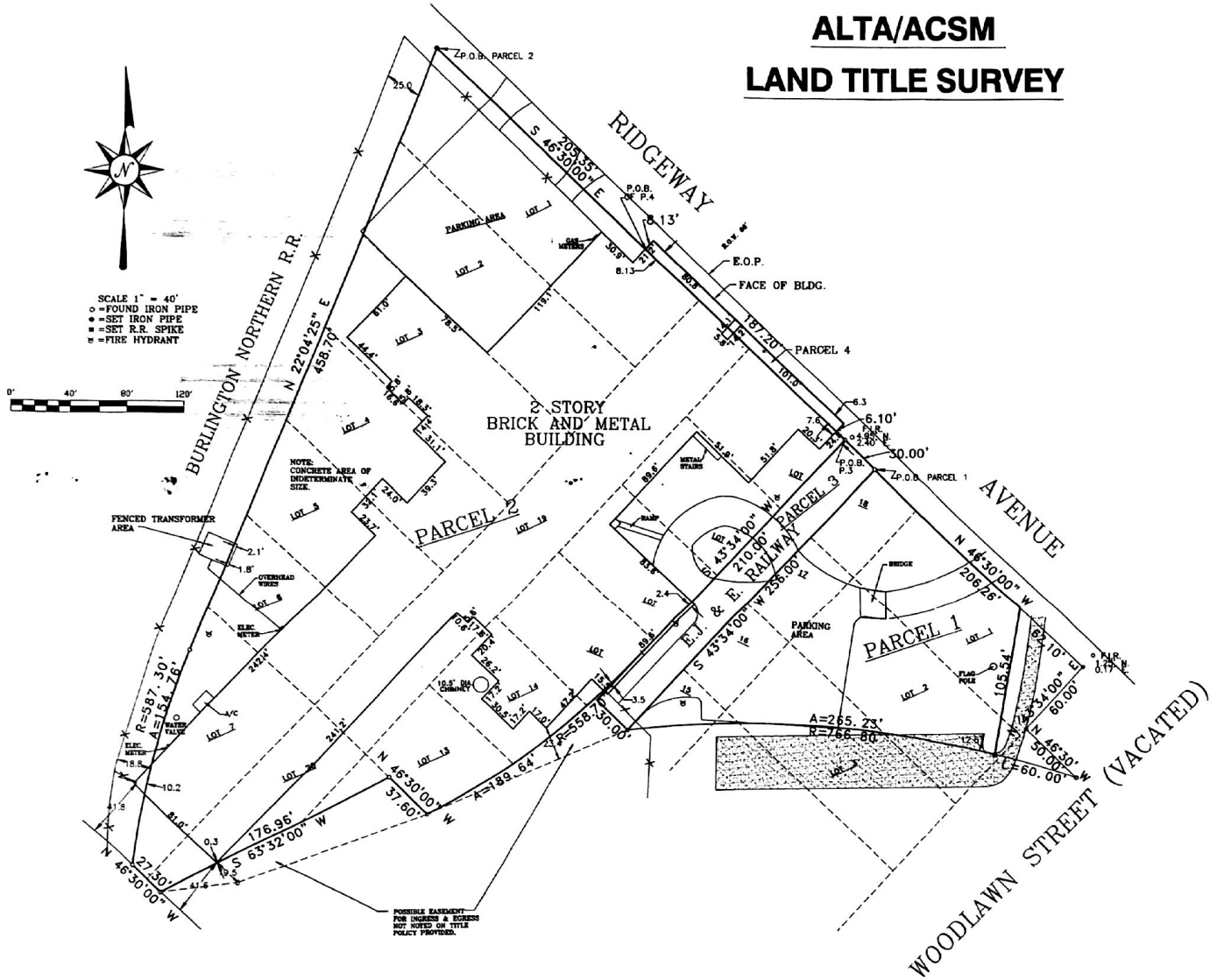
ALTA/ACSM

LAND TITLE SURVEY



PARCEL ONE: THAT PART OF BLOCK 4 OF WAGNER'S SECOND ADDITION TO AURORA, ALSO BEING PART OF LOTS 1, 2, 3, 4, 15, 16, 17, AND 18 IN BLOCK 2 AND PART OF VACATED WOODLAWN AVENUE LYING SOUTHEASTERLY OF AND ADJOINING IN THE COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE SOUTH 46° 30'00" EAST ALONG THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 430 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 43°34'00" WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, 256 FEET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 766.80 FEET, A DISTANCE OF 326.23 FEET TO A POINT WHICH IS 60 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE AND 346 FEET NORTHWESTERLY MEASURED PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE, FROM THE NORTHWESTERLY LINE OF LAKE STREET; THENCE NORTH 46°30'00" WEST PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 50 FEET; THENCE NORTH 43°34'00" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF LAKE STREET 60 FEET TO THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE NORTH 46°30'00" WEST ALONG SAID SOUTHWESTERLY LINE 206.26 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WITHIN WOODLAWN AVENUE); IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
ALSO EXCEPTING THAT PART OF LOTS 1 AND 2 IN BLOCK 2 OF COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA AND PART OF VACATED WOODLAWN AVENUE LYING SOUTHEASTERLY OF AND ADJOINING SAID BLOCK 2 DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENTAL LIMESTONE AT THE NORTHERLY CORNER OF LOT 1 IN BLOCK 3 OF SAID COUNTY CLERK'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCKS 3 AND 2, 574.36 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, 62.10 FEET TO THE EASTERLY CORNER OF LOT 1 IN SAID BLOCK 2; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 FORMING AN ANGLE OF 89°55'51" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 50.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 2 FORMING AN ANGLE OF 89°55'51" WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 50.0 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER ILLINOIS, IOWA AND MINNESOTA RAILROAD COMPANY; THENCE WESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 766.80 FEET, 60.0 FEET; THENCE NORTHERLY 105.84 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF BLOCKS 4 AND 5 OF WAGNER'S SECOND ADDITION TO AURORA, ALSO BEING LOT 19 AND PART OF LOTS 12, 13, 14, 15, 16, 17, 18, AND 20 IN BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 OF THE COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE SOUTH 46°30'00" EAST ALONG THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 400 FEET; THENCE SOUTH 43°34'00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY 210 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 556.70 FEET, A DISTANCE OF 189.64 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 4 OF WAGNER'S SECOND ADDITION; THENCE NORTH 46° 30'00" WEST ALONG SAID RIGHT OF WAY LINE, BEING ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 4, 37.60 FEET; THENCE SOUTH 63°32'00" WEST ALONG SAID RIGHT OF WAY LINE 176.89 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 2 OF THE COUNTY CLERK'S SUBDIVISION; THENCE NORTH 46°30'00" WEST ALONG SAID RIGHT OF WAY LINE, BEING ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2, 27.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN INC., THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN INC., BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 587.30 FEET, A DISTANCE OF 154.76 FEET; THENCE NORTH 22°04'25" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 458.70 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

PARCEL THREE: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS PART OF LOTS 15, 16, 17 AND 18 IN BLOCK 2 OF THE COUNTY CLERK'S SUBDIVISION OF WAGNER'S SECOND ADDITION TO AURORA, KANE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE NORTHEASTERLY LINE OF LOT 15 IN SAID BLOCK 2, WHICH LINE IS ALSO THE SOUTHWESTERLY LINE OF RIDGEWAY STREET, SAID STONE BEING 400 FEET DISTANT SOUTHEASTERLY FROM A POINT WHERE THE SOUTHWESTERLY LINE OF RIDGEWAY STREET INTERSECTS THE EASTERLY LINE AND RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY FORMERLY THE OTTAWA, OSWEGO AND FOX VALLEY RAILWAY; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SOUTH LAKE STREET A DISTANCE OF 256 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY STREET A DISTANCE OF 30.0 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SOUTH LAKE STREET A DISTANCE OF 256 FEET TO THE NORTHEASTERLY LINE OF LOT 18; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOT 18 A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FOUR: ALL THAT PART OF RIDGEWAY AVENUE SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE BURLINGTON NORTHERN, INC. WITH THE SOUTHWESTERLY LINE OF SAID RIDGEWAY AVENUE; THENCE SOUTH 46°30'00" EAST ALONG SAID SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 205.35 FEET TO A POINT ON THE WALL OF A BUILDING, SAID POINT OF BEING ALSO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID WALL A DISTANCE OF 8.13 FEET TO A BUILDING CORNER; THENCE SOUTHEASTERLY ALONG A WALL OF SAID BUILDING A DISTANCE OF 187.20 FEET TO A BUILDING CORNER; THENCE SOUTHWESTERLY ALONG A WALL OF SAID BUILDING A DISTANCE OF 6.10 FEET TO SAID SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE NORTH 46°30'00" WEST ALONG THE LAST DESCRIBED LINE TO SAID POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 850 RIDGEWAY AVENUE.

TO: LAW TITLE INSURANCE COMPANY INC. AND FIDELITY NATIONAL TITLE INSURANCE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

DATED AT AURORA ON MAY 21ST 2001

MICHEL C. ENSALACO
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 2768

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Rev. Date	Rev. Description

Book Number: 968 | Dwg. Size: D
Drawn By: SKM | Checked By:
Reference: 961022-598U
Project Number: 2001-0592

Scanned by CamScanner