

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE

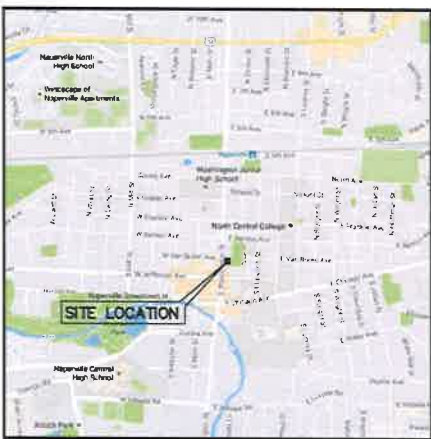


(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND THE NORTH 33 FEET OF LOT 4 IN BLOCK 4 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1843 AS DOCUMENT 414, IN DUPage COUNTY, ILLINOIS.

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

SCHEDULE B EXCEPTIONS A, D, C, E, F, G, H, K, L, M, N, O, P, Q, R, S, T, U, V AND W ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

STRIPED PARKING DATA
REGULAR SPACES = 4
HANDICAPPED SPACES = 1
TOTAL SPACES = 5
* NOT INCLUDED IN PARKING COUNT

AREA SUMMARY
(TO HEAVY LINES)
24,804 SQUARE FEET
OR
0.569 ACRES
(BASED ON MEASURED VALUES)

W. VAN BUREN AVE.

NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 18047929F ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 15, 2018.
- THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 170187 0803 H AND 170187 0804 H, MAP NUMBER 170430706H AND 170430706H EACH HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

LEGEND

- FOUND 7/8" O.D.I.P. (UNLESS OTHERWISE NOTED (HOLD LOCATION) (CONTROL POINT))
- CONCRETE MONUMENT
- CRISIS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSP
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRE
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- BURIAL
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- FLAG POLE
- POST INDICATOR VALVE
- GATE POST
- DOWN SPOUT
- TELEPHONE NETWORK INTERFACE
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- SHARED WATER CONNECTION
- WATER MARKER
- BORING HOLE
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- MEASUREMENT
- (DROP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- WATERABLE SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

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
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
BSL = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
B.S. = BACK OF DEPRESSED
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
B.S. = BACK OF DEPRESSED
FL = FLOW LINE
BR = BRICK
C = CONCRETE
P = PAVEMENT
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
DS = DOWN SPOUT
SFL = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER

UTILITY CONTACTS

DESIGN DIG #0242 2392 - LOCATE DIG #0238 0662

Electricity	Cable/Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm
Naperville City of 400 S. Eagle Street Naperville, IL 60566 630-425-6111 630-425-4100 Fax	Comcast Cable Martha Garcia 630.600.8252 martha_garcia@comcast.com	ComEd 630.578.7084 comcast@comcast.com	Norac Gas 630.600.8252 norac@norac.com	AT&T (distribution) City of Naperville Patricia Serna 630-420-6187 serna@naperville.il.us AT&T (transmission) Carl Conaway 647-420-8115 (cell)	City of Naperville Patricia Serna 630-420-6187 serna@naperville.il.us

LINE LEGEND

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

BENCHMARKS

REFERENCE BENCHMARKS:

REFERENCE BENCHMARK #1

NAAPERVILLE BENCHMARK STATION #205 8/8" DIA. STAINLESS STEEL DATUM POINT ON THREADED 8/16" X 4" LONG ROD IN SUEVE LOCATED ON EAST OF CENTRAL PARK AVENUE APPROXIMATELY 21 FEET NORTH OF AURORA AVENUE APPROXIMATELY 21 FEET NORTH OF SUEVE DRIVE.

DATUM HAVORS
ELEVATION = 672.24

REFERENCE BENCHMARK #2

NAAPERVILLE BENCHMARK STATION #215 8/8" DIA. STAINLESS STEEL DATUM POINT ON THREADED 8/16" X 4" LONG ROD IN SUEVE LOCATED ON SOUTH SIDE OF JEFFERSON AVENUE APPROXIMATELY 78 FEET EAST OF CLAYMONT DRIVE.

DATUM HAVORS
ELEVATION = 662.52

SITE BENCHMARKS:

SITE BENCHMARK #1

SOUTHWEST BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF SOUTH WASHINGTON STREET AND VAN BUREN AVENUE.

ELEVATION = 686.17

SITE BENCHMARK #2

BOLT WITH ARROW ON FIRE HYDRANT ON EAST SIDE OF CENTRAL PARK ROAD AT NORTHEAST CORNER OF SITE.

ELEVATION = 686.47

SURVEYOR'S CERTIFICATION

TO: 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 STANDARD DETAIL 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 AND 11 OF TABLE A THERETO. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2018.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017
DATE OF PLAT OR MAP: 9-9-18

BY: DAVID P. FILIPSKI
A PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/18

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO 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.

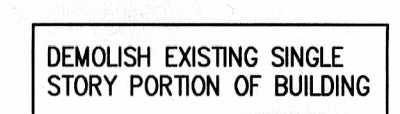


1 OF 1
SCALE: 1" = 20'
COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

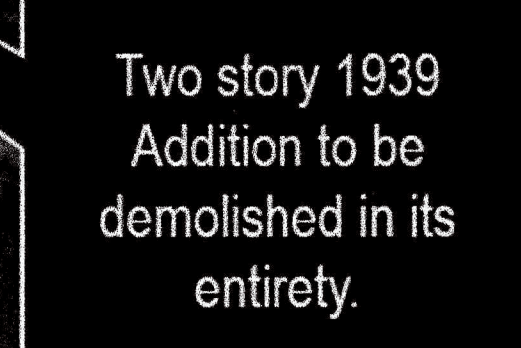
PROJECT
110 S. Washington Street
Naperville, IL
CLIENT
Avram Builders, Inc.
1251 Bond Street Suite 111
Naperville, IL 60563

NO.	REVISIONS	DATE	BY

J:\Padato\2016 Proj\jts\15.0273\15.0273 ALTA TOPO.dwg



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