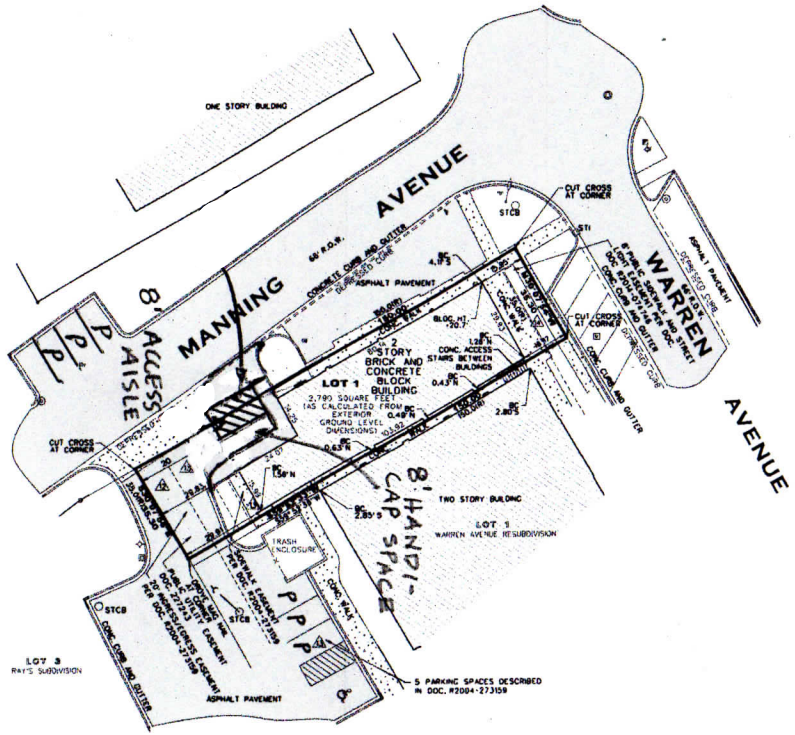
ALTA/NSPS LAND TITLE SURVEY

N

20 0 20 40

GRAPHIC SCALE - FEET

BASIS OF BEARINGS
ASSUMED



LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 OF RAY'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK R, IN MANNING'S WARRENVILLE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 26, 27, 34 AND 35 TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO A PLAT OF SAID RAY'S SUBDIVISION RECORDED DECEMBER 20, 1904, IN BOOK 15 OF PLATS, PAGE 59 IN DUPAGE COUNTY, ILLINOIS.

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHD = CHORD BEARING
DIP = DUCTILE IRON PIPE
RR# = RAILROAD SPIKE
POB=POINT OF BEGINNING
STORM=STORM CATCH BASIN
STW=STORM INLET
BC = BUILDING CORNER

LEGEND

	SANITARY MANHOLE		TRAFFIC
	SANITARY CLEANOUT		TRAFFIC METER
	STORM MANHOLE		FIRE HYDRANT
	FIELD INLET (STORM)		FIRE HYDRANT FLOW
	INLET (STORM)		WATER SHUT-OFF
	INLET (STORM)		FIRE DEPARTMENT CONN.
	PARKING METER		PARKING SIGN
	TRANSFORMER		PARKING SPACE COUNT
	ELECTRIC BOX		BY PARKING POLE
	CABLE TV BOX		PARKING STALL LINES
	TELEPHONE BOX		LIGHT POLE
	TRAFFIC CONTROL BOX		BY PARKING
	ELECTRIC MANHOLE		LANDSCAPING MULCH
	COMMUNICATION MANHOLE		DECIDUOUS TREE
	TELEPHONE MANHOLE		CONIFEROUS TREE
	ELECTRIC METER		DECIDUOUS TREE (STUMP)
	TRANSFER		CONIFEROUS TREE (STUMP)
	CO VALVE		CONTOUR
	GAS		EARTH BERM
	GAS VALVE		SPOT ELEVATION
	GAS VALVE VAULT		TOP OF CURB
	GAS VENT		GUARD RAIL
	POL. BOX (ELECTRIC)		DECIDUOUS TREE
	GAS METER		INDICATOR
	PARKING METER		CATCH BASIN
	WELL		WALL BROKEN
	YARD LIGHT		PORCH OF BUILDING
	WELL (STORM)		BUILDING OVERHANG
			BUILDING OVERHANG

LAND AREA

3.204 SQUARE FEET OR 0.123 ACRES

TABLE A ITEMS

ITEM 16. THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE SURVEY.

SCHEDULE B SURVEY ITEMS

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 21NAT14426(MH) WITH A COMMITMENT DATE OF APRIL 7, 2021.

⚠ EASEMENT RESERVED IN CERTIFICATE APPENDED TO PLAT OF RAY'S SUBDIVISION, RECORDED AS DOCUMENT 227243. EASEMENT IS SHOWN HEREON.

⚠ TERMS AND PROVISIONS OF ORDINANCE NO. 2158 APPROVING PERMANENT NON EXCLUSIVE EASEMENT AGREEMENT WITH WARRENVILLE PARK DISTRICT PER DOCUMENT NO. R2004-273159. EASEMENTS ARE SHOWN HEREON.

⚠ 6 FOOT PUBLIC SIDEWALK AND STREET LIGHTING EASEMENT GRANTED TO THE CITY OF WARRENVILLE PER DOCUMENT R2014-074742. EASEMENT IS SHOWN HEREON.

PARKING TABLE

NO STRIPED SPACES ON THE SUBJECTED PROPERTY

5 STRIPED SPACES CONTAINED IN DOCUMENT R2004-273159

UTILITY NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS AND MANHOLE INSPECTIONS. AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

FLOOD ZONE CLASSIFICATION

PER FLOOD INSURANCE RATE MAP NUMBER 17043C0130 J, DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X (NO MATCHING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

EDMUND LOHMEIER
CHICAGO TITLE INSURANCE COMPANY
ANCHOR HOGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7a, 7b1, 7c, 8, 9, 14, 16, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3-26-2021

DATED THIS _____ DAY OF _____ 20____.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES NOVEMBER 30, 2022
WEBSTER, McGRATH & AHLBERG LTD.
207 SOUTH WARRENVILLE ROAD
WHEATON, ILLINOIS 60187

No.	Date	Description	By

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
Over a Century of Service to Clients
207 South Naperville Road Wheaton, Illinois 60187
(630) 668-7207 www.wmaonline.com
Design Firm License No. 184-000-001

ALTA / NSPS LAND TITLE SURVEY

LOCATION: 35230 WARREN AVE. WARRENVILLE, ILLINOIS

PREPARED FOR: WOLFE & WILS, 4927 GLEN RIDER LANE, AURORA, ILLINOIS 60504, PHONE: (630) 896-8883

JOB NO.	DATE	DOWN PT.
44482	05-17-2021	17-002

DESIGN	DRAWN	DETAILED
JCV	JCV	AJK

FIELD: G:\2002\ Lot 1 | SHEET 1 of 1

05/18/2021 10:06:21 AM