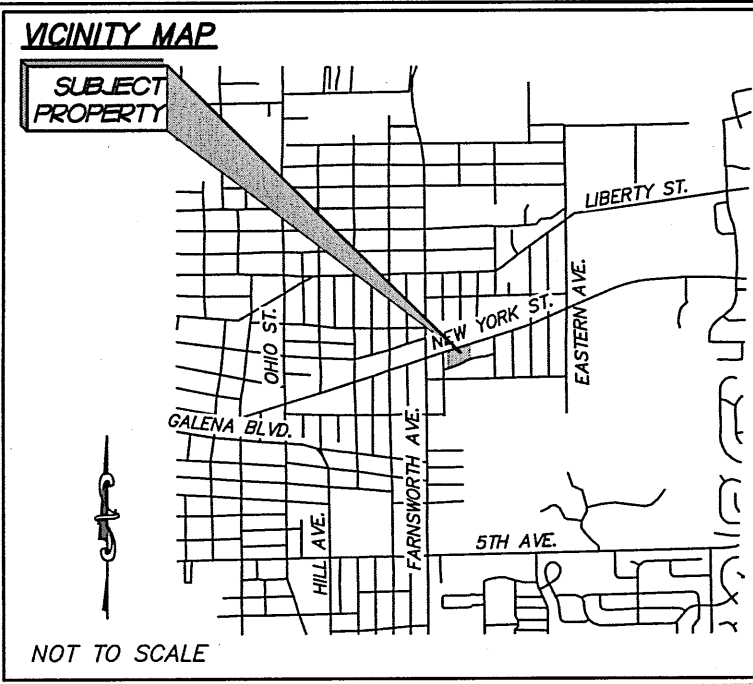


# ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY



GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

## BUILDING SETBACK LINES FOR B-B - BOULEVARD BUSINESS DISTRICT - CITY OF AURORA

FRONT YARD:  
A. THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN THIRTY-FIVE (35) FEET.  
B. THE FRONT YARD SHALL BE FREE OF ALL BUILDINGS AND STRUCTURES REQUIRING A BUILDING PERMIT EXCEPT THAT CERTAIN SIGNS MAY BE PLACED IN THE FRONT YARD IN ACCORDANCE WITH ALL B-B BUSINESS-BOULEVARD DISTRICT REGULATIONS.  
C. NO PARKING OR LOADING SHALL BE PERMITTED IN THE FRONT YARD.  
D. THE FRONT YARD MAY CONTAIN ACCESS DRIVES LEADING FROM THE PUBLIC STREET DIRECTLY TO THE REAR OF THE FRONT YARD. NO OTHER DRIVES OR AUTO MANEUVERING AREAS ARE PERMITTED IN THE FRONT YARD.

SIDE YARD FOR BUSINESS STRUCTURES:  
INTERIOR SIDE YARD REQUIREMENT FOR BUSINESS STRUCTURES ADJACENT TO A BUSINESS, OFFICE OR MANUFACTURING DISTRICT:  
• THE MINIMUM INTERIOR SIDE YARD REQUIREMENT FOR BUSINESS STRUCTURES ADJACENT TO PROPERTY ZONED BUSINESS, OFFICE OR MANUFACTURING DISTRICT SHALL BE FIFTEEN (15) FEET EXCEPT THAT THE MINIMUM INTERIOR SIDE YARD REQUIREMENT FOR ANY PART OF A BUSINESS STRUCTURE ABOVE FORTY (40) FEET IN HEIGHT SHALL BE TWENTY-FIVE (25) FEET.  
• THE MINIMUM SIDE YARD REQUIREMENTS ON ONE (1) SIDE OF THE LOT MAY BE REDUCED TO ZERO (0) FOR A MAXIMUM OF FIFTY (50) PERCENT OF THE DEPTH OF THE LOT MEASURED FROM THE FRONT SETBACK LINE TO THE REAR SETBACK LINE, PROVIDED THAT THE SIDEWALL OF THE STRUCTURE IS MADE OF MASONRY OR CONCRETE.

REAR YARD ADJACENT TO AN OFFICE, BUSINESS OR MANUFACTURING DISTRICT:  
• THERE SHALL BE A MINIMUM REAR YARD REQUIREMENT OF TWENTY (20) FEET.

\*NOTE: REAR AND SIDE SETBACKS ARE VARIABLE AND NOT SHOWN HEREON.

SEE CITY OF AURORA ZONING ORDINANCE  
FOR FURTHER ZONING REGULATIONS:  
[HTTP://WWW.AURORA-IL.ORG/DOCUMENTS/PLANNING/ORDINANCE/APPENDIX\\_A\\_ZONING.PDF](http://www.aurora-il.org/documents/PLANNING/ORDINANCE/APPENDIX_A_ZONING.PDF)

## TABLE A ITEM NOTES

ITEMS REFERRED TO HEREON PER TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FROM 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

- ITEM 1: MONUMENTS SHOWN HEREON.  
ITEM 2: ADDRESSES SHOWN HEREON.  
ITEM 3: FLOOD ZONE DESIGNATION NOTED HEREON.  
ITEM 4: TOTAL LAND AREA SHOWN HEREON.  
ITEM 5: CONTOURS ON A ONE-FOOT INTERVAL AND DATUM OF ELEVATIONS SHOWN HEREON BASED ON GROUND SURVEY.  
ITEM 6: EXISTING ZONING FOR SUBJECT PROPERTY IS B-B, BUSINESS BOULEVARD DISTRICT IN THE CITY OF AURORA, PER ZONING MAP DATED 02/15/2011.  
ITEM 7A: EXTERIOR BUILDING DIMENSIONS SHOWN HEREON.  
ITEM 7B: AREA OF BUILDING FOOTPRINT SHOWN HEREON.  
ITEM 7C: MEASURED HEIGHT OF BUILDING IS 15.5' (MEASUREMENT TAKEN 5' WEST OF THE NORTHEAST BUILDING CORNER).  
ITEM 8: SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN HEREON.  
ITEM 9: PARKING AREAS AND STRIPING WITH DESIGNATION SHOWN HEREON AND INCLUDES 17 STANDARD SPACES AND 1 HANDICAPPED SPACES.  
ITEM 11B: OBSERVED EVIDENCE OF UTILITIES SHOWN HEREON.  
ITEM 11C: NAMES OF ADJOINING OWNERS OF PLATTED LANDS SHOWN HEREON.  
ITEM 14: INTERSECTION OF E. NEW YORK STREET AND VERMONT AVENUE IS SHOWN HEREON.  
ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THE FIELD WORK.  
ITEM 18: NO EVIDENCE OF USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE FIELD WORK.  
ITEM 21: PROFESSIONAL LIABILITY INSURANCE INFORMATION AVAILABLE UPON REQUEST.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
• Basis of bearings for this survey is: SPC - EAST ZONE (NAD83-2007)  
• No distance should be assumed by scaling.  
• No underground improvements have been located unless shown and noted.  
• No representation as to ownership, use, or possession should be hereon implied.  
• This Survey and Plat of Survey are void without original embossed or red colored seal and signature of the Surveyor.  
• Field work for this survey was completed on May 15, 2012.  
• This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:  
**O'REILLY AUTOMOTIVE STORES, INC.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

4/3/2014 11:36:32 AM

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## TITLE COMMITMENT REPORT NOTES

THIS SURVEY IS BASED, IN PART, ON ALTA COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (ISSUED BY WHEATLAND TITLE GUARANTY COMPANY), FILE NUMBER CRE-2012KM-5568.0, BEARING AN EFFECTIVE DATE OF MAY 02, 2012.

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

TITLE COMMITMENT DOES NOT LIST ANY SURVEY RELATED SCHEDULE B ITEMS.

## ENCROACHMENT NOTES

1. SIGN FOR WESTERLY ADJOINING PROPERTY ENCROACHES BY 1.28 FEET.
2. ENTRANCE STEPS TO BUILDING ON WESTERLY ADJOINING PROPERTY ENCROACHES BY 2.10 FEET.
3. PARKING LOT PAVEMENT OF EASTERLY ADJOINING PROPERTY ENCROACHES BY 18.33 FEET.
4. OVERHEAD WIRE SERVICING THE EASTERLY ADJOINING PROPERTY ENCROACHES BY 10.51 FEET.

## FLOOD ZONE NOTE

SUBJECT PROPERTY LIES WITHIN 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FIRM MAP NUMBER 17089C0344H, REVISED AUGUST 3, 2009.

## EAST NEW YORK STREET

JURISDICTION: CITY OF AURORA  
CLASSIFICATION: MINOR ARTERIAL, PER I.D.O.T. 5-YEAR CLASSIFICATION MAP OF AURORA TOWNSHIP, DATED 05/08/2012.  
PLANNED STREET WIDENING: WIDENING OF EAST NEW YORK STREET IS PLANNED IN THE VICINITY OF THE SUBJECT PROPERTY. HOWEVER, SPECIFIC RIGHT OF WAY ACQUISITIONS AND TIME TABLE ARE YET TO BE DETERMINED. PER PHONE CONVERSATION WITH CHRIS LIROT AT THE CITY OF AURORA (TEL. 630-256-3200).

POSTED SPEED LIMIT: 35 M.P.H.

## YOUNGS AVENUE (CLOSED TO VEHICULAR TRAFFIC)

JURISDICTION: CITY OF AURORA  
CLASSIFICATION: LOCAL ROAD  
PLANNED STREET WIDENING: NONE, PER PER PHONE CONVERSATION WITH CHRIS LIROT AT THE CITY OF AURORA (TEL. 630-256-3200).  
SPEED LIMIT: NOT POSTED

## RECORD LEGAL DESCRIPTION:

PARCEL 1: LOT 343 (EXCEPT THE EASTERLY 10 FEET THEREOF), LOTS 344, 345, 346, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) AND ALSO THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOTS 367, 368, 369, 370, 371, AND 372, AND ALL OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOTS 373, 374, 375, AND 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) IN OGDEN GARDENS, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: LOTS 347, 348, AND 349 AND THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS, IN OGDEN GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

## MEASURED METES AND BOUNDS DESCRIPTION:

THAT PART OF OGDEN GARDENS, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4TH, 1925 AS DOCUMENT 280960, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 367 IN SAID OGDEN GARDENS; THENCE NORTH 72 DEGREES 29 MINUTES 01 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOTS 367 THROUGH 376 INCLUSIVE, 389.65 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 376 AND 343; THENCE SOUTH 0 DEGREES 37 MINUTES 27 SECONDS EAST, ALONG SAID PARALLEL LINE, 217.35 FEET TO THE SOUTHERLY LINE OF LOT 372; THENCE SOUTHWESTERLY 163.69 FEET, ALONG THE SOUTHERLY LINE OF LOTS 343 THROUGH 347 INCLUSIVE, SAID LINE BEING A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,148.28 FEET, A CHORD THAT BEARS SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 163.55 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY 49.55 FEET, ALONG THE SOUTHERLY LINE OF LOTS 347 AND 348, SAID SOUTHERLY LINE BEING A CURVE TO THE RIGHT, TANGENTIAL TO LAST DESCRIBED CURVE, HAVING A RADIUS OF 204.87 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 35 MINUTES 25 SECONDS WEST AND A CHORD DISTANCE OF 49.46 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOTS 348 THROUGH 352 INCLUSIVE AND TANGENT TO LAST DESCRIBED CURVE, 189.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 352; THENCE NORTH 0 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 352, 10.00 FEET TO THE WEST LINE OF SAID LOT 367, 252.32 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

## UTILITY CONTACTS

WATER/SANITARY/STORM SERVICE:  
CITY OF AURORA  
44 E. DOWNER PLACE, 5TH FLOOR  
AURORA, IL 60507  
(630) 256-3200  
MR. KEN SCHROTH, P.E.

## ELECTRIC SERVICE:

COMMONWEALTH EDISON  
2001 AUCUTT ROAD  
MONTGOMERY, IL 60538  
(630) 273-2311  
MS. SYLVIA ROGOWSKI

## TELEPHONE SERVICE:

AT&T ILLINOIS  
65 W. WEBSTER, 4TH FLOOR  
JOLIET, IL  
(815) 727-8049  
MR. ROBERT BUGIELSKI  
EMAIL: RB5137@ATT.COM

## GAS SERVICE:

NICOR  
3000 E. CASS STREET  
JOLIET, IL 60432  
(815) 221-4308  
MS. MARINA FRUTH

## LEGEND

- LIGHT POLE  
METAL SIGN  
TELEPHONE SPICE BOX  
SANITARY MANHOLE  
STORM INLET  
FIRE HYDRANT  
WATER VALVE  
UTILITY POLE  
HANDICAP PARKING STALL  
DECIDUOUS TREE (DIAMETER)  
TREE LINE  
UNDERGROUND GAS  
UNDERGROUND TELEPHONE  
UNDERGROUND ELECTRIC  
OVERHEAD UTILITIES  
WATER LINE  
SANITARY SEWER  
STORM SEWER  
MEASURED BEARING  
MEASURED DISTANCE  
BACK OF CURB  
BUILDING SETBACK LINE  
SITE BENCHMARK  
POINT OF BEGINNING  
SPOT ELEVATIONS  
EXISTING GROUND/PAVEMENT  
TOP OF CURB

## UTILITY NOTES:

1. THE LOCATIONS UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND FLAGS AND/OR MARKINGS BY OTHERS IN RESPONSE TO THE J.U.L.I.E. DIG NUMBER A1311799 WHICH WERE COLLECTED IN THE FIELD ON 05/15/2012. THERE MAY BE ADDITIONAL UTILITY SERVICES WHICH ARE UNKNOWN AND THEREFORE NOT SHOWN ON THE SURVEY.
2. SIZE OF THE GAS LINE ALONG EAST NEW YORK STREET IS SHOWN BASED ON GROUND MARKINGS BY OTHERS. HOWEVER, DEPTH OF THE GAS LINE IS UNKNOWN.
3. SIZE AND DEPTH OF THE WATER LINE ALONG EAST NEW YORK STREET IS UNKNOWN. HOWEVER, THE CITY OF AURORA DESIGN STANDARD IS 5" OF MINIMUM COVER BELOW FINISHED GRADE.

## MISCELLANEOUS SURVEY NOTES

1. THE BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATES EAST ZONE-NAD83 (2007).
2. THE LAND AREA OF THE SUBJECT PROPERTY IS 90,682 SQUARE FEET OR 2.082 ACRES, MORE OR LESS.
3. THE SUBJECT PROPERTY IS ZONED B-B, BOULEVARD BUSINESS AND IS WITHIN THE CITY LIMITS OF AURORA, ILLINOIS.
4. THE SUBJECT PROPERTY IS OWNED BY GLEN A. DAHLSTROM AND CHRISTINE M. DAHLSTROM, PER DOCUMENT 2010K061528.
5. SURVEYOR WAS NOT ABLE TO DETERMINE THE STATIONING OF THE ADJACENT ROADWAYS.
6. INDIVIDUAL TREES HAVE ONLY BEEN LOCATED ABOVE THE TOP OF THE BANK OF THE PLATEAU AREA OF THE SUBJECT TOPO AREA AS DEPICTED ON "ATTACHMENT C" OF THE SCOPE OF WORK. LIMITS OF THE WOODED AREAS HAVE BEEN SHOWN AND NOTED UPON THE REMAINDER OF THE SUBJECT PARCEL.
7. TOPOGRAPHIC SURVEY WAS EXPANDED TO THE WEST AND SOUTHWEST INCLUDE VERMONT AVE. AND YOUNGS AVE. ON 03/26/2014. REMAINDER OF SURVEY WAS NOT VERIFIED OR UPDATED AT THE TIME OF ADDITIONAL TOPOGRAPHY.

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO:

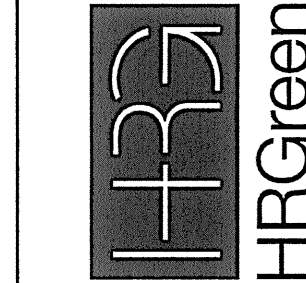
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
O'REILLY AUTOMOTIVE STORES, INC. (1/1/14 O'REILLY AUTOMOTIVE, INC.)

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)(1), 7(C), 8, 9, 11(B), 13, 14, 17, 18 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 15, 2012. (ADDITIONAL TOPOGRAPHY: 05/26/2014)  
DATED AT YORKVILLE, ILLINOIS ON MAY 24TH, 2012. (ADDITIONAL TOPOGRAPHY: 05/26/2014)

SIGNED:   
BERNARD J. BAUER (email: bbauer@hrgreen.com)  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799  
LICENSE EXPIRES: NOVEMBER 30, 2014.

Illinois Professional Design Firm #184-001222  
651 Prairie Pointe Drive, Suite 201,  
Yorkville, Illinois 60550  
t. 630.553.7560 f. 630.553.7646  
www.hrgreen.com



ALTA/ACSM LAND TITLE SURVEY  
AND TOPOGRAPHIC SURVEY  
OF  
1435 E. NEW YORK STREET  
AURORA ILLINOIS

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB/BDE  
APPROVED: CLD  
JOB DATE: 05/21/2012  
JOB NO: 88120203

SHEET  
SV 1