

LOT A IN BLOCK 3 OF ISLAND AVENUE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND ALSO THAT PART OF LOTS 8, 9, AND 12 OF THE ASSESSOR'S MAP OF STOLP'S ISLAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT A; THENCE SOUTH 57 DEGREES 45 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 9, ALSO BEING THE NORTHERLY RIGHT OF WAY OF EAST DOWNER PLACE, 14.51 FEET TO THE WESTERLY BACK OF CURB OF THE ALLEYWAY (AS LOCATED ON 6-28-19); THENCE PROGRESSING ALONG SAID CURB THE FOLLOWING DESCRIBED COURSES: NORTHEASTERLY ALONG SAID CURB ON A CURVE TO THE LEFT HAVING A RADIUS OF 39.65 FEET, AN ARC DISTANCE OF 8.51 FEET, A CHORD BEARING OF NORTH 36 DEGREES, 16 MINUTES, 25 SECONDS EAST, 8.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 29 DEGREES 36 MINUTES 51 SECONDS EAST, 19.33 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.63 FEET, AN ARC DISTANCE OF 52.88 FEET, A CHORD BEARING OF NORTH 56 DEGREES 13 MINUTES 03 SECONDS EAST, 50.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 80 DEGREES 23 MINUTES 36 SECONDS, 4.07 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3.73 FEET, AN ARC DISTANCE OF 6.92 FEET, A CHORD BEARING OF NORTH 30 DEGREES 03 MINUTES 17 SECONDS EAST, 5.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 13 DEGREES 35 MINUTES 10 SECONDS WEST, 13.79 FEET ALONG SAID BACK OF CURB AND BACK OF CURB EXTENDED TO THE SOUTH LINE OF LOT 1 BLOCK 3 OF ISLAND AVENUE ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, SOUTH 77 DEGREES 55 MINUTES 57 SECONDS WEST, 38.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 32 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A, 65.20 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS