

VICINITY MAP

SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 23NW854116V WITH AN EFFECTIVE DATE OF JANUARY 23, 2023.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING N 89°18'51" E (ASSUMED).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 170890033H DATED AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 1,394,862 S.F. OR 32.022 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
- ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
- CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
- EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY MAPPED HEREON IS NOT THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3. CLIENT HAS REQUESTED THAT ONLY THE PORTION CONTAINED IN THE SURVEYED PARCEL DESCRIPTION BE A PART OF THIS SURVEY.

OVERALL PARCEL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, KANE COUNTY, ILLINOIS; SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 37 MINUTES 39 SECONDS WEST, (GRID NORTH) ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION, 282.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, A DISTANCE OF 1228.43 FEET TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 598.94 FEET TO THE WEST LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 2007K043236; THENCE SOUTH 01 DEGREE 27 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE, 322.58 FEET TO THE NORTHERLY LINE OF BUTTERFIELD ROAD (ROUTE 56) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 81 DEGREES 21 MINUTES 43 SECONDS WEST, ALONG SAID LINE, 1421.85 FEET TO THE EAST LINE OF RADDANT ROAD AS DEDICATED PER DOCUMENT NUMBER 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 40 SECONDS WEST, ALONG SAID EAST LINE, 3068.86 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 46 SECONDS EAST, ALONG SAID SOUTH LINE, 958.37 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE WEST LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2, RECORDED AS DOCUMENT NO 97K000622; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS EAST, ALONG SAID WEST LINE, 163.11 FEET TO THE SOUTHWEST CORNER OF LOT 91 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 91 IN SAID SUBDIVISION; 67.32 FEET TO THE NORTHWEST CORNER OF LOT 93 IN SAID SUBDIVISION; THENCE SOUTH 02 DEGREES 12 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION NO 2 AND THE WEST LINE OF SAID KIRKLAND FARMS UNIT 1, A DISTANCE OF 1149.25 FEET TO THE POINT OF BEGINNING; ALL IN KANE COUNTY, ILLINOIS.

SURVEYED PARCEL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 282.27 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 46 SECONDS EAST, 1228.52 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TOWNHOMES AT SAVANNAH CROSSING 806.52 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 1,620.54 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST, 1044.28 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE 419.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 9, 11 AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON _____

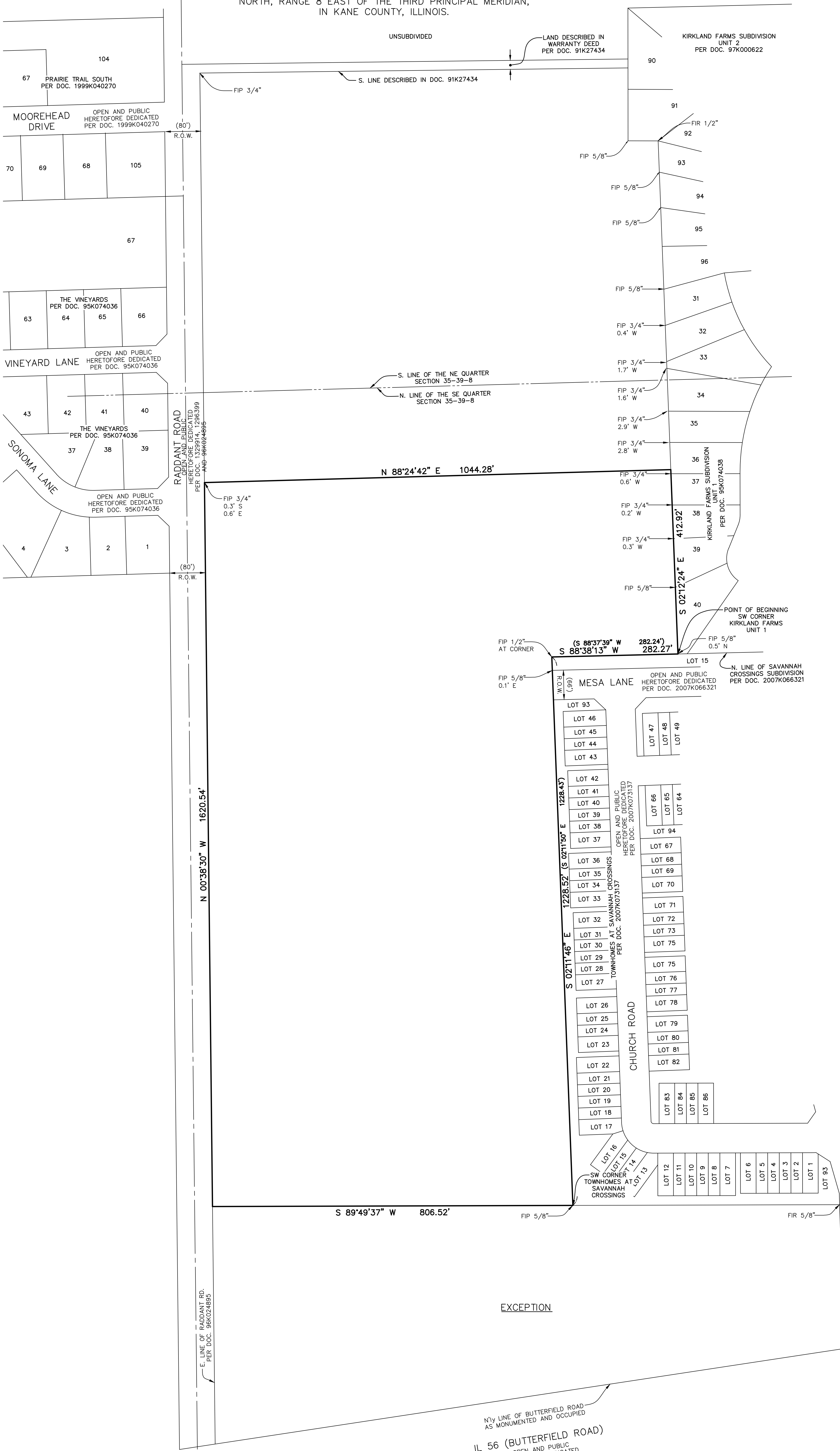
DATED THIS ____ DAY OF _____, 2024.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.



SURVEY-RELATED SCHEDULE B EXCEPTION NOTES

P. PROPERTY SUBJECT TO ANNEXATION AGREEMENT MADE BY THE CITY OF AURORA PER DOCUMENT 95K055921: **PARTICULARS DO NOT PLOT.**

Q. PROPERTY SUBJECT TO CITY OF AURORA RESOLUTION NO. R96-65 RECORDED AS DOCUMENT 96K024894 AND PLAT OF DEDICATION PER DOCUMENT 96K024895: **PARTICULARS DO NOT PLOT. RIGHT OF WAY LINE SHOWN.**

R. PROPERTY SUBJECT SANITARY SEWER RECAPTURE AND FUNDING AGREEMENT TO CITY OF AURORA RESOLUTION NO. R98-456 AND R98-457 RECORDED AS DOCUMENTS 98K117405 AND 98K117406 RESPECTIVELY: **PARTICULARS DO NOT PLOT.**

S. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE AKA AMERITECH/ILLINOIS PER DOCUMENT 2008K067428: **PLOTTED.**

T. PLAT OF HIGHWAYS PER DOCUMENT 2017K030621: **AFFECTED AREA FALLS OUTSIDE OF THE SUBJECT PROPERTY.**



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
630.862.2100 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cad@cemcon.com Website: www.cemcon.com

DISC NO.: 608087 FILE NAME: ALTA_2024
DRAWN BY: AJB FLD, BK, / PG. NO.: BK./PG.
COMPLETION DATE: 10-17-24 JOB NO.: 608.087
PROJ. REF: 904.492
CHECKED BY: JRP 10-17-24

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LINE/SYMBOL/ABBREVIATION LEGEND

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"No Buildings Observed"

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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DRAWING PATH: P:\608087\DWG\SURVEY\DRAWINGS\PLATS\ALTA_2024.DWG

PLOT FILE CREATED: 10/17/2024 BY: TONY BLUS