

PLAT OF SURVEY / TOPOGRAPHY

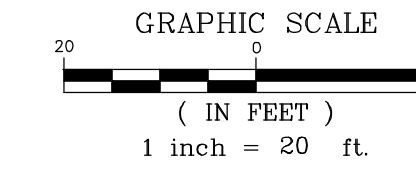
LEGAL DESCRIPTION

LOT 4 AND 5 IN RIFE'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1945 AS DOCUMENT 485149 IN DUPAGE COUNTY, ILLINOIS.

AND ALSO THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE, THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES WEST, 135.5 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO PARCEL 1, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 18 AND RUNNING THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE, THENCE NORTH 0 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET TO AN IRON PIPE IN OLD FENCE CORNER FOR A PLACE OF BEGINNING; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG SAID LINE PRODUCED, 632.4 FEET TO THE CENTER LINE OF CHICAGO AVENUE; THENCE NORTH 78 DEGREES 47 MINUTES EAST, ALONG SAID CENTER LINE, 14.9 FEET; THENCE SOUTH 3 DEGREES 52 MINUTES EAST, 629.7 FEET; THENCE SOUTH 68 DEGREES 04 MINUTES WEST, 15.2 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE; THENCE SOUTH 84 DEGREES 14 MINUTES EAST, 313.8 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 3 DEGREES 52 MINUTES WEST, 1118.6 FEET; THENCE NORTH 78 DEGREES 47 MINUTES EAST, 21.2 FEET; THENCE SOUTH 3 DEGREES 19 MINUTES EAST, 629.7 FEET; THENCE NORTH 78 DEGREES 58 MINUTES EAST, 750.5 FEET; THENCE SOUTH 80 DEGREES 03 MINUTES EAST, 567 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES EAST, 656 FEET; THENCE NORTH 84 DEGREES 14 MINUTES WEST, 1283.2 FEET TO A PLACE OF BEGINNING; (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF NAPERVILLE ROYAL OAKS SUBDIVISION), IN DUPAGE COUNTY, ILLINOIS; ALSO, EXCEPTING THEREFROM ALL PORTIONS OF PARCEL 1 AND PARCEL 2 LYING SOUTH OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES WEST, 135.5 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

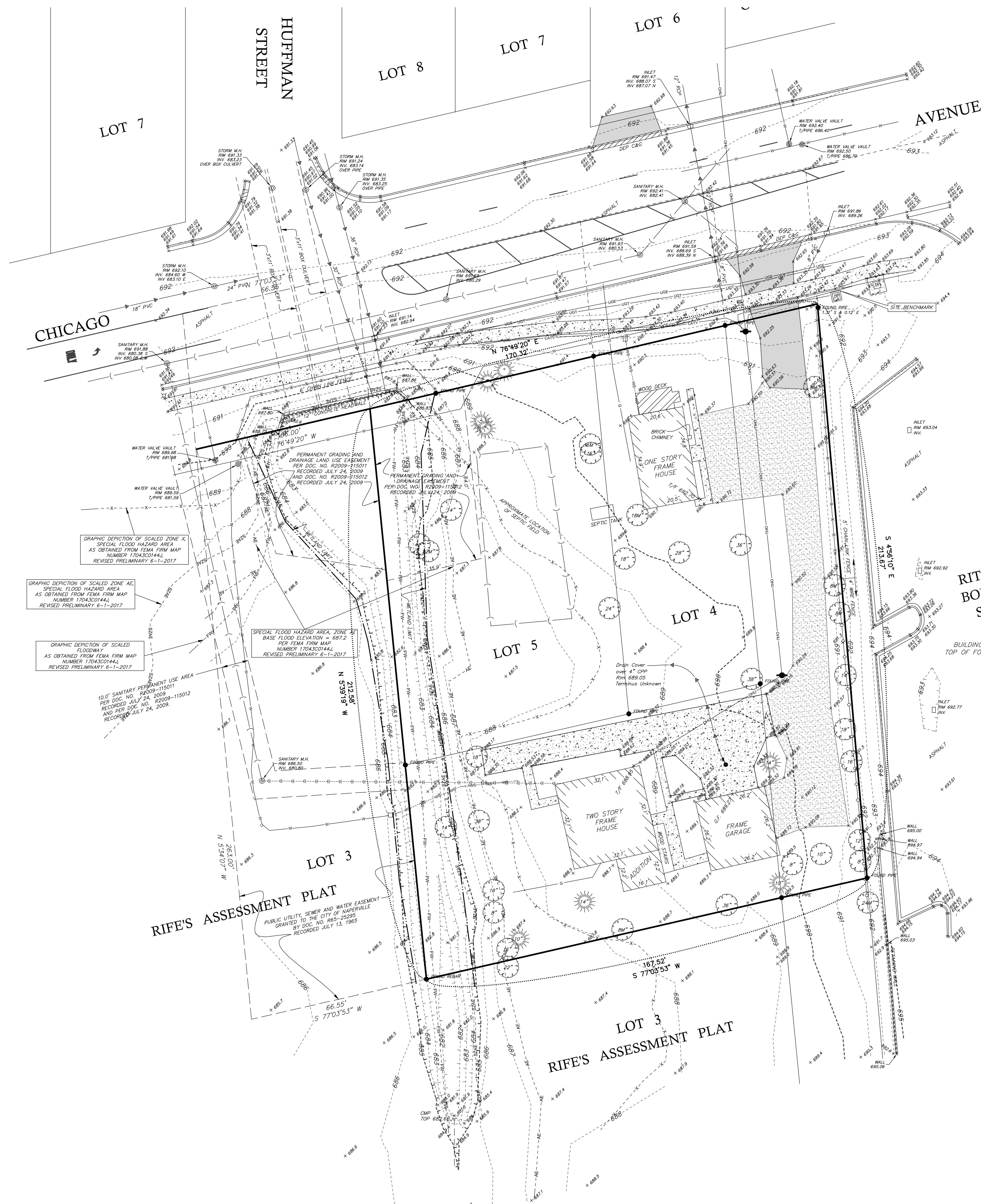


LEGEND

meas.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 5/8" REBAR UNLESS OTHERWISE NOTED
---	SUBJECT BOUNDARY
---	ADJACENT BOUNDARY
---	EASEMENT LINE
T/F	TOP OF FOUNDATION
G.F.	GARAGE FLOOR
XXXXXX	ELEVATION
XXXXXX	CONTOUR
---AE---	FLOODPLAIN ZONE AE - BFE 687.2
---S2AE---	SCALED FLOODPLAIN ZONE AE - SEE NOTE
---X---	SCALED FLOODPLAIN ZONE X - SEE NOTE
---FW---	SCALED FLOODWAY - SEE NOTE
---	STORM SEWER
---	STORM SEWER BOX CULVERT
⊙	STORM SEWER MANHOLE
□	STORM SEWER INLET
RCF	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
---	SANITARY SEWER
⊙	SANITARY SEWER MANHOLE
---	WATERMAIN SUSPECTED LOCATION
⊙	WATER VALVE VAULT
B-BOX	B-BOX
U	UTILITY POLE
OHU	OVERHEAD UTILITY LINE
CATV	CABLE TV LINE SUSPECTED LOCATION
UTV	UNDERGROUND TELEPHONE LINE SUSPECTED LOCATION
USE	UNDERGROUND ELECTRIC LINE SUSPECTED LOCATION
G	GAS LINE SUSPECTED LOCATION
TR	TRANSFORMER BOX
---	CURB AND GUTTER
---	CURB AND GUTTER DEPRESSION
XXXXXX	ELEVATIONS AT CURB LINE
XXXXXX	TOP OF CURB
XXXXXX	FLOWLINE
XXXXXX	EDGE OF PAVEMENT
---	CHAIN LINK FENCE
---	WIRE FENCE
---	TREE WITH SIZE
---	EVERGREEN TREE WITH SIZE
---	MULTI-TRUNK TREE
---	ASPHALT AREA
---	GRAVEL AREA
---	CONCRETE AREA
---	WETLAND LIMIT

BENCHMARKS:
PROJECT BENCHMARK:
 CITY OF NAPERVILLE STATION NO. 1505
 BERNSTEIN 3D TOP SECURITY MONUMENT ON EAST SIDE
 OF WASHINGTON STREET AND NORTH OF AURORA AVE.
 ELEVATION: 672.24 (NAVD88)

SITE BENCHMARK:
 CUT SQUARE ON NORTHEAST CORNER OF TRANSFORMER
 PAD AT THE NORTHEAST CORNER OF SUBJECT
 PROPERTY.
 ELEVATION: 693.74 (NAVD88)



**RITZER-DUPAGE
BOILER WORKS
SUBDIVISION
LOT 1**

BUILDING (NOT SHOWN)
TOP OF FOUNDATION 696.12

GRAPHIC DEPICTION OF SCALED ZONE X,
SPECIAL FLOOD HAZARD AREA
AS OBTAINED FROM FEMA FIRM MAP
NUMBER 17043C0144L
REVISED PRELIMINARY 6-1-2017

GRAPHIC DEPICTION OF SCALED ZONE AE,
SPECIAL FLOOD HAZARD AREA
AS OBTAINED FROM FEMA FIRM MAP
NUMBER 17043C0144L
REVISED PRELIMINARY 6-1-2017

GRAPHIC DEPICTION OF SCALED
FLOODWAY
AS OBTAINED FROM FEMA FIRM MAP
NUMBER 17043C0144L
REVISED PRELIMINARY 6-1-2017

10.0' SANITARY PERMANENT USE AREA
PER DOC. NO. 92509-115011
RECORDED JULY 24, 2009
AND PER DOC. NO. 92509-115012
RECORDED JULY 24, 2009.

SPECIAL FLOOD HAZARD AREA, ZONE
BASE FLOOD ELEVATION = 687.2
PER FEMA FIRM MAP
NUMBER 17043C0144L
REVISED PRELIMINARY 6-1-2017

PERMANENT GRADING AND
DRAINAGE LAND USE EASEMENT
PER DOC. NO. R2009-115011
RECORDED JULY 24, 2009
AND DOC. NO. R2009-115012
RECORDED JULY 24, 2009

PERMANENT GRADING AND
DRAINAGE LAND USE EASEMENT
PER DOC. NO. R2009-115011
RECORDED JULY 24, 2009
AND DOC. NO. R2009-115012
RECORDED JULY 24, 2009

PUBLIC UTILITY, SEWER AND WATER EASEMENT
GRANTED TO THE CITY OF NAPERVILLE
BY DOC. NO. 865-25255
RECORDED JULY 13, 1965

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

STATE OF ILLINOIS }
 COUNTY OF WILL }
 RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM
 NO. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY
 DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT,
 WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 7-25-2018

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

BY _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2018)
 TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
 OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY

RT & A **Ruettiger, Tonelli & Associates, Inc.**
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404
 PH. (815) 744-6600 FAX (815) 744-0101
 website: www.ruettigeronelli.com

DATE: 8-24-2018 SCALE: 1" = 20' DRAWN BY: ECH CHECKED BY: DJZ
 PREPARED FOR: CHICAGO COMMONS FIELD BOOK: 28-41
 DRAWING NO.: 318-0546-T