ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOT 43 IN BLOCK 17 IN CRESS CREEK BEING A SUBDIVISION OF PART OF SECTIONS 11, 12 AND 14, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4,1962 AS DOCUMENT R62-9660, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT FILE NUMBER 2100B184 ISSUED BY GREATER ILLINOIS TITLE COMPANY HAVING A COMMITMENT DATE OF NOVEMBER 27, 2018

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).

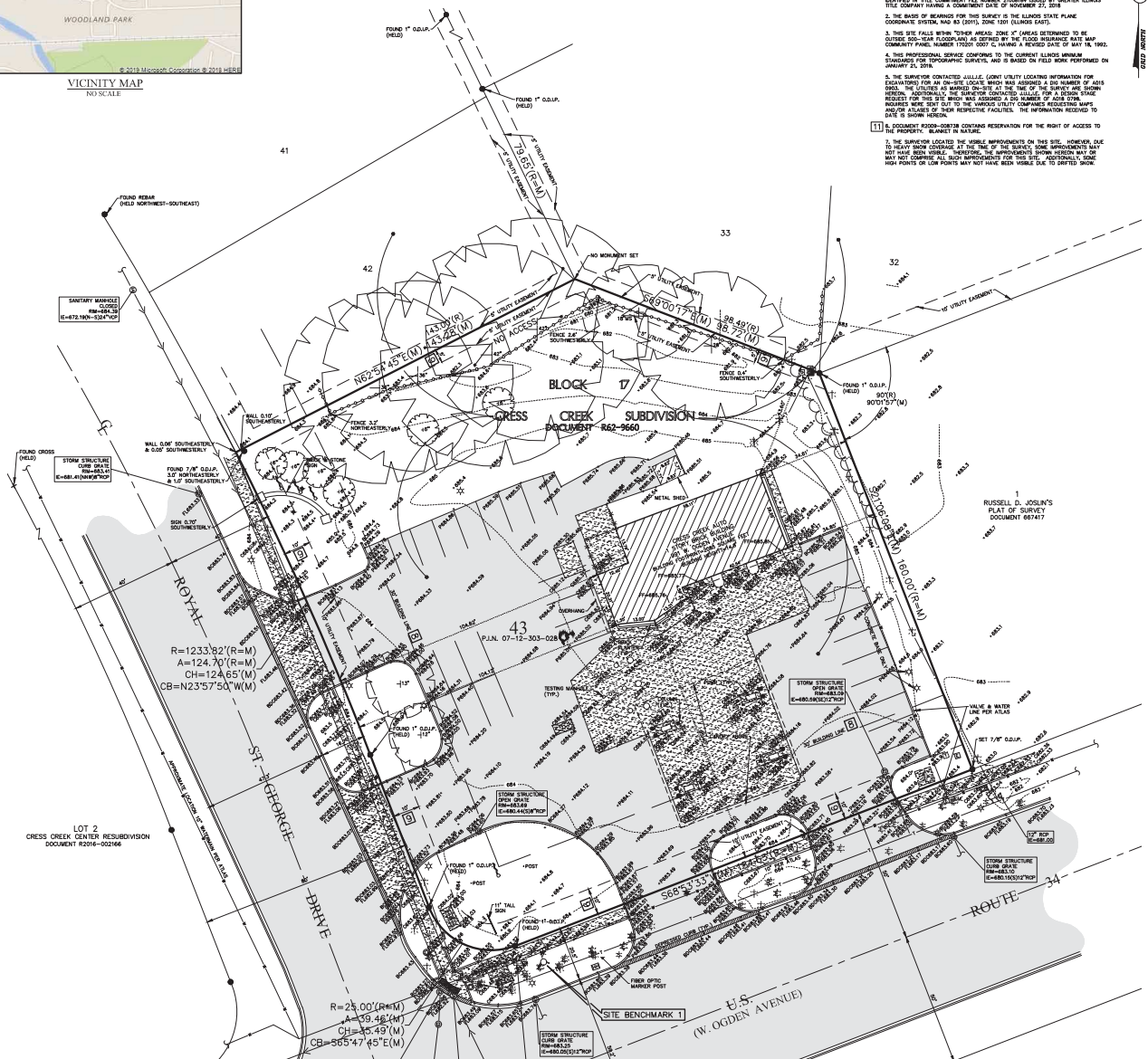
3. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17022C0 0207 G, HAVING A REVISED DATE OF MAY 16, 1992.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON JANUARY 21, 2019.

5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF A015 0993. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. THE UTILITIES AS SHOWN ON THE PLAN OF THIS SURVEY WERE STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A018 0798. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

11 6. DOCUMENT R2009-008728 CONTAINS RESERVATION FOR THE RIGHT OF ACCESS TO THE PROPERTY. BLANKET IN NATURE.

7. THE SURVEYOR LOCATED THE VISIBLE IMPROVEMENTS ON THIS SITE. HOWEVER, DUE TO HEAVY SNOW COVERAGE AT THE TIME OF THE SURVEY, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE. THEREFORE, THE IMPROVEMENTS SHOWN HEREON MAY OR MAY NOT COMPRISE ALL SUCH IMPROVEMENTS FOR THIS SITE. ADDITIONALLY, SOME HIGH POINTS OR LOW POINTS MAY NOT HAVE BEEN VISIBLE DUE TO DRIFTED SNOW.



SCHEDULE B EXCEPTIONS
(SHOWN OR NOTED HEREON)

8 BUILDING LINE 30 FEET ON THE SOUTHWESTERLY AND SOUTHEASTERLY LINES AS SHOWN ON THE PLAT OF CRESS CREEK, AFORESAID.

9 UTILITY EASEMENT 10 FEET ON THE SOUTHWESTERLY AND SOUTHEASTERLY LINES AND 8 FEET ON THE NORTHWESTERLY AND NORTHERLY LINES AS SHOWN ON THE PLAT OF CRESS CREEK, AFORESAID.

10 COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED JANUARY 23, 2009 AS DOCUMENT NO. R2009-008736, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 10, 12 AND 13 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- W/MOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN — W —
- GAS MAIN — G —
- ELECTRIC LINE — E —
- OVERHEAD WIRES — OHW —
- TELEPHONE LINE — T —
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- +ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
CS = CURB STOP
SF = SQUARE FEET
SL = SHOW LINE
TSF = TRANSFORMER
B = PAVERS
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

STRIPED PARKING DATA
REGULAR SPACES = 26
ACCESSIBLE SPACES = 1
TOTAL SPACES = 27

AREA SUMMARY
(TO HEAVY LINES)
44,124 SQUARE FEET
OR
1.013 ACRES
(BASED ON MEASURED VALUES)

UTILITY CONTACTS

Design Dig #A018 0798
Locate Dig #A015 0993

Municipality	Cable Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm
Naperville, City of 400 S. Eagle Street Naperville, IL 60540 630-420-6177 630-420-6700 Fax	Comcast Victoria Cross 224-774-3697 victoria_cross@comcast.com Wide Open West Fred Fellows 224-436-3930 fred.fellows@wowinc.com	Com Ed 630-576-7094	Nicor Gas 630-969-2302 dawn.ave@nicor.com	AT & T Distribution a1026mc.com Lu Trower Jill Meyer 847-970-0776 jmeyer@att.com	City of Naperville Public Service 630-420-6177

BENCHMARKS

REFERENCE BENCHMARK:
CITY OF NAPERVILLE SURVEY MONUMENT
DESCRIPTION NO. 1008

BERNSTEIN 30 TOP SECURITY MONUMENT: CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 5/16" X 4" LONG ROD TOTALING (12") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BRASS & ALUMINUM ACCESS COVER. STATION IS LOCATED 30.0' WEST OF THE CENTER LINE OF MILL STREET AND 87' NORTH OF THE BACK OF CURB OF 5TH AVENUE.

DATUM: NAVD88
ELEVATION = 690.61

SITE BENCHMARKS:

SITE BENCHMARK 1
SET IN NORTHWEST BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF W. OGDEN AVENUE AND ROYAL ST. GEORGE DRIVE.

ELEVATION = 684.91

SITE BENCHMARK 2
BOLT OF THE FIRST FIRE HYDRANT NORTH OF THE INTERSECTION OF W. OGDEN AVENUE AND ROYAL ST. GEORGE DRIVE. (WEST SIDE OF ROYAL ST. GEORGE DRIVE)

ELEVATION = 686.31

SURVEYOR'S CERTIFICATION

TO: VEQUITY LLC; GREATER ILLINOIS TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM ANGLE AND DISTANCE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2019.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

DATE OF TEXT OF MAP: FEBRUARY 6, 2019

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/20

DANIEL W. WALTER 35-3585 AURORA, ILLINOIS PROFESSIONAL LAND SURVEYOR

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UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND ATLASES OF THE VARIOUS UTILITY COMPANIES. WE DO NOT WARRANT OR GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.

PROJECT NO.	SCALE: 1" = 20'	
19.0019	1 OF 1	

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9101 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
991 W. OGDEN AVENUE
Naperville, Illinois

CLIENT
VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 2-6-19	PC: TK	DRAWN BY: TFS	CHECKED BY: DW	BOOK 547 PG 32

NO.	REVISIONS	DATE	BY