18" RCP N. = 711.95 Inv. 18" RCP S. = 711.75 Inv. 12" RCP E. = 712.65
D Storm Manhole (Combo) Rim = 716.65 Inv. 15" RCP N. = 711.48 Inv. 12" RCP E. = 711.75 Inv. 12" RCP W. = 711.87 Inv. 12" RCP S. = 710.99	1B Curb Inlet Rim = 717.36 Inv. 12" RCP E. = 712.73 Inv. 12" RCP W. = 712.19 Inv. 12" RCP SW. = 713.26	1P Sanitary Manhole Rim = 716.72 Inv. 9" PVC N. = 696.04 Inv. 9" PVC S. = 696.02
E Curb Inlet Rim = 715.95 Inv. 12" RCP E. = 712.55	1C Curb Inlet Rim = 717.30 Inv. 12" RCP E. = 713.48 Inv. 12" RCP W. = 713.25	1R Sanitary Manhole Rim = 713.17 Inv. 9" PVC N. = 697.14 Inv. 9" PVC S. = 697.10
F Curb Inlet Rim = 715.93 Inv. 12" RCP N. = 712.08 Inv. 12" RCP W. = 712.58	1D Curb Inlet Rim = 716.66 Inv. 12" RCP W. = 715.24	1S Curb Inlet Rim = 717.50 Inv. 6" PVC N. = 714.80 Inv. 6" PVC S. = 714.77
G Curb Inlet Rim = 716.02 Inv. 12" RCP E. = 712.77	1E Water Valve Vault Rim = 718.90 Top of Pipe = 712.55	1T Curb Inlet Rim = 716.90 Inv. 6" PVC N. = 714.35 Inv. 12" RCP W. = 713.90
H Storm Manhole Rim = 719.19 Inv. 12" RCP W. (Not observable) Inv. 15" RCP N. = 709.52 Inv. 24" RCP S. = 709.52	1F Curb Inlet Rim = 717.80 Inv. 6" PVC N. = 714.75	1U Curb Inlet Rim = 717.50 Inv. 6" PVC N. = 714.35 Inv. 12" RCP W. = 713.90
I Catch Basin Rim = 708.89 Full of Water	1G Curb Inlet Rim = 717.12 Inv. 6" PVC N. = 714.37 Inv. 12" RCP E. = 712.82 Inv. 12" RCP S. = 713.21	1V Sanitary Manhole Rim = 717.21 Inv. 9" RCP N. = 713.26 Inv. 12" RCP S. = 713.31 Inv. 12" RCP W. = 713.21
J Catch Basin Rim = 718.02 Inv. 12" RCP E. = 712.42 Inv. 18" RCP S. = 711.38 Inv. 18" RCP N. = 711.42	1H Catch Basin Rim = 717.44 Inv. 12" RCP E. = 712.89 Inv. 12" RCP S. = 712.85	1W Sanitary Manhole Rim = 716.89 Inv. 9" RCP N. = 699.09 Inv. 9" RCP S. = 699.04
K Curb Inlet Rim = 717.56 Inv. 12" RCP W. = 712.36 Inv. 12" RCP E. = 712.51	1I Storm Manhole Rim = 716.89 Inv. 12" RCP N. = 712.45 Inv. 18" RCP S. = 712.35 Inv. 12" RCP W. = 712.35	1X Curb Inlet Rim = 716.74 Inv. 12" RCP N. = 713.67
L Water Valve Vault Rim = 715.83 Top of Pipe = 708.28	1J Storm Manhole (Combo) Rim = 717.05 Inv. 12" RCP E. = 712.45 Inv. 12" RCP S. = 712.25 Inv. 12" RCP W. = 712.35	1Y Curb Inlet Rim = 716.88 Inv. 12" RCP W. = 713.78 Inv. 6" PVC SE. = 714.18
M Curb Inlet Rim = 717.61 Inv. 12" RCP W. = 713.61	1K Storm Manhole (Combo) Rim = 717.05 Inv. 12" RCP E. = 712.45 Inv. 12" RCP S. = 712.25 Inv. 12" RCP W. = 712.35	1Z Curb Inlet Rim = 716.88 Inv. 12" RCP W. = 713.78 Inv. 6" PVC SE. = 714.18
N Sanitary Manhole Rim = 722.04 Inv. 9" PVC N. = 695.04 Inv. 9" PVC S. = 695.04 Inv. 12" PVC W. = 694.99	1L Catch Basin Rim = 722.04 Inv. 9" PVC N. = 695.04 Inv. 9" PVC S. = 695.04 Inv. 12" PVC W. = 694.99	1A Catch Basin Rim = 717.45 Inv. 44" PVC E. = 715.95
O Water Valve Vault Rim = 719.84 Top of Pipe = 712.56	1M Curb Inlet Rim = 716.74 Inv. 12" RCP N. = 712.94	1B Catch Basin Rim = 717.45 Inv. 44" PVC E. = 715.95

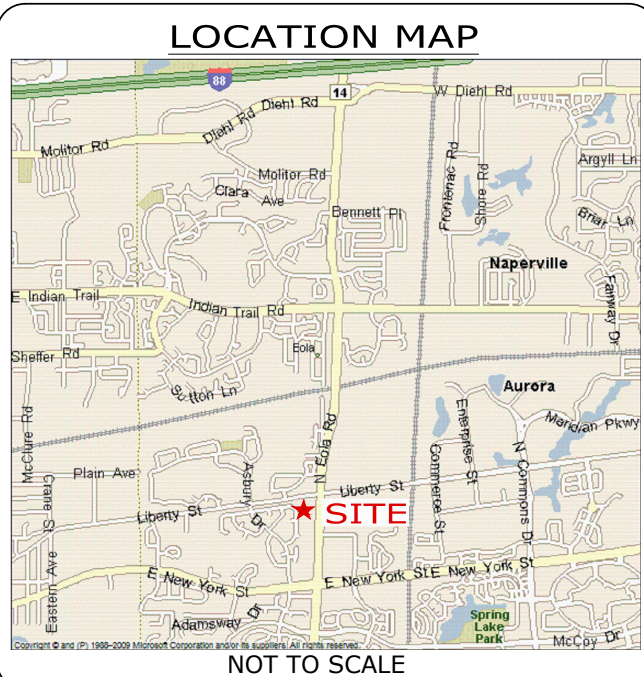
SOURCE BENCHMARK: - NGS MONUMENT
DESIGNATION: - NA30001
PID: - DK3143
STATE/COUNTY: - IL / DU PAGE
USGS QUAD: - NORMANTOWN (2019)

ELEVATION = 678.81 (NAVD88)

UNDERGROUND UTILITY LOCATE

JULIE TICKET
Dig No.: A221323923
Order: 05/12/2022
Marked: 05/17/2022

GPS (Private Locator)
Order: 05/13/2022
Marked: 05/25/2022



PREPARED BY:

ASM
ASM Consultants, Inc.

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Professional Design Firm #184-006014 expires 4/30/2025
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LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING, EXCEPT

THAT PART THEREOF CONVEYED BY DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 50 MINUTES WEST 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT

EXCEPT THAT PART THEREOF DESCRIBED BY COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

LEGEND

Utility Pedestal	Found Iron Stake as Indicated
Water Valve	Boundary Line
Fire Hydrant	Lot Line
Miscellaneous Traffic Sign	Center Line
Utility Handhole	Recorded / Deed
Pole Anchor	Measured
Light Pole	Spot Elevation
Center Line of Wood Fence	Invert
Underground Sanitary Line	Contour Line w/Elevation
Underground Storm Line	Deciduous Tree
Underground Water Line	Non Deciduous Tree
Underground Electric Line	Building
Underground Communication Line	Gravel
Underground Gas Line	Concrete Pavement
	Asphalt Pavement

SURVEY NOTES

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 07-20-102-009 AND 07-20-102-019.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170320, CITY OF AURORA, PANEL NUMBER 17043C1383, DuPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2019. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE

I, SHAWN R. VANKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 12/6/2023, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF MARCH, A.D. 2024.

Shawn R. Van Kampen
SHAWN R. VANKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2024

PREPARED FOR:

CEMCON, Ltd.

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NO.	DATE	REVISION
1.	6/11/2022	FIELD SURVEY COMPLETED
2.	6/27/2022	ISSUED PRELIMINARY SURVEY
3.	2/27/2023	ADDITIONAL FIELD TO SURVEY HOUSES TO WEST
4.	12/6/2023	ADDITIONAL FIELD TO SURVEY LIBERTY STREET TO WEST
5.	12/27/2023	RE-ISSUED PRELIMINARY SURVEY
6.	3/5/2024	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

LIBERTY STREET & EOLA ROAD
AURORA, IL 60502

DRAWN BY: PS CHECKED BY: SVK

PROJECT NO.
718006A

TOPO
SHEET 1 OF 1