BOUNDARY AND TOPOGRAPHIC SURVEY

BY

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THAT PART OF LOTS 4, 5 AND 6 IN BLOCK 4 OF STEPHEN'S ADDITION TO AURORA, BEING IN PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF NORTH UNION STREET, WITH THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF NORTH UNION STREET, BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.21 FEET, SAID BEARING LINE SOUTH 89 DEGREES 49 MINUTES 49 SECONDS EAST ALSO BEING SOUTHERLY LINE OF THE SOUTHERLY 111.00 FEET OF THE NORTHERLY 250.00 FEET OF THE AFORESAID LOT 6; THENCE ALONG A LINE BEARING NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 63.375 FEET, ALSO BEING THE EAST LINE OF LOT 6; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 44 MINUTES 11 SECONDS EAST A DISTANCE OF 198.72 FEET TO THE EAST LINE OF LOT 4 AFORESAID; THENCE NORTHERLY ALONG EAST LINE OF LOT 4 BEARING NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 186.94 FEET TO THE SOUTHERLY LINE OF EAST YORK STREET, THENCE WESTERLY ALONG EAST NEW YORK STREET, BEARING 84 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY 63.375 FEET OF THE SOUTHERLY 111.00 FEET OF THE NORTH 250.00 FEET OF LOT 6 IN BLOCK 4 OF STEPHEN'S ADDITION TO AURORA, THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING: 49,394.36 sq. ft. (1.13 acres)

PROPERTY COMMONLY KNOWN AS: 711 NEW YORK STREET, AURORA, ILLINOIS.

LEGEND

- TREE WITH TRUNK DIAM. SIZE
- UTILITY PEDESTAL
- UTILITY POLE
- LIGHT POLE
- SIGN POST
- TRAFFIC SIGNAL CONTROL VAULT
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- G.T. GREASE TRAP
- DS DOWNSPOUT
- GUY WIRE (ANCHOR)
- BOLLARD
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- G GAS MAIN
- W WATER MAIN
- XXX.X GROUND ELEVATION
- XXX.XX PAVEMENT ELEVATION
- FIN/FL = FINISHED FLOOR ELEVATION
- DEP = DEPRESSED
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FLAGSTONE
- BRICK PAVERS

STORM SEWER STRUCTURES

1) CATCH BASIN
RIM = 676.19
10" E INV=673.99

2) CATCH BASIN
RIM = 676.58
10" W INV=673.15
10" SE INV=673.15

3) CATCH BASIN
RIM = 675.71
10" NW INV=671.88
12" SW INV=671.81

4) BEEHIVE CATCH BASIN
FLOW LINE = 673.97
12" SW INV=671.47

5) BEEHIVE CATCH BASIN
FLOW LINE = 673.93
12" NE INV=670.83
15" SW INV=670.83
12" NE INV=670.83
15" S INV=670.83

6) CATCH BASIN
RIM = 676.14
15" NE INV=671.49
12" NW INV=671.49
12" N INV=671.84

7) CURB INLET
FLOW LINE = 673.93
12" S INV=670.23

8) CATCH BASIN
RIM = 675.86
12" SE INV=671.61
12" SW INV=671.61

9) CURB CATCH BASIN
FLOW LINE = 676.27
12" S INV=671.82

10) CATCH BASIN
RIM = 674.78
12" NE INV=672.00
12" NW INV=672.15
S INV. PLUGGED

11) CATCH BASIN
RIM = 676.27
12" SE INV=673.80

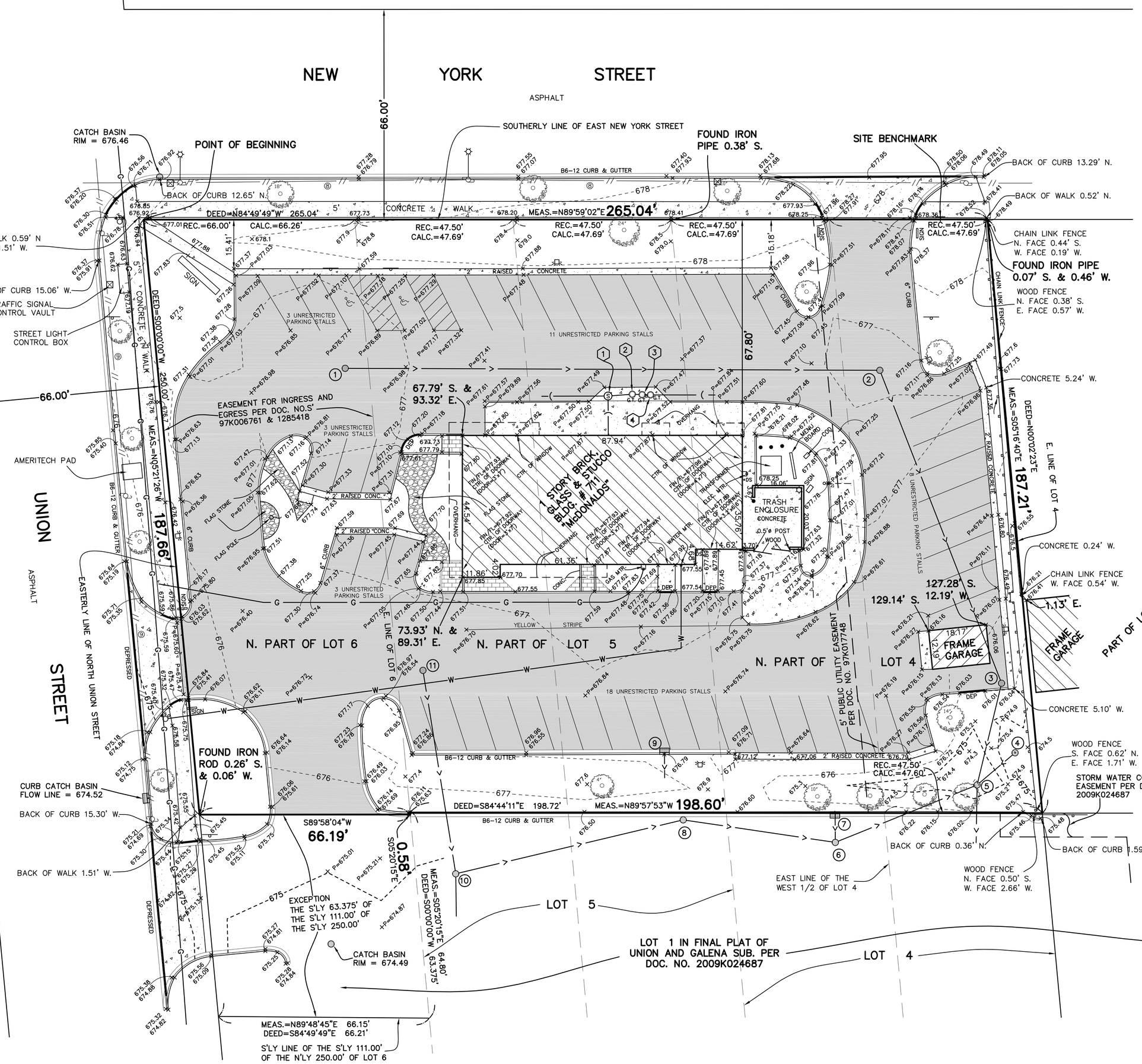
SANITARY SEWER STRUCTURES

1) SANITARY SEWER MH
RIM = 677.57
6" S INV=672.77
6" E INV=672.77
6" W INV=672.77

2) GREASE TRAP
RIM = 677.52
6" W INV=674.46

3) GREASE TRAP
RIM = 677.52

4) GREASE TRAP
RIM = 677.50
6" E INV=674.75



NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: CITY OF AURORA CONTROL MONUMENT NO. 18 WEST LOCATED AT NORTHEAST CORNER OF SMITH STREET AND E. NEW YORK AVENUE. 1.0 FEET EASTERLY AND 1.0 FEET NORTHERLY OF KEY OF WALK.

ELEV. = 708.91 (NAVD 88 DATUM)

SITE BENCHMARK: CROSS CUT IN WALK NEAR NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEV. = 678.49

NO.	DATE	DESCRIPTION	BY
1	06/16/2015	EASEMENT LOCATION REVISED	MMG

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : WATER MARK ENGINEERING RESOURCES, LTD
DRAWN BY : MMG
CHECKED BY :
SURVEYED BY : JG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 15-20592-REV 1
McDONALDS - AURORA

STATE OF ILLINOIS
COUNTY OF DuPAGE S.S.

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JUNE 1, A.D. 20 15

BY :
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870