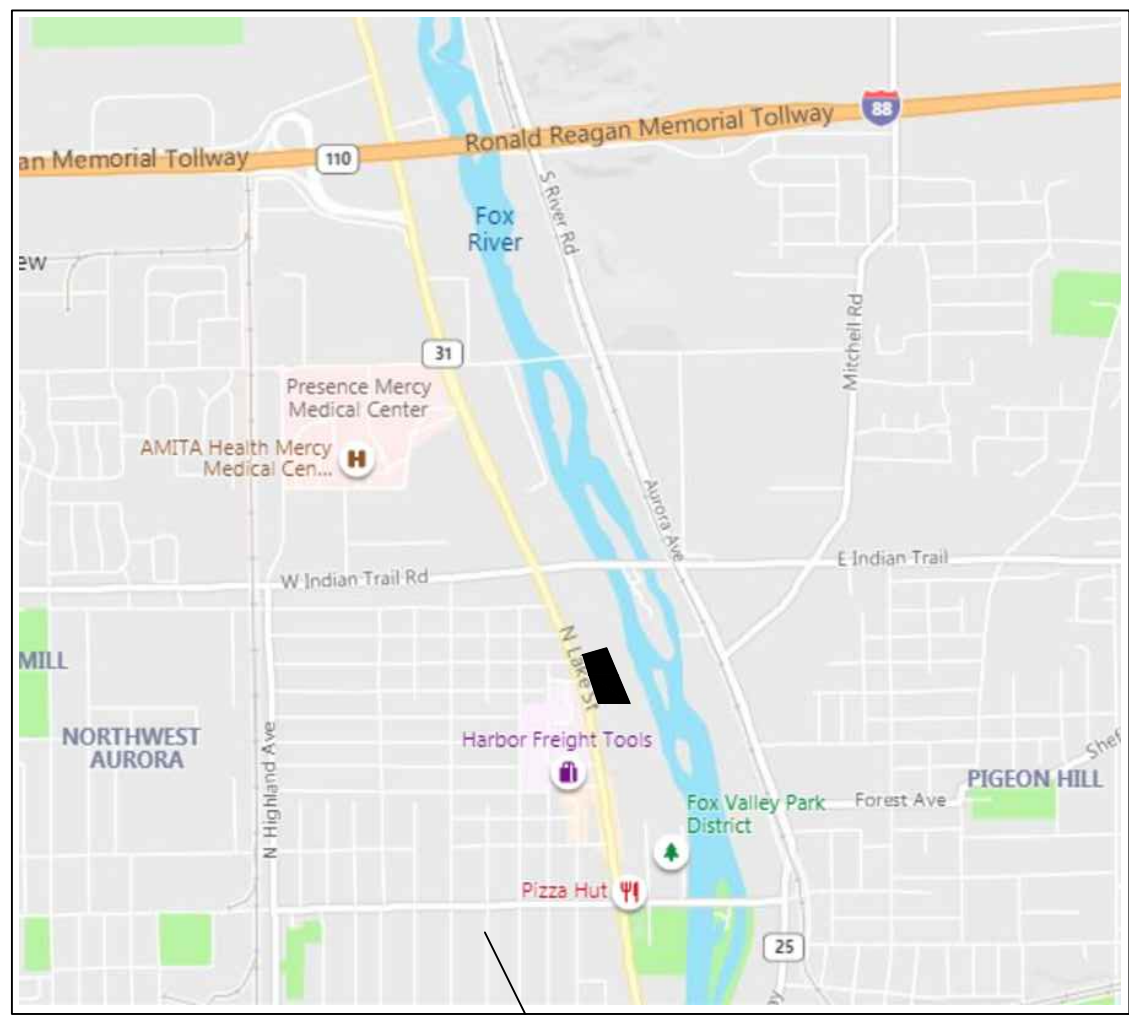


ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY



VICINITY MAP

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTER OF ILLINOIS STATE HIGHWAY NO. 31, 5.22 CHAINS SOUTHERLY FROM THE NORTH LINE AND 15.30 CHAINS EASTERLY FROM THE WEST LINE OF SAID SECTION 15; THENCE NORTH 22 DEGREES 45 MINUTES WEST ALONG THE CENTER OF SAID HIGHWAY, 212 FEET TO THE CENTER OF A PRIVATE ROAD; THENCE NORTH 66 DEGREES 33 MINUTES EAST ALONG THE CENTER OF SAID PRIVATE ROAD, 205 FEET; THENCE SOUTH 22 DEGREES 45 MINUTES EAST ALONG A LINE PARALLEL WITH THE CENTER OF SAID HIGHWAY, 306.97 FEET TO AN OLD CLAIM LINE DRAWN SOUTH 88 DEGREES 30 MINUTES WEST ALONG SAID OLD CLAIM LINE, 225.12 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM A STRIP OF LAND 40 FEET IN WIDTH OFF THE WEST END THEREOF LYING AND BEING IN THE RIGHT OF WAY OF SAID ILLINOIS STATE HIGHWAY NO. 31, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



EXISTING UTILITY SCHEDULE

173 STORM MANHOLE
TYPE 11 LID
RIM = 678.13
TOP OF WATER = 676.13
INV 10" DI N = 675.83
SUMP = 675.75

199 STORM MANHOLE
TYPE 11 LID
RIM = 677.96
INV 12" RCP E = 675.86
TOP OF WATER = 675.86
INV 10" DI S = 675.81
SUMP = 675.56

257 SANITARY MANHOLE
TYPE 1 SOLID LID
RIM = 678.46
INV DI N = 670.34
INV DI E = 670.18
INV DI W = 670.11

258 STORM MANHOLE
TYPE 1 SOLID LID
RIM = 678.79
INV 4" W = 674.99
TOP OF DEBRIS = 674.94
INV 8" RCP E = 674.79
*HALF BLOCKED, 4" PVC RESTRICTOR IN 8" RCP.

303 STORM MANHOLE
TYPE 3 LID
RIM = 677.99
TOP OF WATER = 675.02
TOP OF DEBRIS = 674.59
INV 10" RCP N = 674.50
INV 10" RCP W = 674.49

304 STORM MANHOLE
TYPE 1 SOLID LID
RIM = 678.64
INV 21" RCP N = 673.39
INV 21" RCP S = 673.34

429 SANITARY MANHOLE
TYPE 1 SOLID LID
RIM = 678.39
INV 12" E = 669.89
INV 12" W = 667.64
INV 12" N = 667.52

431 STORM MANHOLE (OFFSITE)
TYPE 1 SOLID LID
RIM = 676.86
INV N = 668.53
INV S = 668.28

432 SANITARY MANHOLE (OFFSITE)
TYPE 1 SOLID LID
RIM = 682.92
INV W = 673.87
INV S = 673.67

510 SANITARY MANHOLE
TYPE 1 SOLID LID
RIM = 678.34

511 SANITARY MANHOLE
TYPE 1 SOLID LID
RIM = 678.22

512 SANITARY MANHOLE
TYPE 1 SOLID LID
RIM = 677.61
INV 4" PVC N = 673.31
INV 6" VCP W = 673.16

544 STORM MANHOLE
TYPE 8 LID
RIM = 676.43
INV 8" PVC SW = 675.00

774 STORM MANHOLE
TYPE 1 SOLID LID
RIM = 673.23
INV 12" PVC N = 669.98
INV 6" PVC W = 669.92
INV 12" PVC S = 669.78

BENCHMARKS AND CONTROL:

CP 100 - SET MAG NAIL
N 1862645.13 NAD83
E 988725.940 NAD83
Z 679.17 NAVD 88

CP 101 - SET MAG NAIL
N 1862848.75 NAD83
E 988644.21 NAD83
Z 677.93 NAVD 88

CP 103 - SET MAG NAIL
N 1862914.34 NAD83
E 988748.29 NAD83
Z 676.27 NAVD 88

CP 104 - SET MAG NAIL
N 1862840.74 NAD83
E 988660.62 NAD83
Z 678.20 NAVD 88

CP 105 - SET MAG NAIL
N 1862746.83 NAD83
E 988896.70 NAD83
Z 677.10 NAVD 88

BENCHMARK:
FOUND RAILROAD SPIKE SET IN POWER POLE,
EAST SIDE OF LAKE STREET, APPROXIMATELY 14
FEET SOUTHEASTERLY FROM NORTHWEST CORNER
OF PROPERTY.
ELEV = 678.65 NAVD 88

NOTES:

1. THIS SURVEY WAS PREPARED USING A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-993236-PHX1 DATED OF DECEMBER 5, 2019.

2. THE FOLLOWING RIGHTS OF WAY, EASEMENTS AND SERVITUDES LISTED IN THE SCHEDULE B EXCEPTIONS OF THE COMMITMENT DESCRIBED IN (1) ABOVE ARE ADDRESSED ON THIS SURVEY IN THE FOLLOWING MANNER:

A) EXCEPTION 5 - WATER LINE EASEMENT RECORDED NOV. 7, 1983 AS DOC. 1659461 SHOWN CROSSING PROPERTY. UTILITY ATLAS SHOWS NO WATER MAIN IN THAT LOCATION.

B) EXCEPTION 7 - EASEMENT FOR SEWER LINE RECORDED JAN. 6, 1947 AS DOC. 572149 NOT SHOWN, IS AN OFFSITE EASEMENT ON THE NORTHEAST ADJOINERS PROPERTY FOR PURPOSES OF "LIQUID OVERFLOW FROM AN EXISTING (1947) SEPTIC TANK" AND "NO OTHER PURPOSE". UNKNOWN AT TIME OF FIELD SURVEY, NO EVIDENCE DISCOVERED DURING FIELD SURVEY FOR OLD SEPTIC TANK. SEPTIC SYSTEM LIKELY ABANDONED OR REMOVED DUE TO PRESENCE OF A SANITARY SERVICE.

C) EXCEPTION 8 - PERMANENT WATER MAIN EASEMENT PER DOC. 9104115 (ALSO STAMPED BY RECORDER AS 91K04115) SHOWN CROSSING PROPERTY.

D) EXCEPTION 13 - PUBLIC OR PRIVATE RIGHTS TO SUCH PORTIONS THAT ARE PRESENTLY USED OR DEDICATED FOR STREET, HIGHWAY, PRIVATE OR PUBLIC ROAD OR ALLEY PURPOSES: BESIDES LAKE STREET NO SUCH AREAS EXIST.

E) EXCEPTION 14 - RIGHTS OF THE PUBLIC, STATE AND MUNICIPALITY TO THAT PART OF LAND TAKEN FOR ROAD PURPOSES: 40 FOOT EXCEPTION STRIP OFF THE WEST END OF LAND OCCUPIED BY LAKE STREET, STATE HIGHWAY 31 RIGHT OF WAY.

3. (TABLE A ITEM 1) MONUMENTS FOUND OR SET AT ALL CORNERS AS NOTED ON PLAT.

4. (TABLE A ITEM 2) THE PROPERTY ADDRESS IS 1165 LAKE STREET AS IDENTIFIED DURING FIELD SURVEY.

5. (TABLE A ITEM 3) BY SCALING METHODS, THE PROPERTY APPEARS TO LIE IN ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 17089C0339H, EFFECTIVE 8-3-2009.

6. (TABLE A ITEM 4) AREA = 52,937 SF, OR 1.215 AC.

7. (TABLE A ITEM 5) VERTICAL RELIEF SHOWN IS BASED ON A GROUND SURVEY COMPLETED BY THIS OFFICE ON JANUARY 13, 2020.

8. (TABLE A, ITEMS 7a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN.

9. (TABLE A, ITEM 8) SUBSTANTIAL VISIBLE FEATURES OBSERVED ARE SHOWN ON THE PLAT.

A) BURIED TELEPHONE LINE ALONG NORTH LINE SHOWN PER PLAT OF SURVEY PROVIDED BY THE CLIENT IS NOT FIELD LOCATED EXCEPT FOR PEDESTAL BOX. NO KNOWN EASEMENT FOR THIS UTILITY.

B) 8", 24" AND 30" WATER MAINS CROSSING PROPERTY SHOWN PER ATLAS PROVIDED BY THE CITY ARE NOT FIELD LOCATED.

C) ATLAS SHOWS NO WATERMAIN WITHIN THE 6 FOOT WATER MAIN EASEMENT ALONG THE SOUTH LINE.

D) TELEPHONE PEDESTAL INDICATING BURIED TELEPHONE LINE. NO KNOWN EASEMENT ASSOCIATED WITH THIS LINE.

E) POWER POLE CROSSARMS AND OVERHEAD WIRES EXTEND ONTO PROPERTY WITHOUT BENEFIT OF A KNOWN EASEMENT.

10. (TABLE A, ITEM 11) LOCATION OF UTILITIES BY OBSERVED SURFACE EVIDENCE GATHERED DURING GROUND SURVEY INCLUDING UTILITY MARKINGS BY LOCATORS (IF ANY) AND ATLAS PROVIDED BY THE CITY FOR SANITARY AND STORM SEWER AND WATER MAIN. WATER MAIN CROSSING PROPERTY NOT FIELD LOCATED AND SHOWN PER ATLAS. GAS LINE ALONG LAKE STREET AND BURIED TELEPHONE LINE ALONG NORTH LINE, SHOWN PER PLAT OF SURVEY PROVIDED BY THE CLIENT IS NOT FIELD LOCATED.

11. (TABLE A, ITEM 19) SEE NOTE 2B ABOVE, OFFSITE SANITARY SEWER LINE EASEMENT NOT SHOWN, OBSERVED EVIDENCE OF EASEMENT NOT PRESENT ON SUBJECT PROPERTY. OFFSITE EVIDENCE NOT INVESTIGATED.

12. (TABLE A, ITEM 21) TOPOGRAPHIC SURVEY SUITABLE FOR ENGINEERING DESIGN PERFORMED ON SUBJECT PROPERTY.

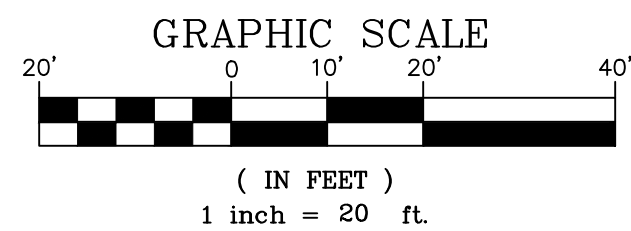
13. BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO GRID NORTH IN THE ILLINOIS COORDINATE SYSTEM, EAST ZONE.

14. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE TO SURVEYOR AT ONCE.

15. SURVEYOR CONTACT INFO:
McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD SUITE 202
HOMERIDGE, IL. 60430
708-799-1350
Tmichalak@McBrideEngineering.com

16. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

BASIS OF BEARINGS
GRID NORTH REFERENCED TO THE ILLINOIS COORDINATE SYSTEM, EAST ZONE.



LEGEND & ABBREVIATIONS

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRIC
- OVERHEAD WIRES
- GAS
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- WOOD FENCE
- CHAIN LINK FENCE
- GUARD RAIL
- BARRIER CURB
- CURB & GUTTER
- DEPRESSED CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT
- BUILDING

- MANHOLE
- CLEANOUT
- POST, BOLLARD
- SIGN
- CONTROL POINT
- BENCHMARK
- SURVEY MONUMENT
- CUT CROSS
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER
- WATER VALVE
- VALVE VAULT
- BUFFALO BOX
- HAND HOLE
- DECIDUOUS TREE W/SIZE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- FOUND IRON PIPE
- SET 5/8" SMOOTH ROD
- SET CUT CROSS
- SET MAG NAIL
- NORTH
- SOUTH
- EAST
- WEST
- HEIGHT
- DOCUMENT
- NUMBER
- RECORD
- MEAS
- RECORD DISTANCE
- MEASURED DISTANCE
- RECORD BEARING
- MEASURED BEARING
- AC
- DID NOT FIND
- NORTH AMERICAN
- DATUM 1983
- NAD83
- NAV D 88
- CONTROL POINT
- VERTICAL DATUM 1988
- INV
- ELEV
- REINFORCED CONCRETE PIPE
- PVC
- POLYVINYL CHLORIDE PIPE
- VCP
- VITRIFIED CLAY PIPE
- DI
- DUCTILE IRON PIPE

TO: LOJON PROPERTY, LLC
LJ REMAINDER, LLC
GLAZIER PROJECT LLC - AURORA
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 11, 13 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2020.

DATE OF PLAT: March 12, 2020

Thomas J. Michalak

THOMAS J. MICHALAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3340
LICENSE EXPIRATION / RENEWAL 11/30/2020



NO.	DATE	DESCRIPTION
REVISIONS		

McBRIDE ENGINEERING, INC. CIVIL ENGINEERS & SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803 1820 Ridge Road, Suite 202 Homeridge, IL 60430 708-799-1350		
DATE	03-16-2020	DRAWN
SCALE	1"=20'	CHECKED
		TJM, MCM

ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED FOR: GLAZIER PROJECT LLC - AURORA	PROJECT NO. 19276 SHEET 1 OF 1
1165 LAKE STREET AURORA, IL.	