



VICINITY MAP
NOT TO SCALE

AREA

103,203 SQ. FT.
2.3692 ACRES

PARKING STALLS

NONE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE IN THE AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0181J) EFFECTIVE DATE 8/1/2019.

BENCHMARK

SOURCE:
STATION DESIGNATION: YK13001 (PID: DK3134)
ESTABLISHED BY: DUPAGE COUNTY
DATE: 12-11-20
ELEVATION: 685.69 (PUBLISHED), 685.73 (MEASURED AND HELD)
DATUM: NAVD83
DESCRIPTION: Station is located at the southeast corner of the intersection of Illinois 56 (Butterfield Road) and South York Street. Station is 36.0 ft west of an AT&T manhole, 5.5 ft west of a wooden light pole, and 106.0 ft north of a concrete light standard. Monument is 0.5 ft above road surface on the north side of a traffic signal base.
SITE:
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 12-11-20
ELEVATION: 697.12 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SET CROSS CUT AT THE END OF WEST CONCRETE WALL OF YORK ROAD BRIDGE OVER TOLLWAY RAMP.
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 12-11-20
ELEVATION: 694.92 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SQUARE CUT ON TRAFFIC LIGHT BASE, ON THE WEST SIDE OF YORK STREET, NORTH OF THE SURVEY PARCEL.
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.
IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.
PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

ALTANSPS LAND TITLE SURVEY
OF
THE YORK HEALTH CENTER
OAK BROOK, ILLINOIS

LOT 1 IN YORK ROAD DEVELOPMENT PARTNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 2011 AS DOCUMENT R2011-109335, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 1806 YORK ROAD, HINSDALE, IL 60523
PIN: 06-24-303-012



GRAPHIC SCALE

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 51' 14.00091" N LONGITUDE 87° 55' 47.00166" W ELLIPSOIDAL HEIGHT: 589.719 SF GROUND SCALE FACTOR: 1.000393235 ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASIS BALL HOOP
- AIR CONDITIONER PADUNIT
- DECIDUOUS TREE
- WI TRUNK SIZE
- NON-DECIDUOUS TREE
- WI TRUNK SIZE
- BUSH
- SOIL BORING HOLE
- WI NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- FLARED END SECTION
- CLEANDIT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- WYDRAIN
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIRE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SPK SET PK NAIL
- SPK SET IRON PIPE
- SBM SET MONUMENT
- SBM SET CONCRETE MONUMENT

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO)
- GAS MANIFOLD INFO
- WATER MAIN (ATLAS INFO)
- WATER SERVICE (ATLAS INFO)
- SANITARY SEWER (ATLAS INFO)
- STORM SEWER
- STORM SEWER(ATLAS INFO)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELLED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD
- EXISTING TOP OF CURB ELEVATION
- EXISTING FLOW LINE ELEVATION
- EXISTING SPOT ELEVATION
- GPE GARAGE FINISHED FLOOR
- FSE FINISHED FLOOR
- TOP OF FOUNDATION
- CORRUGATED METAL PIPE
- SEMI-CURED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRAME
- TOP OF CURB
- DEPRESSED CURB
- GUTTER
- EDGE OF PAVEMENT
- CONC. BUTTERFLY
- CONC. MANHOLE
- CW CONCRETE WALK
- TOP OF WALL
- BTW BOTTOM OF WALL
- TOP OF PIPE
- BACK OF WALK
- LAND END SECTION
- INVERT
- DRAIN IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- CR CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- AGGRESSIVE EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- (CALC) CALCULATED DATUM
- DEED- INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A3460325-00A RECEIVED 12/11/20.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 12/11/20.

CONTACTS

RESPONSE

G4S TECHNOLOGY LLC (ADESTA)	RESPONDED WITH ATLAS
ATT / T (TRANSMISSION)	NO RESPONSE
ATT/DISTRIBUTION	NO RESPONSE
COMED	NO RESPONSE
COMCAST	NO RESPONSE
CROWN CASTLE	RESPONDED "CLEAR"
DUPAGE WATER COMM	RESPONDED WITH ATLAS
EVERSTREAM GLC HOLDING CO	RESPONDED WITH ATLAS (*)
FLAGG CREEK WTR RECL DT	RESPONDED WITH ATLAS
WINDSTREAM KDL/MCLEOD USA	RESPONDED WITH ATLAS (***)
LEVEL 3 (CENTURYLINK)	RESPONDED WITH ALAS (**)
MCI	NO RESPONSE
ZAYO FIBER SOLUTIONS	RESPONDED "CLEAR"
NICOR GAS	NO RESPONSE
OAK BROOK VILLAGE OF	RESPONDED WITH ATLAS
STAKE CENTER LOCATING	NO RESPONSE
ATT / T-TCS	NO RESPONSE
TURNKEY NETWORK SERVICES	NO RESPONSE
USIC LOCATING SERVICES	RESPONDED WITH COMED ATLAS
RVP FIBER/US XCHANGE	NO RESPONSE
VINAKOM COMMUNICATIONS	RESPONDED WITH ATLAS (***)

(*) ATLAS RECEIVED ISN'T FOR THE PROJECT AREA
(**) OVERHEAD CABLES ON EAST SIDE OF YORK ROAD
(***) NO UTILITY LINES IN PROJECT AREA

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES IF ANY EXIST ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING ELEVATIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF OAK BROOK ZONING ORDINANCES AS AMENDED.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE ADDITIONAL EASEMENT AND/OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)
TO: YORK RD DEVELOPMENT;

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9 AND 11 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEY.

THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2020.

DATED THIS 29TH DAY OF DECEMBER, A.D., 2020.

CHARLES W. BARTOZZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
cbarto@v3co.com

ALTANSPS LAND TITLE SURVEY

THE YORK HEALTH CENTER, OAK BROOK, IL

DRAFTING COMPLETED: 12-24-20
FIELD WORK COMPLETED: 12-11-20

Project No: 09024

Group No: VP03.7

Drawn By: MP

Checked By: CWB

REVISIONS

NO. DATE DESCRIPTION

PREPARED FOR:

IRGENS

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Scientists

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