

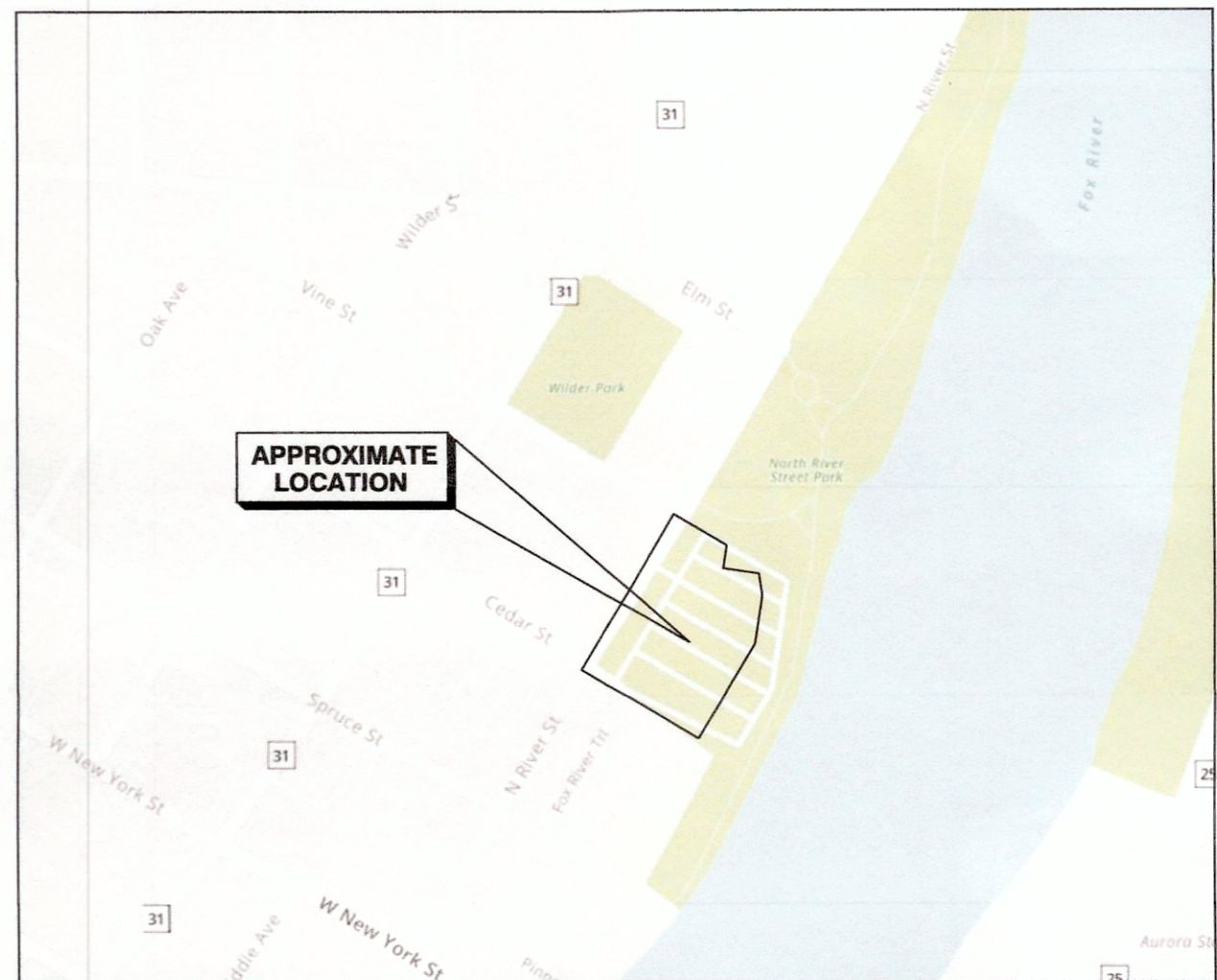
Boundary and Topographic Survey

ABBREVIATION LEGEND

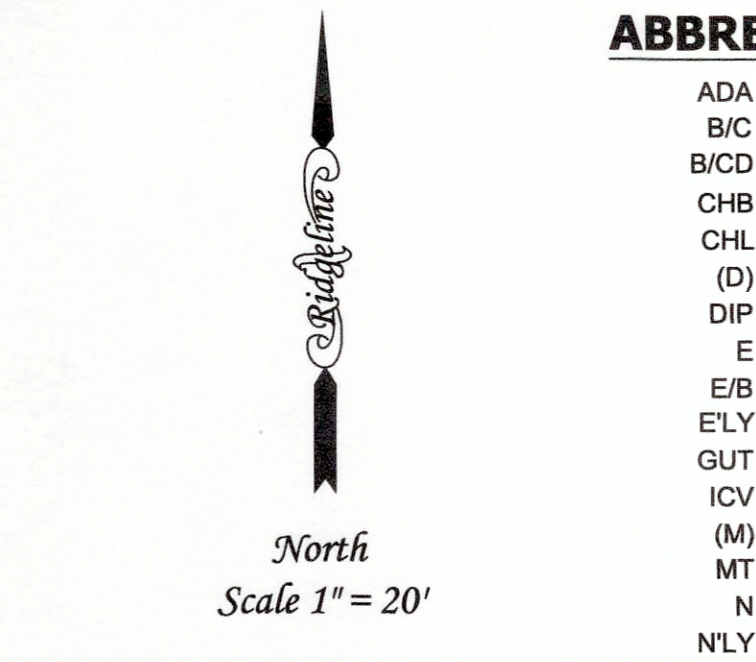
ADA = AMERICANS WITH DISABILITY ACT
B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
CHB = CHORD BEARING
CHL = CHORD LENGTH
(D) = DEED
DIP = DUCTILE IRON PIPE
E = EAST
E/B = EDGE OF BRICK
ELY = EASTERLY
GUT = GUTTER
ICV = IRRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S/LY = SOUTHERLY
TYPE = TOP OF PIPE
VCP = VITREOUS CLAY PIPE
W = WEST
WLY = WESTERLY

THAT PART OF BLOCK 15 AND PART OF VACATED CEDAR STREET LYING BETWEEN BLOCKS 8 AND 15, OF WILDER'S AMENDED ADDITION TO WEST AURORA COMPLETED, RECORDED JULY 20, 1861 IN PLAT BOOK 2 PAGE 61, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

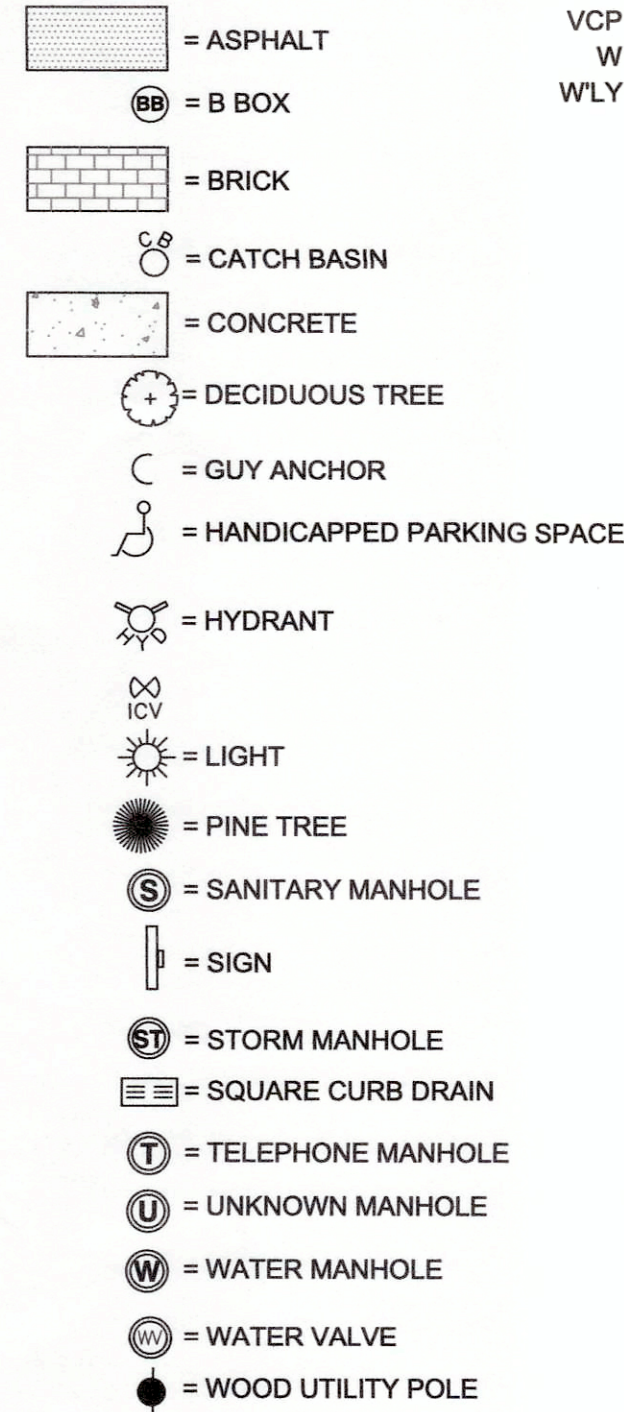
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 15, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF CEDAR STREET AND THE SOUTHEASTERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF RIVER STREET A DISTANCE OF 33.00 FEET FOR THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 356.00 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 178.21 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 112 DEGREES 11 MINUTES 29 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 36.29; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.79; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 106 DEGREES 35 MINUTES 44 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 65.61 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 163 DEGREES 23 MINUTES 40 SECONDS, MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 151.73 FEET TO A LINE THAT IS PARALLEL WITH AND 315.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF RIVER STREET, AS MEASURED PERPENDICULAR TO SAID SOUTHEASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 151.73 FEET TO A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTERLY LINE OF RIVER STREET AND DRAWN THROUGH THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID PERPENDICULAR LINE A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



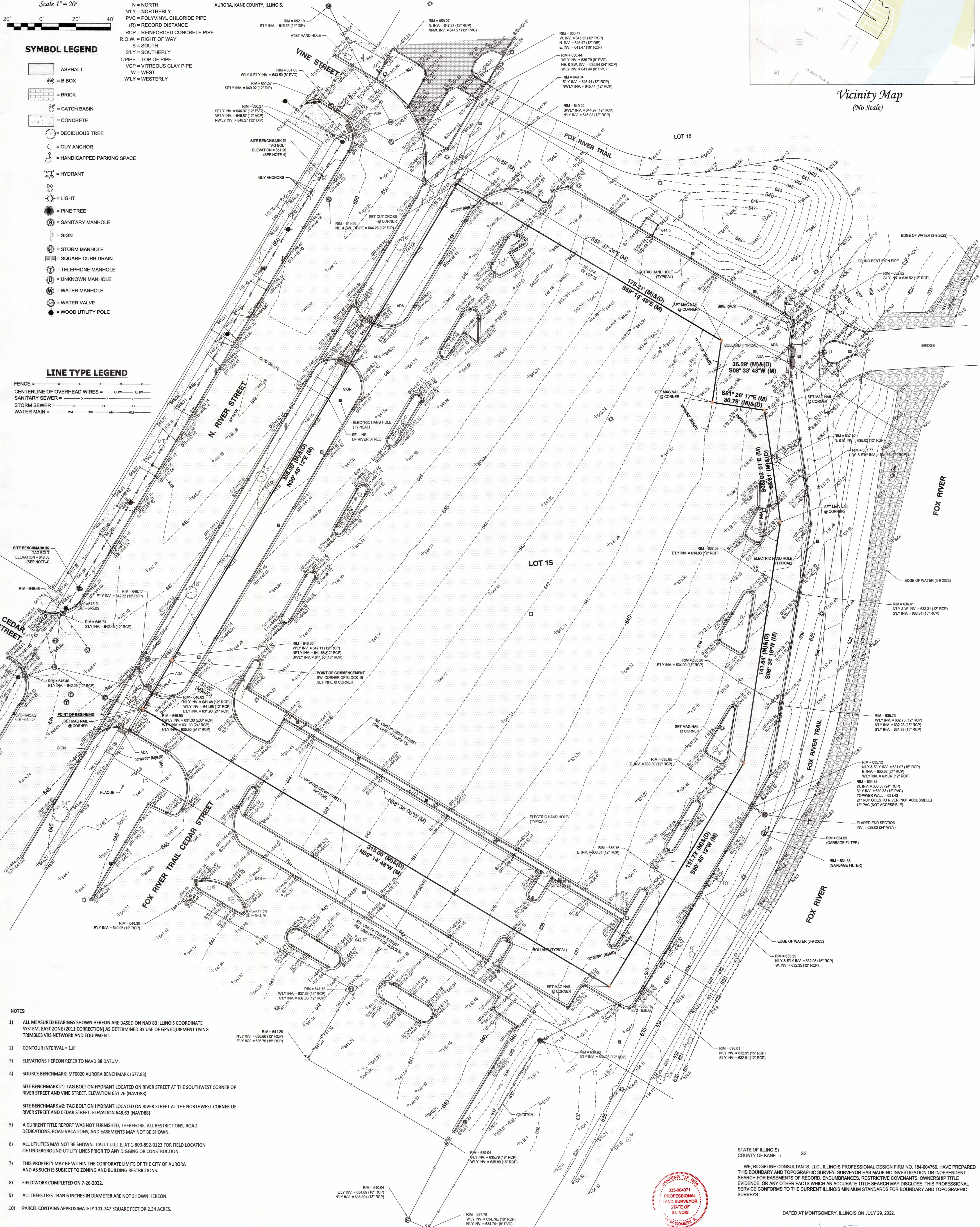
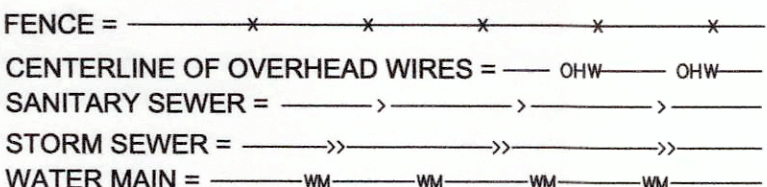
Vicinity Map
(No Scale)



SYMBOL LEGEND



LINE TYPE LEGEND



NOTES:

- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- SOURCE BENCHMARK: MFO020 AURORA BENCHMARK (677.83)
- SITE BENCHMARK #1: TAG BOLT ON HYDRANT LOCATED ON RIVER STREET AT THE SOUTHWEST CORNER OF RIVER STREET AND VINE STREET. ELEVATION 651.26 (NAVD88)
- SITE BENCHMARK #2: TAG BOLT ON HYDRANT LOCATED ON RIVER STREET AT THE NORTHWEST CORNER OF RIVER STREET AND CEDAR STREET. ELEVATION 648.63 (NAVD88)
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF AURORA AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- FIELD WORK COMPLETED ON 7-26-2022.
- ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- PARCEL CONTAINS APPROXIMATELY 101,747 SQUARE FEET OR 2.34 ACRES.

STATE OF ILLINOIS
COUNTY OF KANE) SS

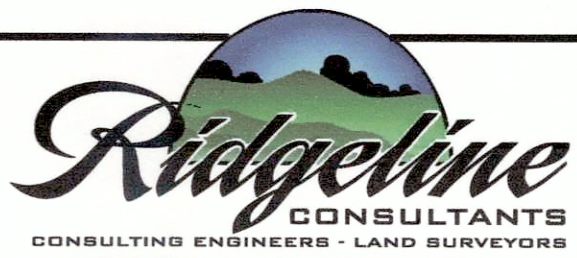
WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON JULY 28, 2022.

Expires: 11/30/22

SHEET
1
OF
1

PREPARED FOR:
WINDFALL AURORA, LLC
PROPERTY ADDRESS:
**N. RIVER STREET
AURORA, ILLINOIS**



Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1861 Aucutt Road, Montgomery, IL 60058
PH: 630.801.7927 FAX: 630.701.1385
Jarrington, IL P.L.S. 4077 Expiration Date 11/30/2022
George H. Shuler, P.L.S. 2880 Expiration Date 11/30/2022
Shirley L. Shuler, P.L.S. 3415 Expiration Date 11/30/2022

REVISION	DATE	DESC	BOOK	DWG. SIZE: E1
			DRAWN: TMS/MH	CHECKED: JH
			DATE: 7-29-2022	
			PROJECT NO.	2022-0148