

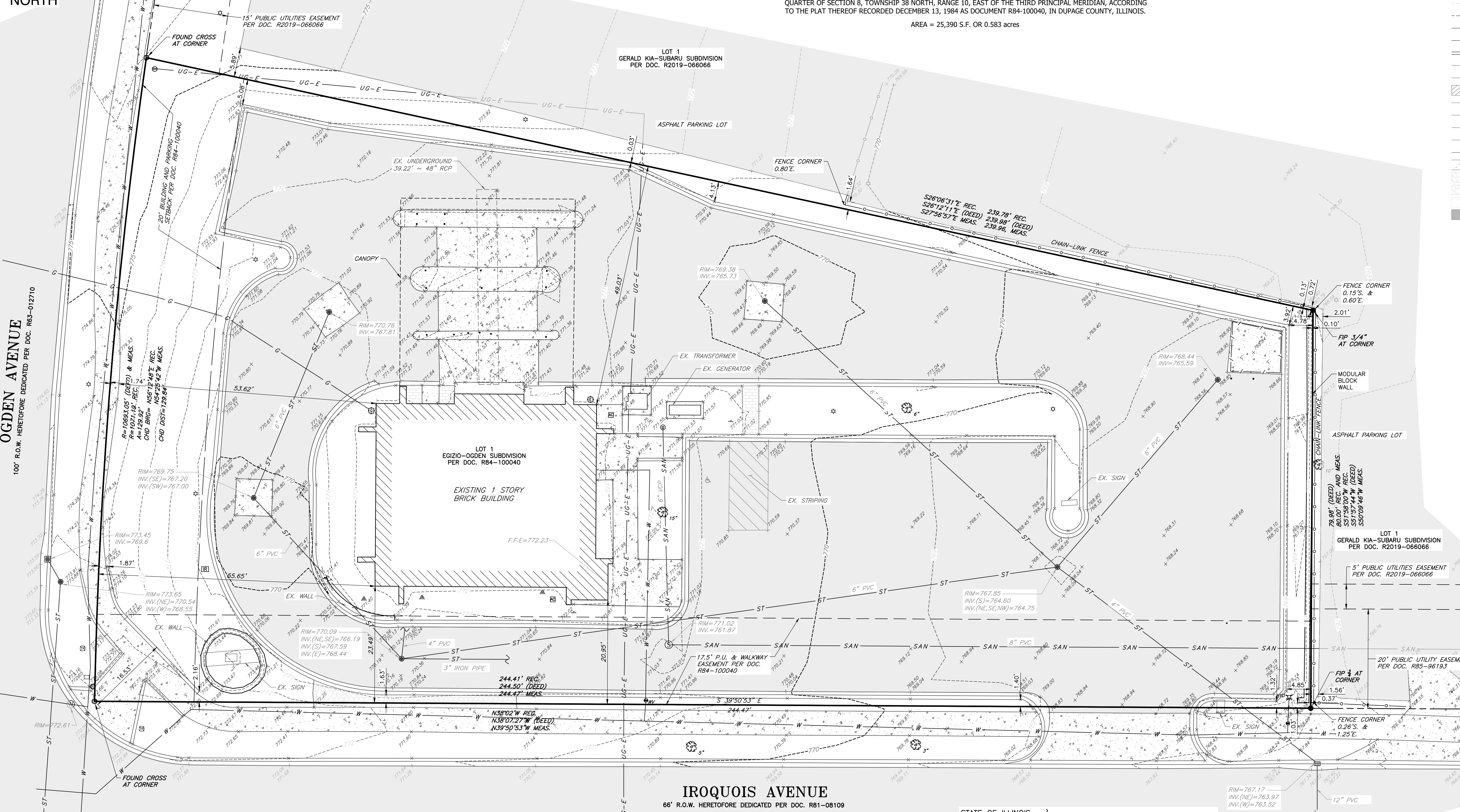
NORTH

PLAT OF SURVEY 1203 IROQUOIS AVENUE

LEGAL DESCRIPTION

LOT 1 IN EGIZIO-OGDEN AVENUE SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1984 AS DOCUMENT R84-100040, IN DUPAGE COUNTY, ILLINOIS.

AREA = 25,390 S.F. OR 0.583 acres



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING UNDERGROUND STRUCTURE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING WALL
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CONCRETE
	EXISTING BRICK
	EXISTING STONE
	EXISTING ASPHALT PAVEMENT
	EXISTING SPOT ELEVATION
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUTS
	EXISTING STORM INLET
	EXISTING CURB INLET
	EXISTING LIGHT POLE
	EXISTING A/C UNIT
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER VAULT
	EXISTING SIGN
	EXISTING TRAFFIC LIGHT
	EXISTING GROUND LIGHT
	EXISTING IRRIGATION CONTROL BOX
	EXISTING ELECTRIC HANDHOLE
	EXISTING BOLLARD
	EXISTING TRAFFIC PULL BOX
	FOUND MONUMENT
	CHISELED MARK FOUND

OGDEN AVENUE
100' R.O.W. HERETOFORE DEDICATED PER DOC. R63-012710

BENCHMARKS:
REFERENCE:
1. BERTNSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER NORTH SIDE OF OGDEN AVENUE AT ENTRANCE TO OGDEN MALL OPPOSITE GERALD SUBARU. (CITY OF NAPERVILLE BENCHMARK #703) ELEV=780.31 (NAVD88)
SITE:
2. 'X' IN FRONT OF SIDEWALK EAST SIDE OF IROQUOIS AVENUE 10'± NORTH OF ENTRANCE TO SUBJECT SITE. ELEV=769.43
3. 'X' IN FRONT OF SIDEWALK SOUTH SIDE OF OGDEN 19'± WEST OF EASTERLY PROPERTY LINE OF SUBJECT SITE. ELEV=775.75

IROQUOIS AVENUE

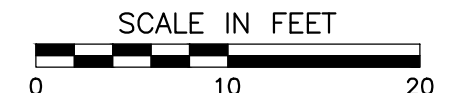
66' R.O.W. HERETOFORE DEDICATED PER DOC. R81-08109

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DUPAGE }

I, DOUGLAS R. MCCLINTIC, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. THIS SURVEY CONFORMS TO THE CURRENT STANDARD FOR AN ILLINOIS BOUNDARY SURVEY. FIELDWORK COMPLETED SEPTEMBER 12, 2023.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,
THIS ___ DAY OF _____, 2024.

DOUGLAS R. MCCLINTIC
PROFESSIONAL LAND SURVEYOR NUMBER 2992.
LICENSE EXPIRES NOVEMBER 30, 2024.
*HAND SIGNATURE ON FILE



CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.cecinc.com

WHO BREW, LLC
SEVEN BREW
DRIVE-THRU COFFEE
1203 IROQUOIS AVENUE
NAPERVILLE, ILLINOIS

DRAWN BY:	ET/MAJ	CHECKED BY:	DRAFT	APPROVED BY:	DRAFT
DATE:	JANUARY 4, 2024	DWG SCALE:	1"=10'	PROJECT NO.:	335-271

PLAT OF SURVEY
DRAWING NO. 1
SHEET 1 OF 1