

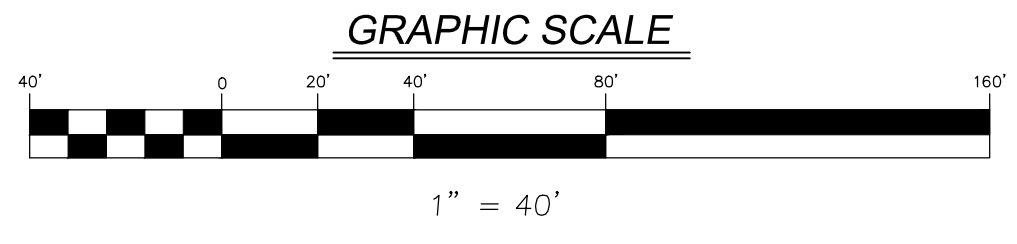
AREA
493,906 SQ. FT.
11.3385 ACRES

PARKING STALLS
NONE

ALTA/NSPS LAND TITLE SURVEY OF 75TH AND MEADOWRIDGE SITE AURORA, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41-44-46.12830 N
LONGITUDE 88-13-13.77266 W
GROUND SCALE FACTOR 1.0000527154
ALL MEASUREMENTS ARE ON THE GROUND.



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE WESTERLY, 2289.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 OF SAID MEADOW LAKES, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER), THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-1614487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE), THENCE SOUTHERLY, 227.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST, THENCE SOUTH 15 DEGREES 57 MINUTES 30 SECONDS WEST, 221.02 FEET, THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST, THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FLOOD HAZARD NOTE
THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 170430708H, EFFECTIVE DATE DECEMBER 16, 2004.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A1412137 RECEIVED 05/21/15.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX

CONTACTS	RESPONSE
A. T. & T. DISTRIBUTION	PROVIDED NARRATIVE NEAR AT&T FACILITY NO MAPS PROVIDED
CITY OF AURORA	PROVIDED ATLAS
COMCAST	PROVIDED ATLAS
NICOR GAS	PROVIDED ATLAS

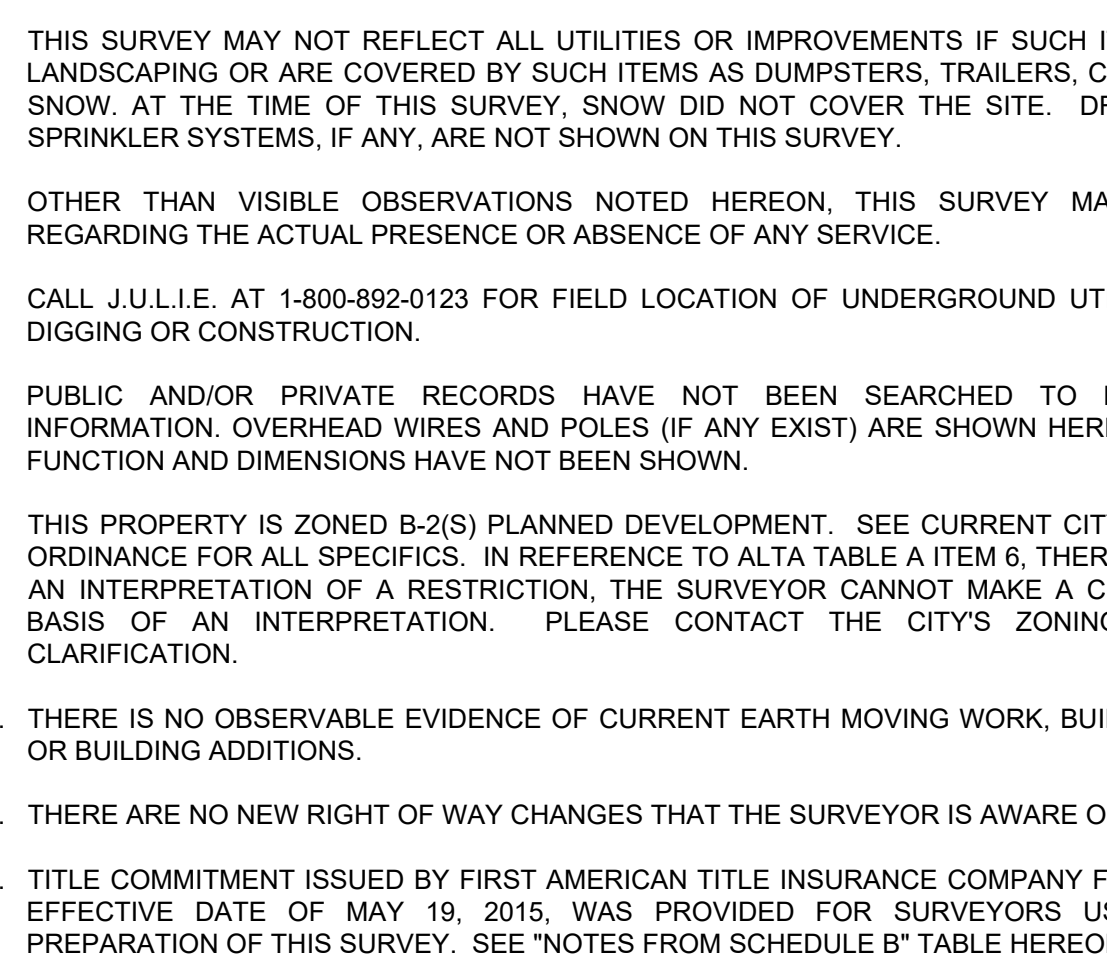
GENERAL NOTES

- 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 ATLASSES RECEIVED FROM GOVERNMENT AGENCIES AND UTILITY COMPANIES PER THE J.U.L.I.E. DESIGN STAGE LISTED HEREON.
- 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. DRAIN TILES AND 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.
- THIS PROPERTY IS ZONED B-2(S) PLANNED DEVELOPMENT. SEE CURRENT CITY OF AURORA ZONING ORDINANCE FOR ALL SPECIFICS. IN REFERENCE TO ALTA TABLE ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. PLEASE CONTACT THE CITY'S ZONING DEPARTMENT FOR CLARIFICATION.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
- TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2647432, WITH EFFECTIVE DATE OF MAY 19, 2015, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE HEREON.

NOTES FROM SCHEDULE B - "PART TWO"

EXCEPTION	AFFECTS NORTH PARCEL	NOTE	AFFECTS SOUTH PARCEL	NOTE
1. GENERAL TAXES	YES	N.A.S.M.	YES	N.A.S.M.
2. ANNEXATION AGREEMENT R99-248688	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
3. ANNEXATION ORDINANCE 098-106, R99-169919	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
4. STORMWATER DET. EASE. & MAINT. AGRMNT. R2001-066584	YES	1	YES	1
5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, ETC.	YES	N.A.S.M.	YES	N.A.S.M.
6. RIGHTS OF PUBLIC/ETC./ FOR PARTS TAKEN FOR ROAD	YES	N.A.S.M.	YES	N.A.S.M.
7. EXISTING UNRECORDED LEASES	YES	N.A.S.M.	YES	N.A.S.M.

N.A.S.M. = NOT PLOTTABLE
1 = DETENTION EASEMENT RESIDES OVER LOTS 143 & 230 IN BLACKSTONE SUBDIVISIONS LYING EAST OF MEADOWRIDGE DRIVE (APPROXIMATELY 400 FEET EAST OF SUBJECT PROPERTY). SEE "ZONING MAP" HEREON FOR LOCATION LABEL.



LEGEND

<ul style="list-style-type: none"> CABLE TV PEDESTAL TRAFFIC LIGHT POLE TRAFFIC CONTROL BOX TRAFFIC CONTROL VAULT TRAFFIC LIGHT TELEPHONE PEDESTAL TELEPHONE MANHOLE PAINTED TELEPHONE LINE FIBER OPTIC CABLE LINE ANCHOR UTILITY 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 TRANSFORMER PAD 	<ul style="list-style-type: none"> GAS VALVE GAS METER GAS VALVE VAULT GAS METER PIPELINE MARKER MONITORING WELL WELL HEAD FLAGPOLE MALIBOU SIGN PUBLIC PAY TELEPHONE PARKING METER WETLAND MARKER BASKETBALL HOOP AIR CONDITIONER PADUNIT DECIDUOUS TREE NON-DECIDUOUS TREE BUSH SOIL BORING HOLE SECTION CORNER QUARTER SECTION CORNER 	<ul style="list-style-type: none"> HEADWALL CURB INLET STORM INLET STORM MANHOLE FLARED END SECTION CLEANOUT SANITARY MANHOLE HOSE BIB B-BOX HYDRANT WATER VALVE WATER VALVE VAULT PAINTED WATER LINE SPRINKLER HEAD WATER METER FOUND BRASS DISC FOUND IRON PIPE FOUND IRON ROD FOUND RAILROAD SPIKE FOUND IRON NAIL FOUND IRON PIPE FOUND IRON BAR SET TRAVEL POINT SET IRON PIPE SET CONCRETE MONUMENT WITH BRASS DISC SET CONCRETE MONUMENT WITH IRON PIPE
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ABBREVIATIONS

<ul style="list-style-type: none"> PROPERTY LINE EXISTING RIGHT-OF-WAY LINE PROPOSED RIGHT-OF-WAY LINE EXISTING LOT LINE PROPOSED LOT LINE EX. & PRO. CENTERLINE EXISTING EASEMENT LINE PROPOSED EASEMENT LINE EX. & PRO. BUILDING SETBACK LINE SECTION LINE EXISTING FENCELINE (CHAIN LINK) EXISTING FENCELINE (WOOD) EXISTING FENCELINE (WIRE) GUARDRAIL RAILROAD TRACKS UNDERGROUND CABLE TV (CATV) UNDERGROUND CABLE TV(ATLAS INFO) UNDERGROUND FIBER OPTIC CABLE(ATLAS) CONC. CONCRETE UNDERGROUND ELECTRIC (E) UNDERGROUND ELECTRIC(ATLAS INFO) UNDERGROUND TELEPHONE (T) UNDERGROUND TELEPHONE(ATLAS INFO) GAS MAIN GAS MAIN(ATLAS INFO) WATER MAIN WATER MAIN (ATLAS INFO) SANITARY SEWER (SAN) SANITARY SEWER(ATLAS INFO) STORM SEWER (STM) STORM SEWER(ATLAS INFO) EDGE OF WATER OVERHEAD WIRES CURB DEPRESSED CURB EXISTING CONTOUR LINE ASPHALT PAVING OR WATER (LABELED) UNPAVED ROAD CONCRETE WETLANDS EXISTING BUILDING MARSH AREA 	<ul style="list-style-type: none"> EXISTING TOP OF CURB ELEVATION EXISTING SPOT ELEVATION ACCESSIBLE PARKING FINISHED FLOOR TOP OF FOUNDATION CORRUPTED METAL PIPE REF. REINFORCED CONCRETE PIPE UTERED CLAY PIPE FRM. FRAME TOP OF CURB BACK OF CURB DEP. DEPRESSED CURB GUTTER EDGE OF PAVEMENT FLOW LINE CONC. CONCRETE BIT. BITUMINOUS MH MANHOLE CW CONCRETE WALK TH TOP OF WALL BW BOTTOM OF WALL TP TOP OF PIPE BW BACK OF WALK RES. FLARED END SECTION IRV INVERT DP DUCTILE IRON PIPE SD STORM DRAIN SN SANITARY SEWER SN SANITARY SEWER S NORTH E EAST W WEST CB CHORD BEARING A ARC LENGTH R RADIUS UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT M.U.E. MUNICIPAL UTILITY EASEMENT I.E. INGRESS & EGRESS EASEMENT P.C. POINT OF CURVATURE P.C.C. POINT OF COMPOUND CURVATURE P.R.C. POINT OF REVERSE CURVATURE P.T. POINT OF TANGENCY REC. RECORD DATUM MEAS. MEASURED DATUM (CALC.) CALCULATED DATUM ←←←← INFORMATION TAKEN FROM DEED ETBE EXCEPTION TO BLANKET EASEMENT
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Project No: 15105.PUL
Group No: VP01.2
SHEET NO. 1 of 1
DRAWN BY: M.L.P.
CHECKED BY: C.W.B.
DATE: 11-22-17
FIELD WORK COMPLETED: 11-09-17

ALTA/NSPS LAND TITLE SURVEY
75TH AND MEADOWRIDGE SITE, AURORA, ILLINOIS
DRAWING COMPLETED: 11-22-17
FIELD WORK COMPLETED: 11-09-17

NO. 1 DATE 03/25/19
DESCRIPTION REVISIONS
REVISIONS
NO. DATE DESCRIPTION
1. 03/25/19 REVISIONS DURING DATA TAKE FROM SURVEY AS REQUESTED BY THE CITY

PREPARED FOR:
Pulte Home Corporation
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173
V3co.com
847-230-5400

7325 James Avenue, Suite 100
Woodridge, IL 60517
Lec
630.724.0394 fax
V3co.com

Engineers
Scientists
Surveyors

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

TO: PULTE HOME CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

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 ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, & 6(a), 6(b), 7(a), 7(b), 8, & 9, 11 (VISEBLY OBSERVED ONLY), 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2017.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED THIS 7TH DAY OF MARCH, A.D., 2019.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.
cbartosz@v3co.com

