

ILLINOIS

Asphalt Surface w/  
Conc. Curb & Gutter

R.O.W. 60'

AVENUE

45'  
B-B

S 78°41'40" W  
(46.87') 46.89'

Walk is 0.9' N.

NE. COR.  
BLOCK 15

NW. COR.  
BLOCK 15

50.00'

S 89°57'31" W 106.55'

Walk is 1.0' E.  
& 0.4' N.  
FIP 3/4" 0.20' S.  
& 0.25' W.

CUT "X"  
IN WALK

EXCEPTION  
PER DOC.  
1680842

Walk is 2.1' E.

CUT "X" IN  
CONC. PARKING  
STOP BLOCK

Traf. Sig.  
is 0.6' W.

DIRECTIONAL SIGN  
(DIMENSIONS TO FACE OF SIGN)

NO BUILDINGS  
(Asphalt Surface  
Parking Lot)

CLEARANCE BARRIER  
10' x 4.5' ATM  
CONCRETE PAD

LOT 2

LOT 1

RELOCATE PARKING STALL

LIGHT POLES

PARCEL

FIP 3/4" 0.64' S.  
& ON-LINE

Parking Stall  
Striping (Typ.)

Walk Ends  
1.5' E.

Asphalt  
Apron

Concrete  
Surface

SOUTH

Asphalt Drive

B-6-12  
Curb &  
Gutter (Typ.)

23'  
B-B

RIVERSIDE

S 23°42'30" E  
86.79'

Walk is  
0.8' W.

Concrete  
Apron

(18.30')  
18.59'

EXCEPTION PER  
DOC. 1697993

(30.82') 31.02'

POINT OF  
BEGINNING  
BLOCK

LINE PAR. W/ E.  
LINE BLOCK 15

LINE PAR. W/ S.  
LINE BLOCK 15

(70.00') 79.00'

8"-Wide Conc. Ret.  
Wall. Generally 3.7' S.

79'

N 00°04'36" E  
89.04'

FIP 3/4"  
AT COR.

Asphalt  
Apron

DHW

DHW

DHW

(11)

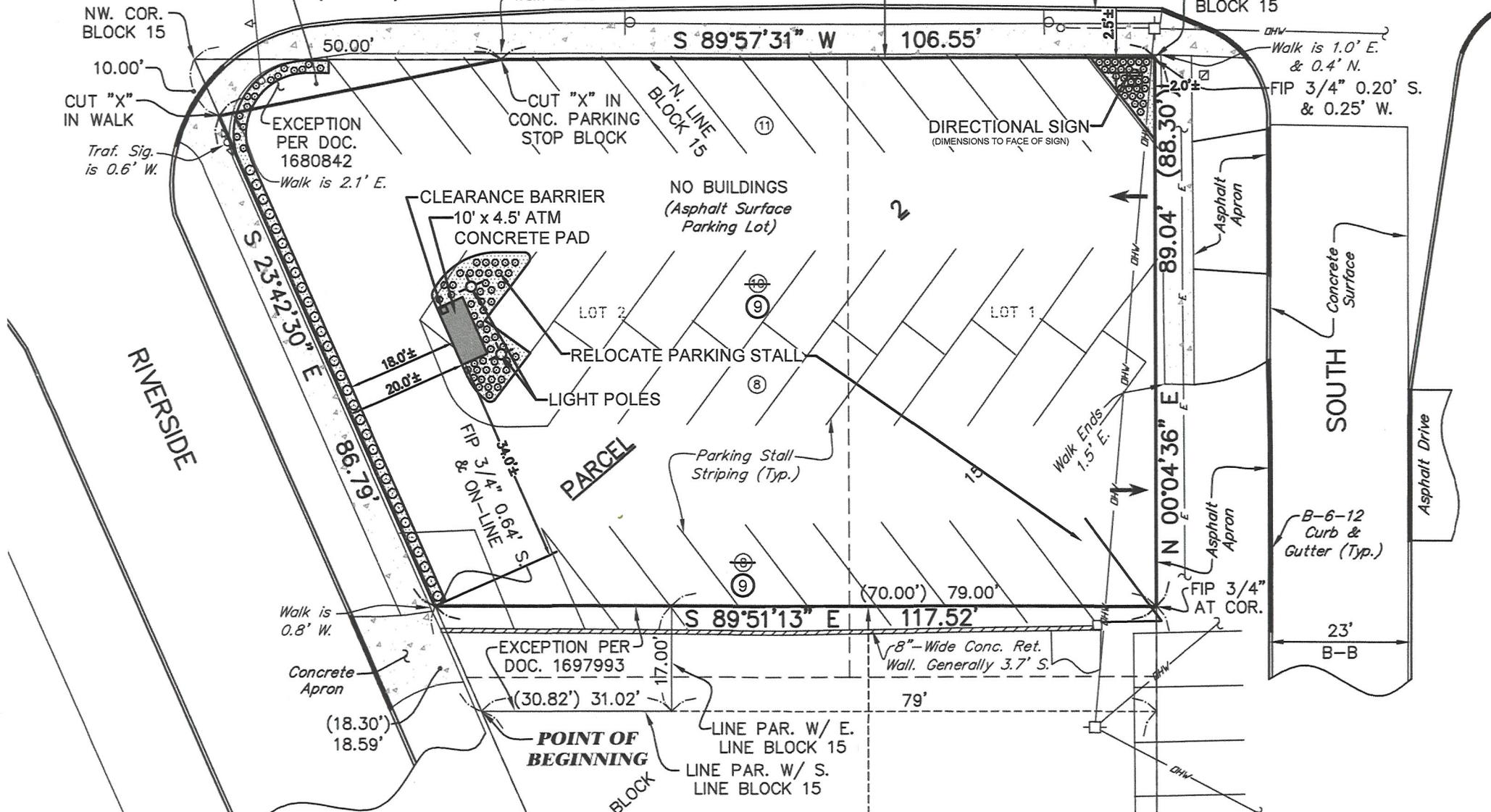
2

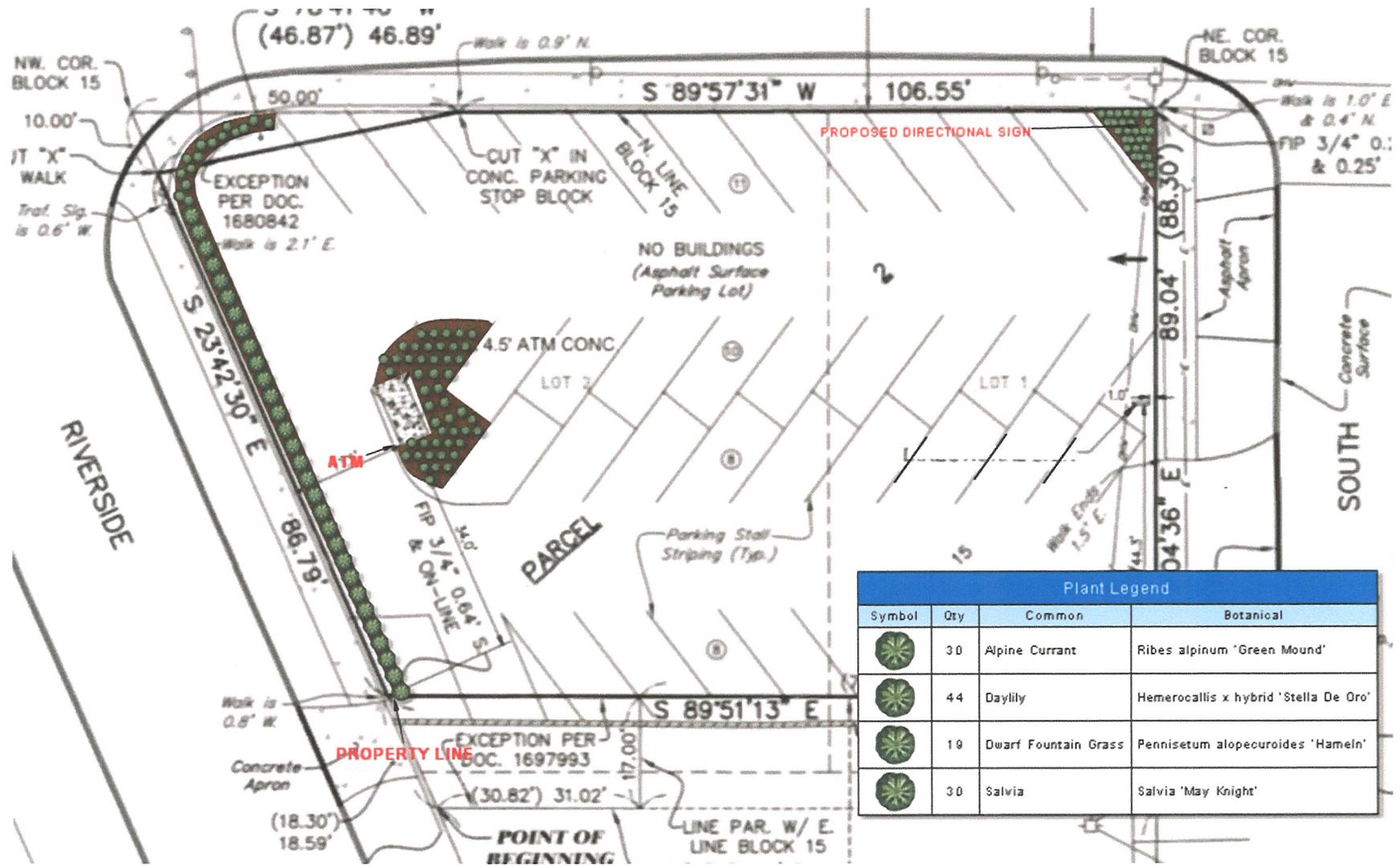
(10)

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Plant Legend			
Symbol	Qty	Common	Botanical
	30	Alpine Currant	Ribes alpinum 'Green Mound'
	44	Daylily	Hemerocallis x hybrid 'Stella De Oro'
	19	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'
	30	Salvia	Salvia 'May Knight'

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY



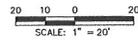
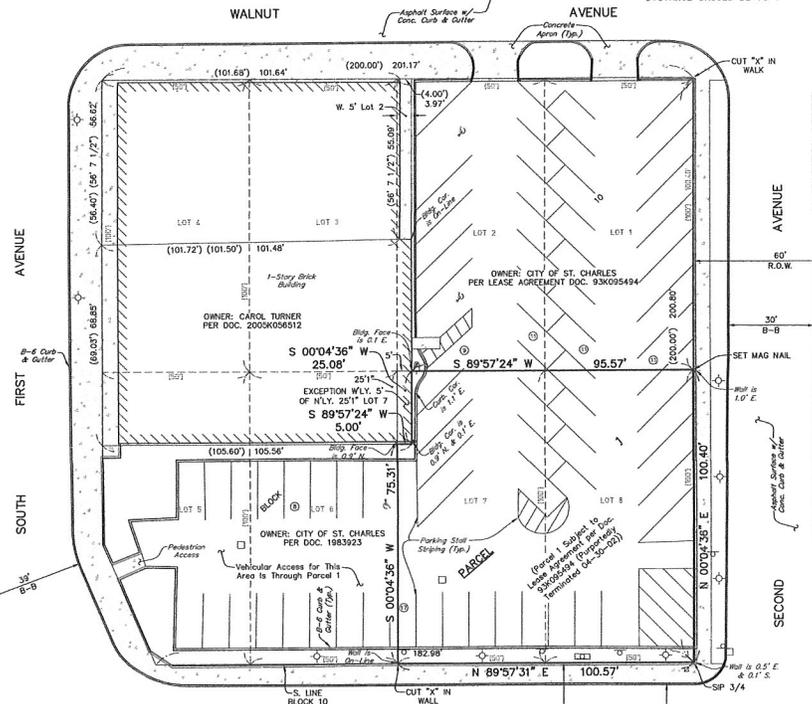
## SITE LOCATION

PARCEL ONE:  
LOT 7 (EXCEPT THE WESTERLY 5 FEET OF THE NORTHERLY 25 FEET AND ONE INCH THEREOF) AND LOT 8 IN BLOCK 10 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PARCEL TWO:  
THAT PART OF BLOCK 15 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK, 103.35 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE, IF EXTENDED, WOULD INTERSECT THE EASTERLY LINE OF SAID BLOCK, 94.7 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON SAID LINE, 79 FEET WESTERLY OF THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 17 FEET TO A LINE DRAWN PARALLEL WITH AND 111.7 FEET NORTHERLY OF, AS MEASURED ALONG THE EAST LINE, THE SOUTHERLY LINE OF SAID BLOCK; THENCE EASTERLY ALONG SAID PARALLEL LINE, 70 FEET TO THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY ALONG SAID EASTERLY LINE 89.3 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO OAK PARK TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NUMBER, 9168 BY DEED RECORDED OCTOBER 9, 1994 AS DOCUMENT 1697993 AND ALSO EXCEPT THAT PART CONVEYED TO THE CITY OF ST. CHARLES, BY WARRANTY DEED RECORDED MAY 23, 1994 AS DOCUMENT 1880421), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

POSSIBLE SCRIVENER'S ERROR IN DESCRIPTION AS SET FORTH IN DEED RECORDED 12-05-66 AS DOC. 1810210. DISTANCE SHOULD BE 79'.

## VICINITY MAP



### PARCEL 2 PARKING COUNT

# of Existing Stalls	37
# of Proposed Stalls	37

### SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, PARKWAYS, SIDEWALKS, AND CURBS SURROUNDING PARCELS SUBJECT TO HEAVY SNOW COVER AND PILES, PROHIBITING LOCATION OF UTILITIES WHICH ARE NORMALLY VISIBLE ON THE SURFACE.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE CO., IDENTIFIED AS NUMBER 880002239 WITH AN EFFECTIVE DATE OF DECEMBER 23, 2008.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF WALNUT AVENUE BEING S 87°57'11" W.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- FIP = FOUND IRON PIPE (S AS SHOWN)  
FIR = FOUND IRON ROD  
SIP = SET IRON PIPE (S AS SHOWN)  
B-B = DISTANCE BACK OF CURB TO BACK OF CURB  
R.O.W. = RIGHT OF WAY  
PAR = PARALLEL
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17099C0266, BEING A PRELIMINARY PANEL (NOT DATED), IT IS OUR OPINION THAT SOME PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL 1 CONTAINS 9,971 S.F., MORE OR LESS.  
PARCEL 2 CONTAINS 11,942 S.F., MORE OR LESS.

### SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 29TH DAY OF JANUARY, 2009.  
PETER A. BLAESER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2010  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
PSP/PRS APR 11 NO 2009

### LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- UNDERLYING PARCEL LINE (Light Dashed Line)
- DIMENSIONAL TIE (Short Dashed Line)

### SYMBOL LEGEND

- MANHOLE
- UNDERGROUND ELECTRIC CABLE
- NUMBER OF PARKING STALLS
- DEPRESSED CURB
- CONCRETE SURFACE
- STREET SIGN
- STREET SIGN W/ MAST
- OVERHEAD WIRES
- CONCRETE APRON
- CONCRETE SURFACE
- STREET SIGN
- STREET SIGN W/ MAST
- TELEPHONE CANTISER

ANNOTATED BY  
**WOLFPACK DEVELOPMENT INC.**  
4-24-2020

PREPARED BY  
**CEMCON, Ltd.**  
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DISC NO: R\6886023 FILE NAME: ALTA  
DRAWN BY: KJA FLD. BK. / PG. NO.: C89/70-72  
COMPLETION DATE: 01-29-09 JOB NO.: 688.023  
REFERENCE JOB NO.: 686.022