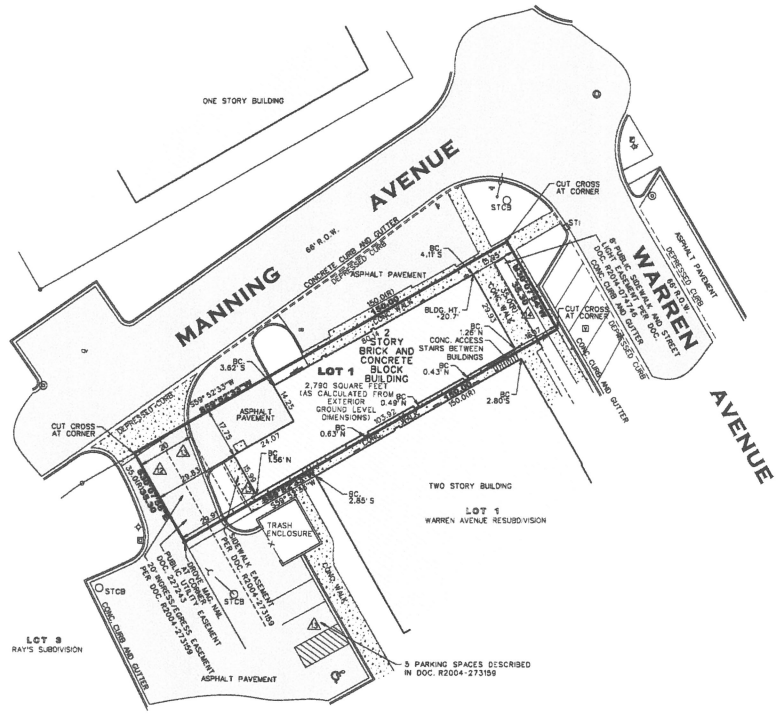
ALTA/NSPS LAND TITLE SURVEY

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 6, 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 30, 1926, IN BOOK 13 OF PLATS, PAGE 89 IN DUPAGE COUNTY, ILLINOIS.

LINE LEGEND

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

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYSTHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE 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
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING
STCB=STORM CATCH BASIN
STI=STORM INLET
BC = BUILDING CORNER

LEGEND

SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM CATCH BASIN
STORM INLET
STORM CLEANOUT
FLARED END SECTION
TRANSFORMER
ELECTRICAL BOX
CABLE T.V. BOX
TELEPHONE BOX
TRAFFIC CONTROL BOX
ELECTRIC MANHOLE
COMMUNICATION MANHOLE
TELEPHONE MANHOLE
ELECTRIC METER
GAS METER
GAS VALVE
B BOX
WATER VALVE
WATER VALVE VAULT
FIRE HYDRANT
POST INDICATOR VALVE
WATER METER
PARKING METER
SIGN
FLAG POLE
FIRELINE MARKER
MAILBOX
DOWNSPOUT
LIGHT POLE
OVERHEAD LIGHT POLE
ELECTRIC MANHOLE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL VAULT
RAILROAD SIGNAL POLE
RAILROAD SIGNAL VAULT
UTILITY POLE
OVER-HEAD WIRES
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND CABLE T.V.
WATER MAIN
SANITARY SEWER
STORM SEWER
FENCE LINE
GUARD RAIL
DECIDUOUS TREE
PINE TREE
DRIVE IRON PIPE
POUND IRON PIPE
CROSS CUT IN CONCRETE
M = MEASURED DIMENSION
R = RECORD DIMENSION

LAND AREA

9,294 SQUARE FEET OR 0.122 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. 21NW714428BWH WITH A COMMITMENT DATE OF APRIL 7, 2021.

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

(14) TERMS AND PROVISIONS OF ORDINANCE NO. 2156 APPROVING PERMANENT NON EXCLUSIVE EASEMENT AGREEMENT WITH WARRENVILLE PARK DISTRICT PER DOCUMENT NO. R2004-273159. EASEMENTS ARE SHOWN HEREON.

(15) 8 FOOT PUBLIC SIDEWALK AND STREET LIGHTING EASEMENT GRANTED TO THE CITY OF WARRENVILLE PER DOCUMENT R2014-074748. 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 17043 C0133 J DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X (NO HATCHING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

EDMUND LOWRIE
CHICAGO TITLE INSURANCE COMPANY
ANCHOR RIDGE 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, 7b(1), 7c 8, 9, 14,16, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 5-26-2021

DATED THIS _____DAY OF _____, 20_____.

BY: _____

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

Rev.	Date	Description	By

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Naperville Road Wheaton, Illinois 60187
ph. 3630865-7823 web: www.wmalld.com
Design Firm License No. 184-000121

ALTA / NSPS LAND TITLE SURVEY

LOCATION: 35230 WARREN AVE. WARRENVILLE, ILLINOIS

PREPARED FOR: WOLTER WALK 4307 CLEARWATER LANE NAPERVILLE, ILLINOIS 60564 PHONE: 630.938.8800

JOB #:	DATE:	SCALE:
44482	05-17-2021	1"=20'
SURV: JCV	DRAWN: JCV	DESIGN: XXX
FILE #: D-6069 Lot 1		SHEET #: 1 of 1

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