



SITE MAP
NOT TO SCALE

LEGEND:

● SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE	○ REBAR FOUND	○ IRON PIPE FOUND	○ NAIL FOUND	○ SPIKE FOUND	○ CHISELED CROSS FOUND	○ MONUMENT FOUND	○ BRASS PLUG FOUND	○ BENCH MARK FOUND/SET	○ POST	○ FLAG POLE	○ MAILBOX	○ PARKING METER	○ SIGN	○ SOIL BORING	○ MONITOR WELL	○ TEST PIT	○ BOLLARD	○ SATELLITE DISH	○ DECIDUOUS TREE	○ CONIFEROUS TREE	○ SHRUB	○ BUMPING POST	○ RR SIGNAL POLES	○ RR CONTROL BOX	○ SANITARY MANHOLE	○ CLEANOUT	○ LIFT STATION	○ STORM MANHOLE	○ INLET	○ CURB INLET	○ CATCH BASIN	○ DOUBLE CURB INLET	○ END SECTION	○ GAS MANHOLE	○ GAS VALVE	○ GAS METER	○ GAS LINE MARKER/PAINT/FLAG	○ VCP	○ GAS REGULATOR	○ IP	○ ELECTRIC MANHOLE	○ PULL BOX	○ T/F	○ TOP OF FOUNDATION	○ F/F	○ FINISHED FLOOR	○ TRANSFORMER	○ GROUND LIGHT	○ ELECTRIC METER	○ ELECTRIC PEDESTAL	○ HANDHOLE	○ TELEPHONE MANHOLE	○ TELEPHONE PEDESTAL	○ CABLE TV PEDESTAL	○ TELEPHONE LINE MARKER/PAINT/FLAG	○ FIBER OPTIC LINE MARKER/PAINT/FLAG	○ CABLE TV LINE MARKER/PAINT/FLAG	○ FIRE HYDRANT	○ WATER VALVE	○ WATER SERVICE	○ PIV VALVE	○ METER PIT	○ WATER LINE MARKER/PAINT/FLAG	○ SIAMASE CONNECTION	○ FIRE DEPARTMENT CONNECTION	○ WATER SPIGOT/HOSE BIBB	○ WATER METER	○ WATER MANHOLE	○ WELL	○ SPRINKLER HEAD	○ SPRINKLER CONTROL VALVE	○ WATER FOUNTAIN	○ UNKNOWN UTILITY LINE MARKER/PAINT/FLAG	○ STORM LINE MARKER/PAINT/FLAG	○ SURVEYED BOUNDARY	○ LOT/PARCEL LINE	○ RIGHT OF WAY LINE	○ SETBACK LINE	○ EXISTING EASEMENT LINE	○ SECTION LINES
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SURVEYOR'S NOTES:

- THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS ILLINOIS STATE PLANE COORDINATE EAST ZONE (NAD 83).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE TRACT DEPICTED HEREON WAS APPLIED FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008961047, FILE NO. N-108585, WITH AN EFFECTIVE DATE OF JANUARY 6, 2014.
- SURVEY AS SHOWN WAS PREPARED FROM A LEGAL DESCRIPTION, TOGETHER WITH SCHEDULE B, CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED ABOVE. THE DESCRIPTION SHOWN HEREON DOES CONFORM TO THE LEGAL DESCRIPTIONS CONTAINED THEREIN.
- THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES. THIS OPINION IS BASED UPON ANALYZING AND INTERPRETING ALL RECORDED AND NON-RECORDED INFORMATION FURNISHED TO THE SURVEYOR, OR ACQUIRED BY THE SURVEYOR, AND ALL FIELD DATA THAT WAS COLLECTED BY THE SURVEYOR. ALSO, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH EXISTING I.P.L.S.A. STANDARDS OF PRACTICE, APPLICABLE ALTA/A.C.S.M. REQUIREMENTS, AND STATE STATUTES.
- PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WAIVERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. UTILITY INFORMATION FROM OTHER READILY AVAILABLE PUBLIC RECORDS MAY HAVE BEEN USED TO SUPPLEMENT FIELD DATA. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAN. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS DUMPSTERS, TRAILERS ETC.
- COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.
- PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR.
- PROPERTY MAY BE SUBJECT TO ANY UNRECORDED AGREEMENTS OR LEASES, IF ANY.
- THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE COMMITMENT NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ANNEXMENT AGREEMENT ATTACHED TO ORDINANCE 098-17 RECORDED AUGUST 7, 1998 AS DOCUMENT R98-159775 RELATING TO THE DEVELOPMENT OF THE LAND AND FEES AND CHARGES IN CONNECTION THEREWITH. (AFFECTS THE LAND AND OTHER PROPERTY) DOCUMENT AFFECTS SUBJECT PROPERTY BUT IS NOT A SURVEYING MATTER.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION R95-287 SETTING FORTH RECAPTURE FEES FOR THE LIBERTY STREET WATERMAIN AS DISCLOSED BY ANNEXMENT AGREEMENT RECORDED AUGUST 7, 1998 AS DOCUMENT R98-159775. (AFFECTS THE LAND AND OTHER PROPERTY) RESOLUTION NO. R95-287 AFFECTS SUBJECT PROPERTY BUT IS NOT A SURVEYING MATTER. DOCUMENT NO. R98-159775 AFFECTS SUBJECT PROPERTY BUT IS NOT A SURVEYING MATTER.
- NON-EXCLUSIVE WATER LINE EASEMENT RECORDED NOVEMBER 2, 1999 AS DOCUMENT R1999-237511 AND AS SHOWN ON PLAT OF MEJER SUBDIVISION, AFORESAID, IN FAVOR OF THE CITY OF AURORA, ILLINOIS. (SEE DOCUMENT FOR EXACT LOCATIONS) (AFFECTS THE LAND AND OTHER PROPERTY) DOCUMENT AFFECTS SUBJECT PROPERTY AND THE EASEMENT IS SHOWN HEREON.
- BUILDING LINE AS SHOWN ON PLAT OF MEJER SUBDIVISION, AFORESAID. 35 FEET ALONG THE NORTHERLY LINE, AND 20 FEET ALONG THE WEST, SOUTHERLY AND EAST LINES OF UNDERLYING LOT 1. (AFFECTS THE NORTH AND EAST LINES OF THE LAND) DOCUMENT AFFECTS SUBJECT PROPERTY AND THE SETBACK LINES ARE SHOWN HEREON.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN A STORMWATER MAINTENANCE EASEMENT DECLARATION RECORDED JANUARY 27, 2000 AS DOCUMENT R2000-13295 AND SHOWN ON THE PLAT OF MEJER SUBDIVISION, AFORESAID, RELATING TO THE MAINTENANCE OF STORMWATER IMPROVEMENTS SHOWN ON EXHIBIT B ATTACHED THERETO, AND AS DEPICTED ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT R2007-048500. (AFFECTS THE LAND AND OTHER PROPERTY) DOCUMENT AFFECTS SUBJECT PROPERTY AND THE EASEMENT IS SHOWN HEREON.

PROPERTY DESCRIPTION:

LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY ILLINOIS.

AREA SCHEDULE:

164,806 S.F. OR 3.78 ACRES (MORE OR LESS)

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE INSURER.

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- FIELD WORK COMPLETED 05/21/14 AND SUPPLEMENTED ON 05/28/14.
- THE SUBJECT PROPERTY CONTAINS NO PARKING STALLS.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO: LAND OF LEARNING MONTESSORI, LLC
MEJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

- 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9 AND 11(A).

OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON 05/21/14 AND SUPPLEMENTED ON 05/28/14. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

WOOLPERT, INC.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES 11/30/14

DATE: _____

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001933

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
IRON ROD SET - SEE DRAWING FOR LOCATION.
ELEVATION = 708.37'

FLOOD ZONE INFORMATION:

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP -- MAP NUMBER 17043C0705H, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

WARRANTY
CALL BEFORE YOU DIG
800-892-0123

REVISION	DATE	No.	PROJECT No.	DATE	SCALE	DES.	DR.	CKD.
			74235	06/03/14	AS SHOWN	SRK	PKT	SRK

WOOLPERT, INC.
1815 South Meyers Road,
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.496.3731

WOOLPERT
DESIGN (CORPORATE) ENGINEERING

LAND OF LEARNING, AURORA, IL
A PART OF THE NORTHEAST 1/4 OF SECTION 21 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY

SHEET NO. **1 of 1**

