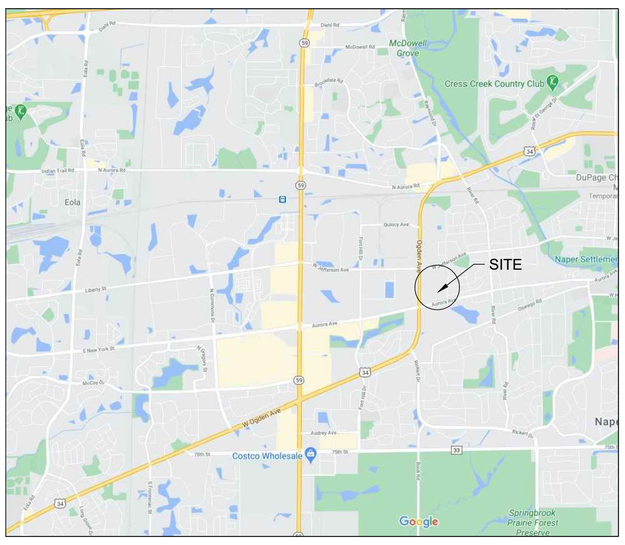
ALTA/NSPS LAND TITLE SURVEY
OF
2363 & 2275 Aurora Ave., 1527 Aurora Ave., & 460 Fort Hill Drive, Naperville, IL



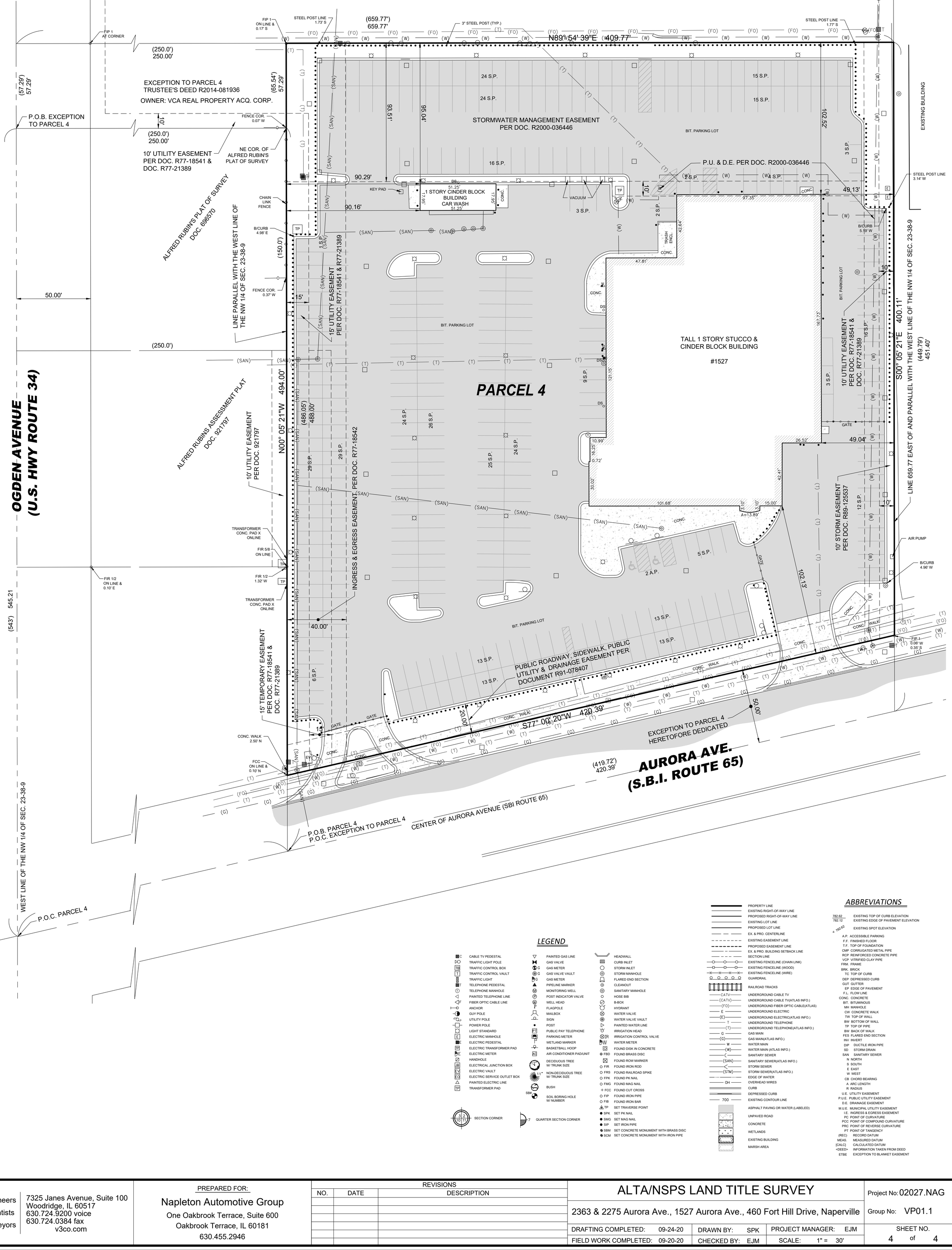
VICINITY MAP
NOT TO SCALE

NELSON SURVEYORS, LLC.
BOUNDARY AND TOPOGRAPHIC SURVEY

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF AURORA AVENUE (SBI ROUTE 65) 256.98 FEET EASTERLY OF THE INTERSECTION OF SAID ROAD AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTHERLY PARALLEL TO SAID WEST LINE FOR A DISTANCE FOR A DISTANCE OF 551.59 FEET TO A POINT 250 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST 409.77 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 449.79 FEET TO THE CENTER LINE OF AURORA AVENUE; THENCE WESTERLY ALONG THE CENTER LINE OF AURORA AVENUE A DISTANCE OF 419.72 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 50 FEET (AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF AURORA AVENUE (SBI ROUTE 65) DEDICATED BY DOCUMENT 322409), IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
1" = 30'

ASSUMED MERIDIAN



LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- SECTION CORNER
- QUARTER SECTION CORNER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- T UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- G GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- W WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- (SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

- 782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- x 782.63 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Napleton Automotive Group
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
630.455.2946

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

2363 & 2275 Aurora Ave., 1527 Aurora Ave., 460 Fort Hill Drive, Naperville

Project No: 02027.NAG
Group No: VP01.1

DRAFTING COMPLETED:	09-24-20	DRAWN BY:	SPK	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	09-20-20	CHECKED BY:	EJM	SCALE:	1" = 30'

SHEET NO. 4 of 4