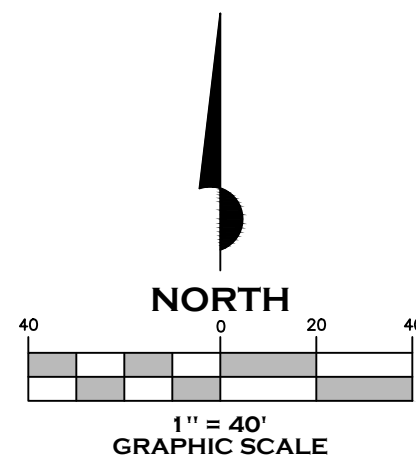


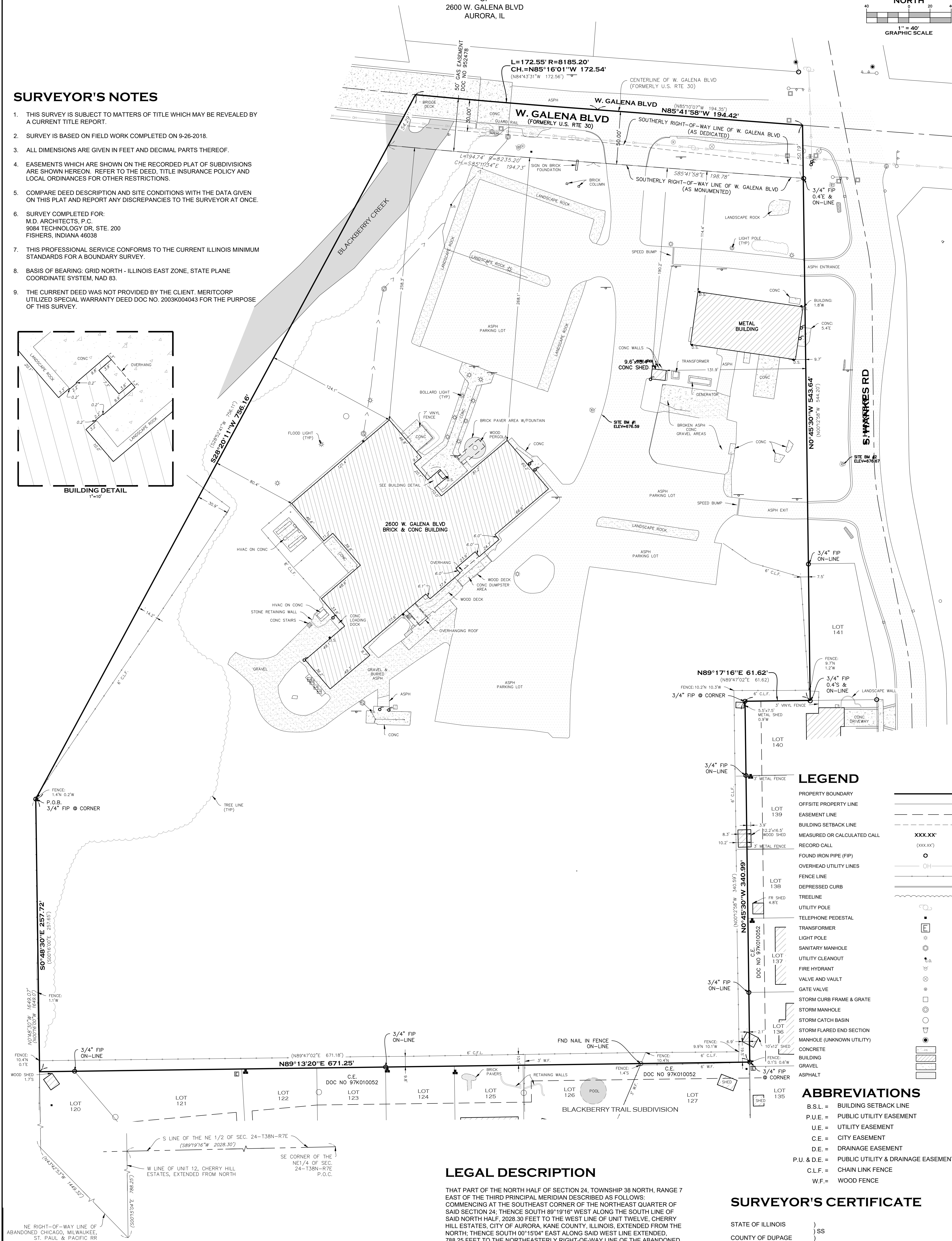
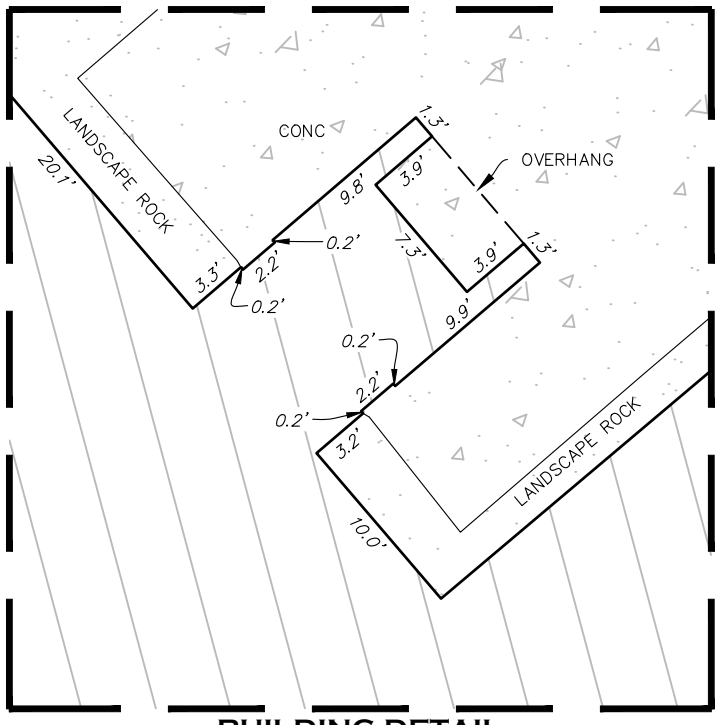
PLAT OF SURVEY

OF
2600 W. GALENA BLVD
AURORA, IL



SURVEYOR'S NOTES

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- SURVEY IS BASED ON FIELD WORK COMPLETED ON 9-26-2018.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- SURVEY COMPLETED FOR:
M.D. ARCHITECTS, P.C.
9084 TECHNOLOGY DR, STE. 200
FISHERS, INDIANA 46038
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.
- THE CURRENT DEED WAS NOT PROVIDED BY THE CLIENT. MERITCORP UTILIZED SPECIAL WARRANTY DEED DOC NO. 2003K004043 FOR THE PURPOSE OF THIS SURVEY.



LEGEND

PROPERTY BOUNDARY	---
OFFSITE PROPERTY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
MEASURED OR CALCULATED CALL	XXX.XX'
RECORD CALL	(XXX.XX')
FOUND IRON PIPE (FIP)	○
OVERHEAD UTILITY LINES	OH
FENCE LINE	---
DEPRESSED CURB	---
TREELINE	---
UTILITY POLE	○
TELEPHONE PEDESTAL	□
TRANSFORMER	□
LIGHT POLE	○
SANITARY MANHOLE	○
UTILITY CLEANOUT	○
FIRE HYDRANT	○
VALVE AND VAULT	○
GATE VALVE	○
STORM CURB FRAME & GRATE	○
STORM MANHOLE	○
STORM CATCH BASIN	○
STORM FLARED END SECTION	○
MANHOLE (UNKNOWN UTILITY)	○
CONCRETE BUILDING	▨
GRAVEL	▨
ASPHALT	▨

ABBREVIATIONS

B.S.L. =	BUILDING SETBACK LINE
P.U.E. =	PUBLIC UTILITY EASEMENT
U.E. =	UTILITY EASEMENT
C.E. =	CITY EASEMENT
D.E. =	DRAINAGE EASEMENT
P.U. & D.E. =	PUBLIC UTILITY & DRAINAGE EASEMENT
C.L.F. =	CHAIN LINK FENCE
W.F. =	WOOD FENCE

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°19'16" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2028.30 FEET TO THE WEST LINE OF UNIT TWELVE, CHERRY HILL ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS, EXTENDED FROM THE NORTH; THENCE SOUTH 00°15'04" EAST ALONG SAID WEST LINE EXTENDED, 788.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD (FORMERLY KNOWN AS THE ILLINOIS, IOWA, AND MINNESOTA RAILROAD); THENCE NORTH 43°42'53" WEST ALONG SAID RIGHT-OF-WAY LINE, 1449.32 FEET; THENCE NORTH 00°16'00" WEST, 1649.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°16'00" EAST, 257.65 FEET; THENCE NORTH 89°47'02" EAST, 671.18 FEET; THENCE NORTH 00°12'58" WEST, 340.59 FEET; THENCE NORTH 89°47'02" EAST, 61.62 FEET; THENCE NORTH 00°12'58" WEST, 544.20 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 30; THENCE NORTH 85°10'07" WEST ALONG SAID CENTER LINE, 194.35 FEET TO A POINT OF TANGENCY IN THE CENTER LINE OF SAID ROUTE NO. 30; THENCE NORTH 84°43'31" WEST, 172.56 FEET TO THE POSITION OF A CROSS ONCE LOCATED IN THE CENTER OF THE BRIDGE OVER BLACKBERRY CREEK, WHICH CROSS WAS NORTH 28°52'41" EAST, 756.11 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 28°52'41" WEST, 756.11 FEET TO THE POINT OF BEGINNING IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS AND CONTAINING 12.040 ACRES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, MERITCORP GROUP, LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 21ST DAY OF NOVEMBER, 2018.

Jonathan D. Spink
JONATHAN D. SPINK
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868
CURRENT LICENSE EXPIRES NOVEMBER 30, 2020



DATE:	DESCRIPTION:
10-02-2018	ISSUED TO CLIENT
11-21-2018	RE-ISSUED TO CLIENT
PLAT OF SURVEY	
2600 W. GALENA BLVD AURORA, IL	
PROJECT No.: M18122	
DRAWN BY: JDS	CHECKED BY: JDS
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MeritCorp
GROUP, LLC
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
50 North Brockway, Suite 3-9 3697 Darlene Ct.
Palatine, IL 60067 Aurora, IL 60504
Office 847.496.4170 Office 630.554.6655
Lic. No. 184-005860 www.meritcorp.com