

PLAT OF SURVEY

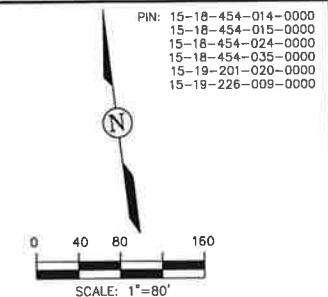
PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

ABBREVIATIONS

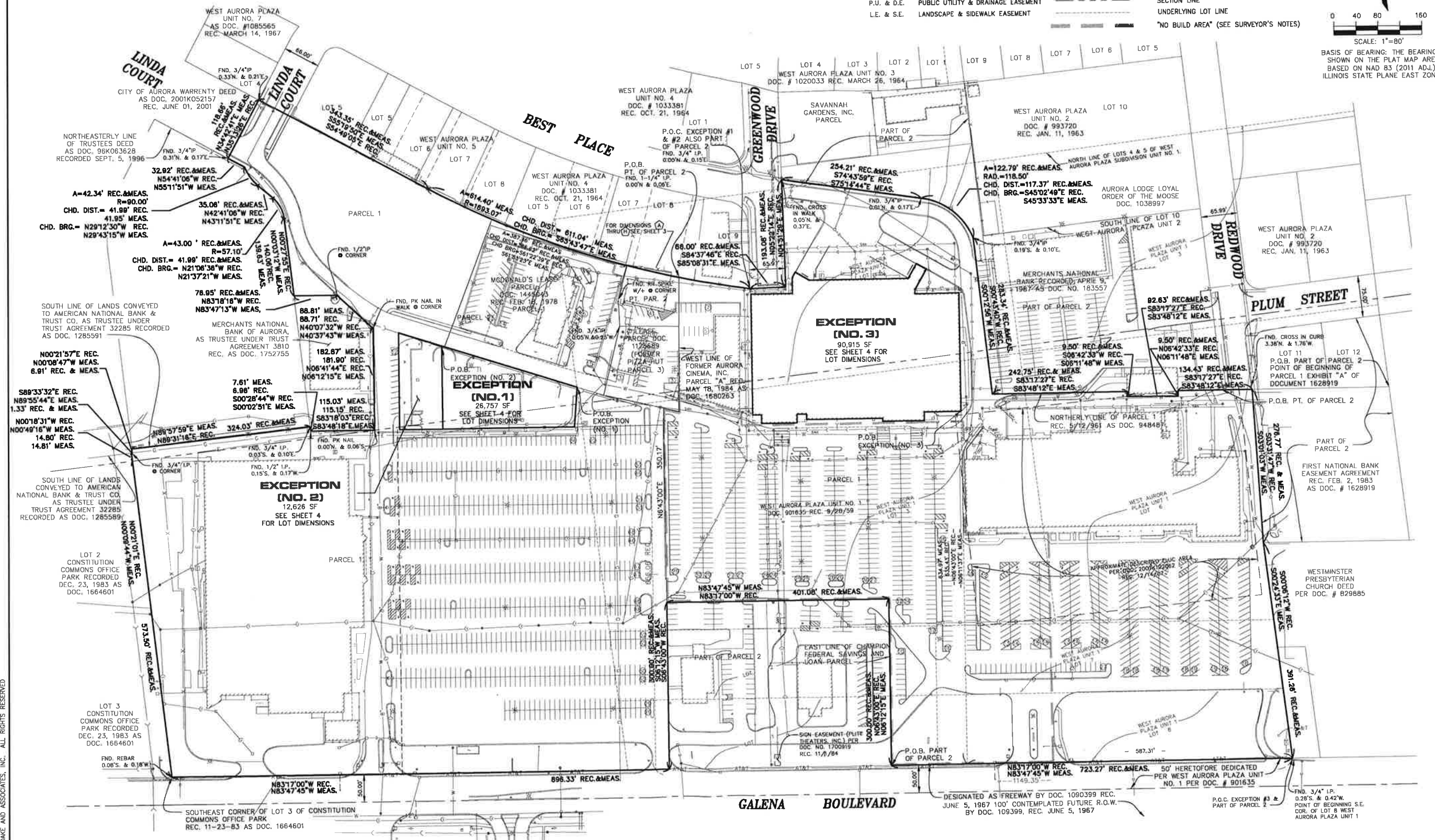
000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LOT LINE
	CENTER LINE
	RIGHT OF WAY
	EASEMENT LINE
	BUILDING LINE
	SECTION LINE
	UNDERLYING LOT LINE
	"NO BUILD AREA" (SEE SURVEYOR'S NOTES)



BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE



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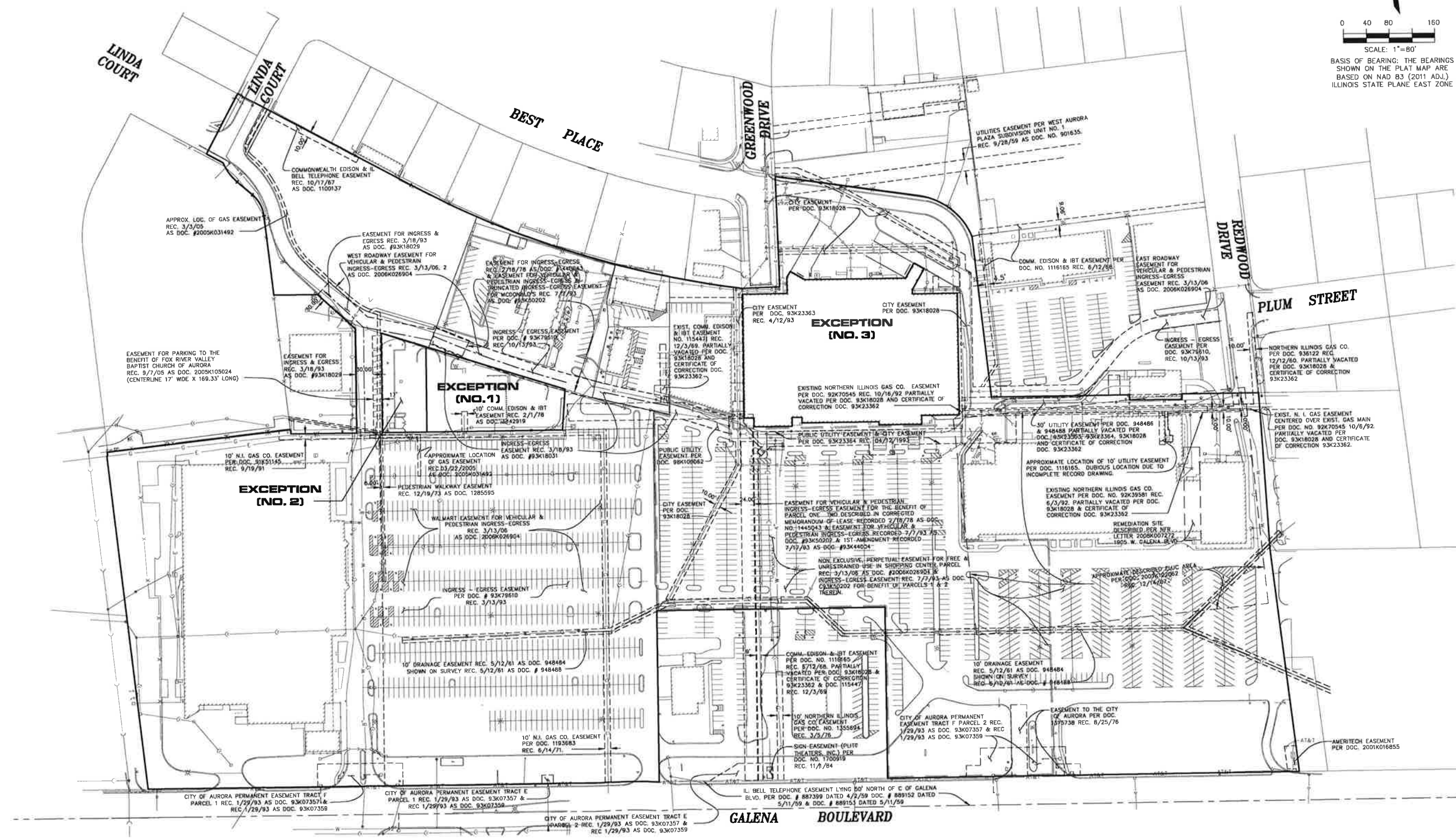
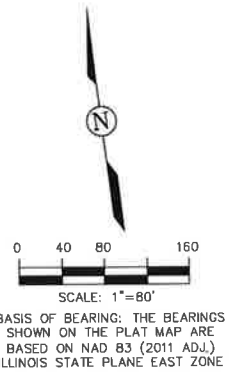
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CLOVERLEAF
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 NORTHBROOK, ILLINOIS 60062
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 (847) 272-3805

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

WEST AURORA PLAZA

PLAT OF SURVEY - OVERALL SITE

DRN/CKD BY: SRH/DRM	FILE: 3977SURVEY	FLD. BK./PG.: 224/29	SHEET NO.
SCALE: 1"=80'	DATE: 03/28/18	JOB NO.: 397.007	1 OF 8



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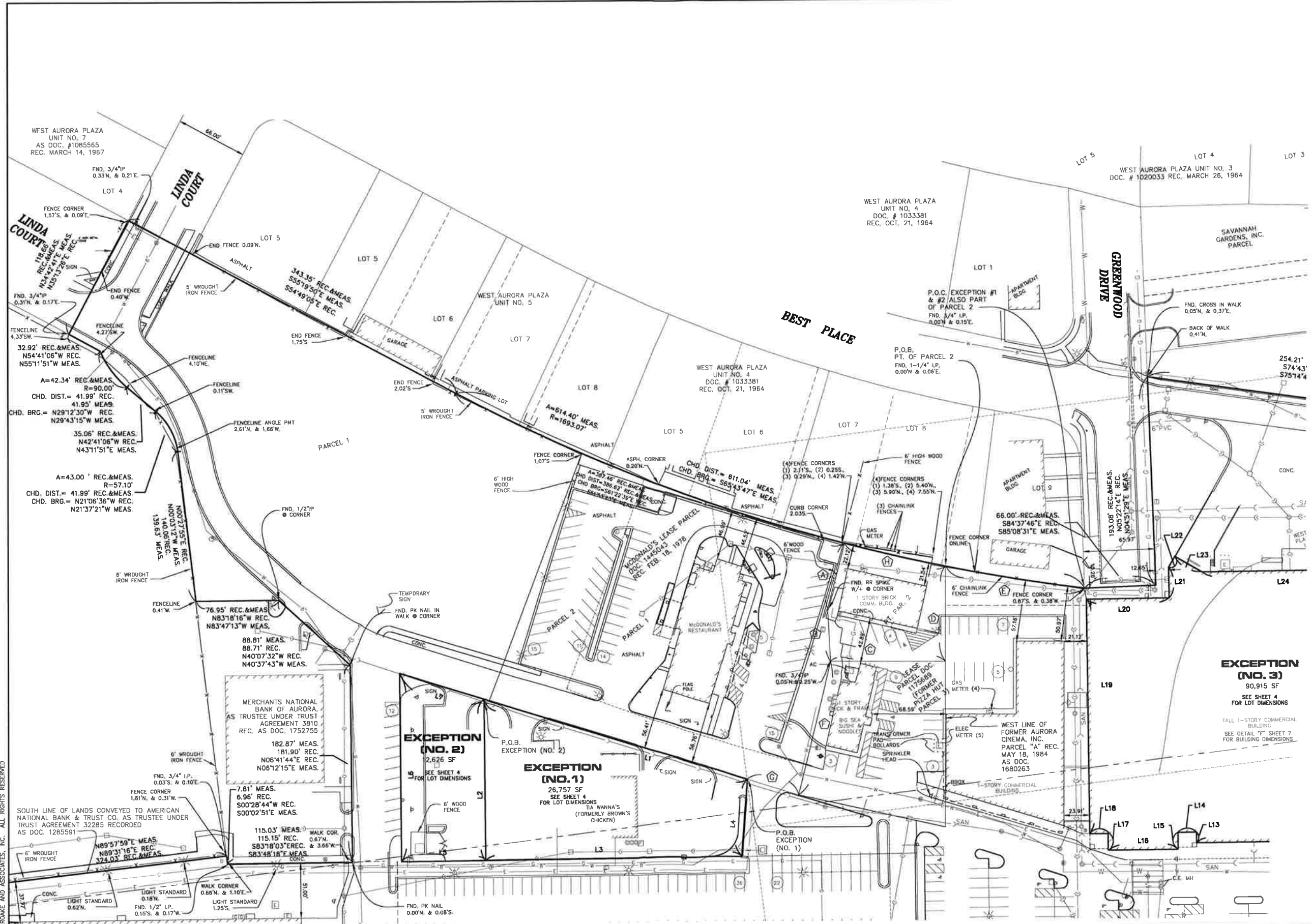
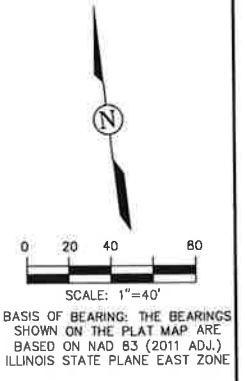
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WEST AURORA PLAZA

PLAT OF SURVEY - EXISTING EASEMENT PLAN

DRN./CKD. BY: SRH/DRM	FILE: 3977SURVEY	F.L.D. BK./PG.: 224/29	SHEET NO.
SCALE: 1"=80'	DATE: 03/28/18	JOB NO.: 397.007	2 OF 8

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EXCEPTION (NO. 3)
 90,915 SF
 SEE SHEET 4 FOR LOT DIMENSIONS
 TALL 1-STORY COMMERCIAL BUILDING
 SEE DETAIL "F" SHEET 7 FOR BUILDING DIMENSIONS

EXCEPTION (NO. 2)
 2,626 SF
 SEE SHEET 4 FOR LOT DIMENSIONS

EXCEPTION (NO. 1)
 26,757 SF
 SEE SHEET 4 FOR LOT DIMENSIONS
 TIA WANNA'S (FORMERLY BROWN'S CHICKEN)

SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK & TRUST CO. AS TRUSTEE UNDER TRUST AGREEMENT 32285 RECORDED AS DOC. 1285591

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NO.		DATE		DESCRIPTION	

WEST AURORA PLAZA
 PLAT OF SURVEY - NORTHWEST QUADRANT

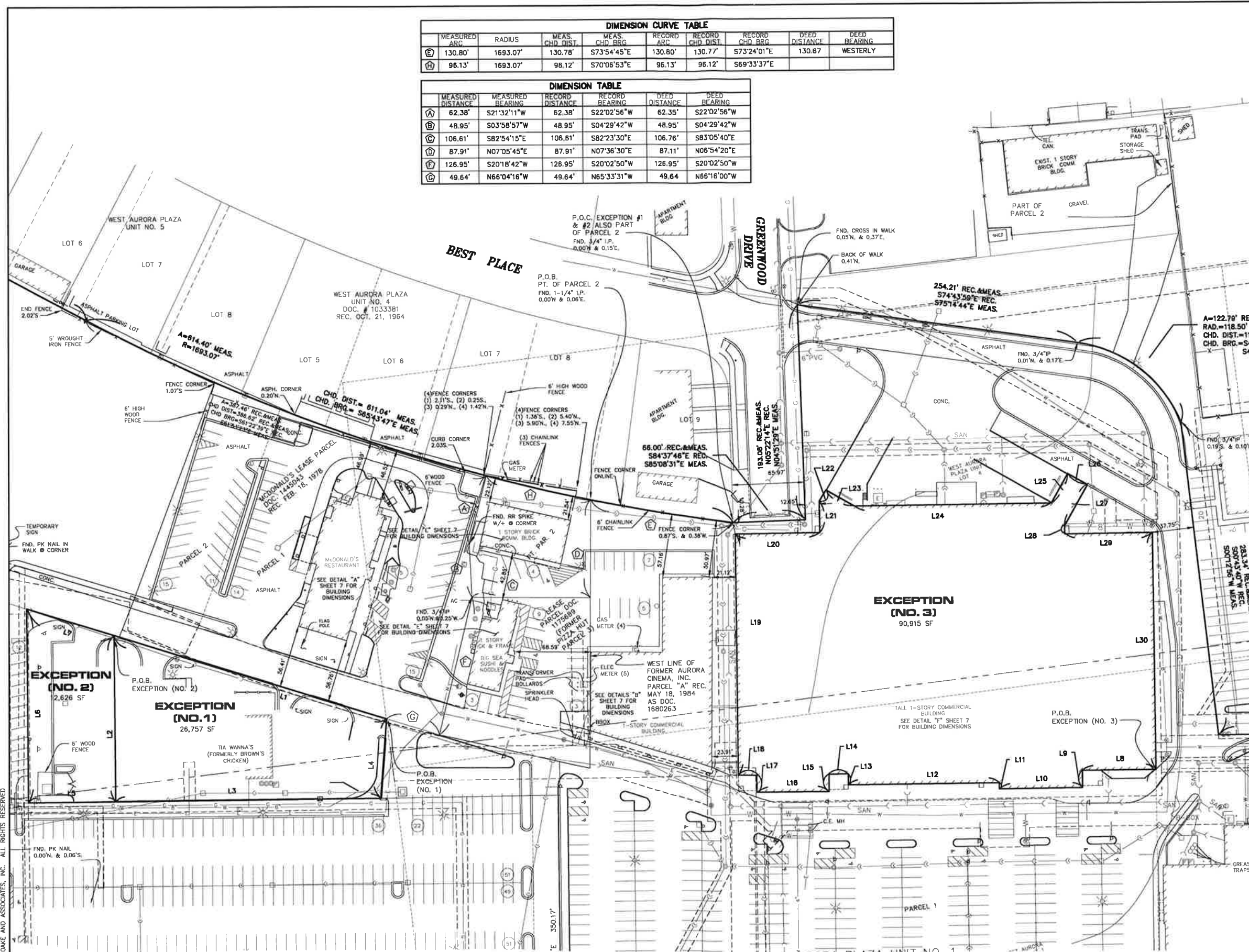
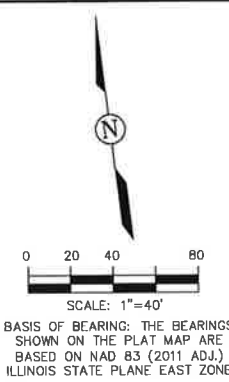
DRN/CKD. BY: SRH/DRM	FILE: 3977SURVEY	F.L.D. BK./PG.: 224/29	SHEET NO. 3 OF 8
SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	

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DIMENSION CURVE TABLE							
MEASURED ARC	RADIUS	MEAS. CHD. DIST.	MEAS. CHD. BRG.	RECORD ARC	RECORD CHD. DIST.	RECORD CHD. BRG.	DEED DISTANCE
130.80'	1693.07'	130.78'	S73°54'45"E	130.80'	130.77'	S73°24'01"E	130.67'
96.13'	1693.07'	96.12'	S70°08'53"E	96.13'	96.12'	S69°33'37"E	

DIMENSION TABLE					
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	DEED DISTANCE	DEED BEARING
62.38'	S21°32'11"W	62.38'	S22°02'56"W	62.35'	S22°02'56"W
48.95'	S03°58'57"W	48.95'	S04°29'42"W	48.95'	S04°29'42"W
106.61'	S82°54'15"E	106.61'	S82°23'30"E	106.76'	S83°05'40"E
87.91'	N07°05'45"E	87.91'	N07°36'30"E	87.11'	N06°54'20"E
126.95'	S20°18'42"W	126.95'	S20°02'50"W	126.95'	S20°02'50"W
49.64'	N66°04'16"W	49.64'	N65°33'31"W	49.64'	N66°16'00"W



WEST AURORA PLAZA
UNIT NO. 2
DOC. # 993720
REC. JAN. 11, 1963

BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE

EXCEPTION (PARCEL 1) LOT DIMENSIONS				
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	
L1	256.14'	N66°04'16"W	256.14'	N66°16'00"W
L2	149.41'	S06°18'24"W	149.41'	S06°06'40"W
L3	238.67'	S83°48'18"E	238.67'	S84°00'00"E
L4	71.62'	N10°40'18"E	71.62'	N10°28'38"E

EXCEPTION (PARCEL 2) LOT DIMENSIONS				
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	
L2	149.41'	S06°18'24"W	149.41'	S06°06'40"W
L5	78.00'	N83°48'18"W	78.00'	N84°00'00"W
L6	174.34'	N08°18'24"E	174.34'	N06°06'40"E
L7	81.84'	S66°04'16"E	81.84'	S66°16'00"E

EXCEPTION (PARCEL 3) LOT DIMENSIONS				
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	
L8	66.27'	N83°47'49"W	66.08'	N83°13'35"W
L9	15.50'	S06°22'55"W	15.50'	S07°13'21"W
L10	75.04'	N83°45'57"W	75.08'	N83°13'18"W
L11	5.56'	N05°24'26"E	5.65'	N06°32'37"E
L12	135.54'	N83°44'06"W	136.44'	N83°13'18"W
L13	9.96'	N05°53'22"E	9.98'	N06°46'47"E
L14	17.07'	N84°09'15"W	17.20'	N83°13'18"W
L15	15.48'	S07°24'28"W	15.44'	S06°44'16"W
L16	64.89'	N83°44'05"W	63.50'	N83°13'18"W
L17	15.40'	N06°14'54"E	15.44'	N06°44'14"E
L18	16.95'	N83°24'09"W	17.54'	N83°13'18"W
L19	217.16'	N06°17'19"E	216.77'	N06°45'40"E
L20	76.96'	S83°46'39"E	76.81'	S83°22'36"E
L21	28.23'	N05°47'50"E	28.27'	N06°29'47"E
L22	11.70'	N37°24'20"E	11.72'	N38°02'00"E
L23	29.10'	N53°24'31"E	29.15'	S52°57'52"E
L24	177.51'	S83°46'29"E	177.35'	S83°21'34"E
L25	30.23'	N36°16'59"E	30.15'	N36°54'56"E
L26	20.40'	S53°43'01"E	20.22'	S53°08'48"E
L27	42.48'	S36°15'15"W	42.39'	S36°39'30"W
L28	7.18'	S06°03'39"W	7.01'	S07°37'48"W
L29	78.96'	S83°54'23"E	79.10'	S83°13'41"E
L30	212.94'	S06°12'27"W	212.93'	S06°42'09"W

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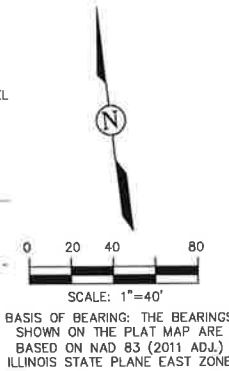
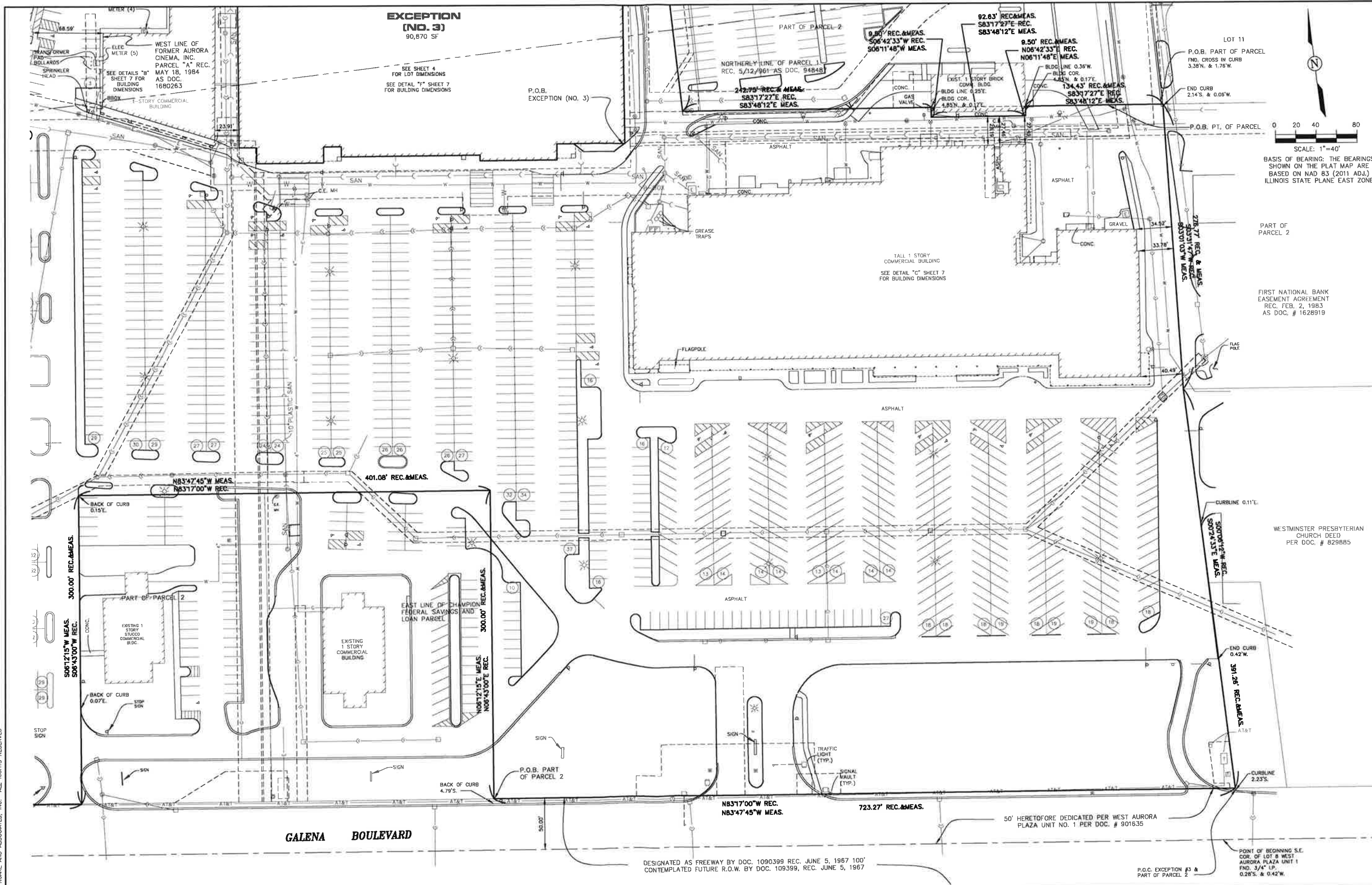
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NO.		DATE		DESCRIPTION	

WEST AURORA PLAZA
PLAT OF SURVEY - NORTHEAST QUADRANT

DRN/CKD. BY: SRH/DRM	FILE: 3977SURVEY	F.L.D. BK./PG.: 224/29	SHEET NO. 4 OF 8
SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	

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BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE

FIRST NATIONAL BANK EASEMENT AGREEMENT REC. FEB. 2, 1983 AS DOC. # 1628919

WESTMINSTER PRESBYTERIAN CHURCH DEED PER DOC. # 829885

POINT OF BEGINNING S.E. COR. OF LOT B WEST AURORA PLAZA UNIT 1 FND. 3/4" LP. 0.28'S. & 0.42'W.

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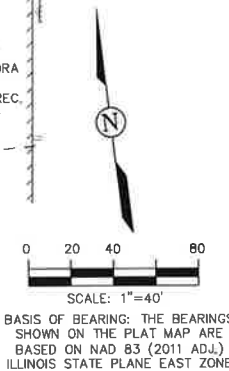
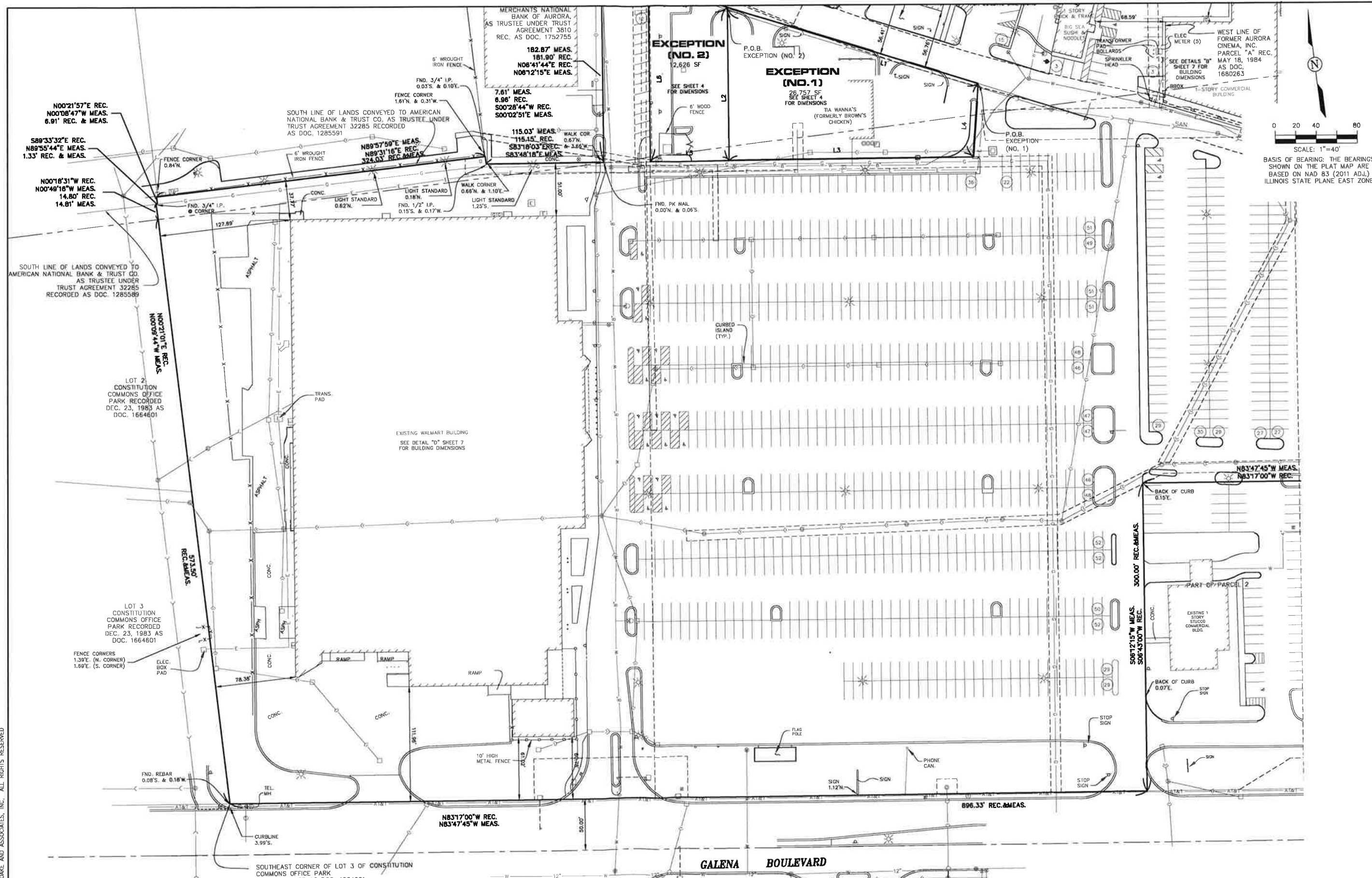
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 (847) 272-3805

NO.		DATE		DESCRIPTION	

WEST AURORA PLAZA
 PLAT OF SURVEY - SOUTHEAST QUADRANT

DRN./CKD. BY: SRH/DRM	FILE: 3977SURVEY	F.LD. BK./PG.: 224/29	SHEET NO. 5 OF 8
SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	

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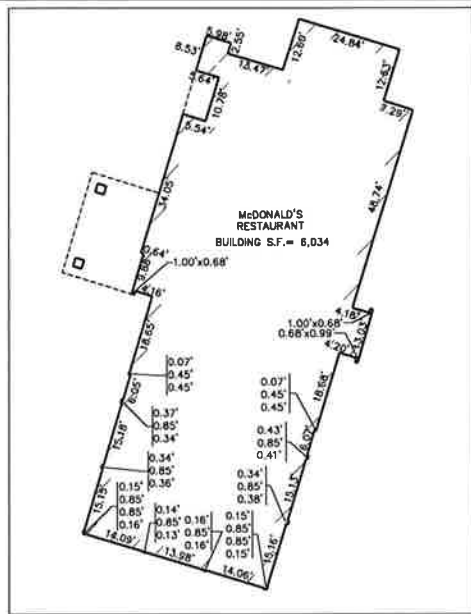
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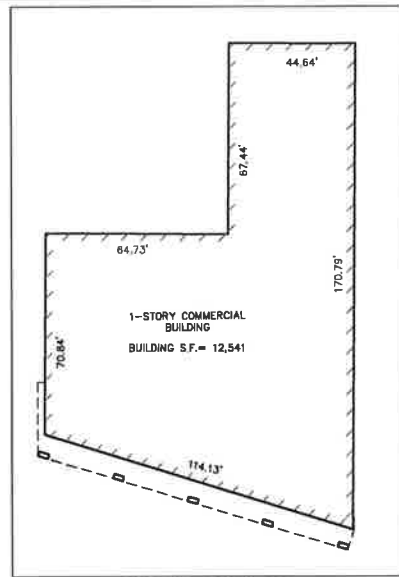
WEST AURORA PLAZA
 PLAT OF SURVEY - SOUTHWEST QUADRANT

DRN / CWD BY: SRH/DRM	FILE: 3977SURVEY	F.L.D. BK./PG.: 224/29	SHEET NO. 6 OF 8
SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	

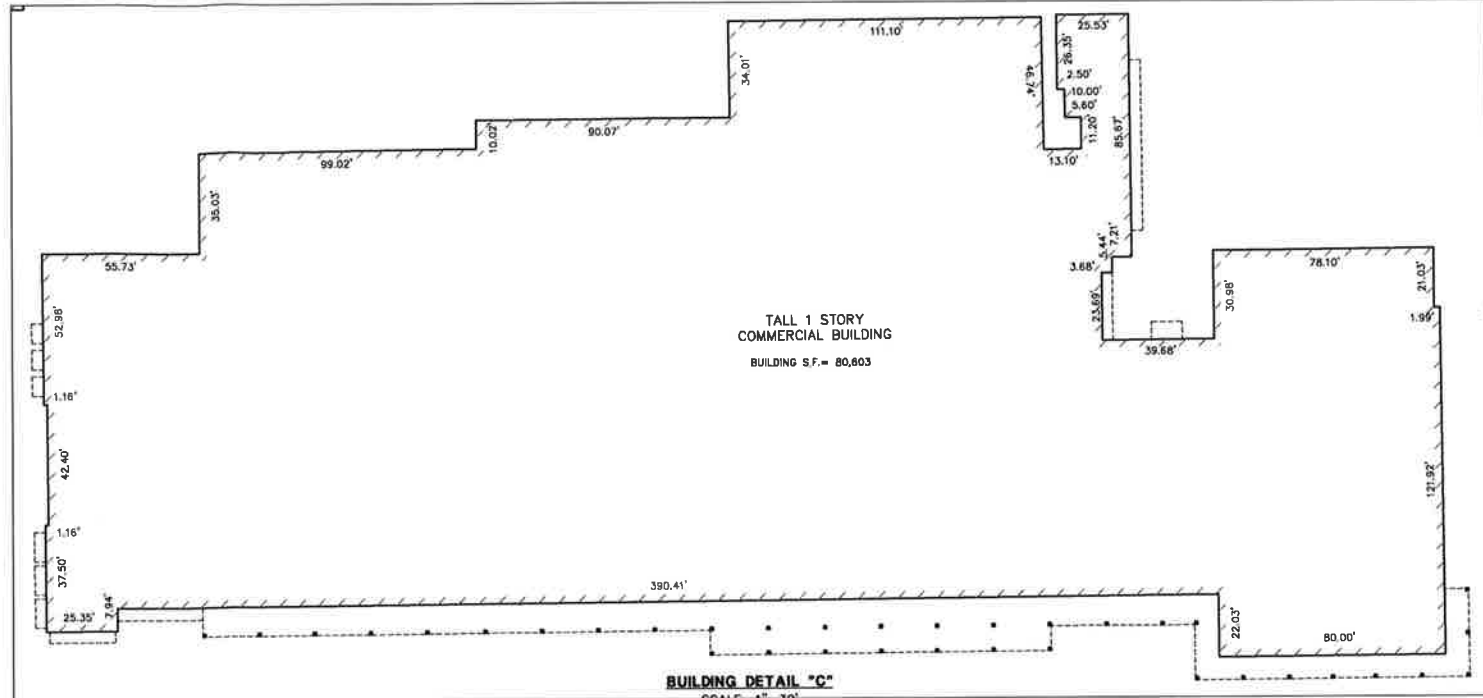
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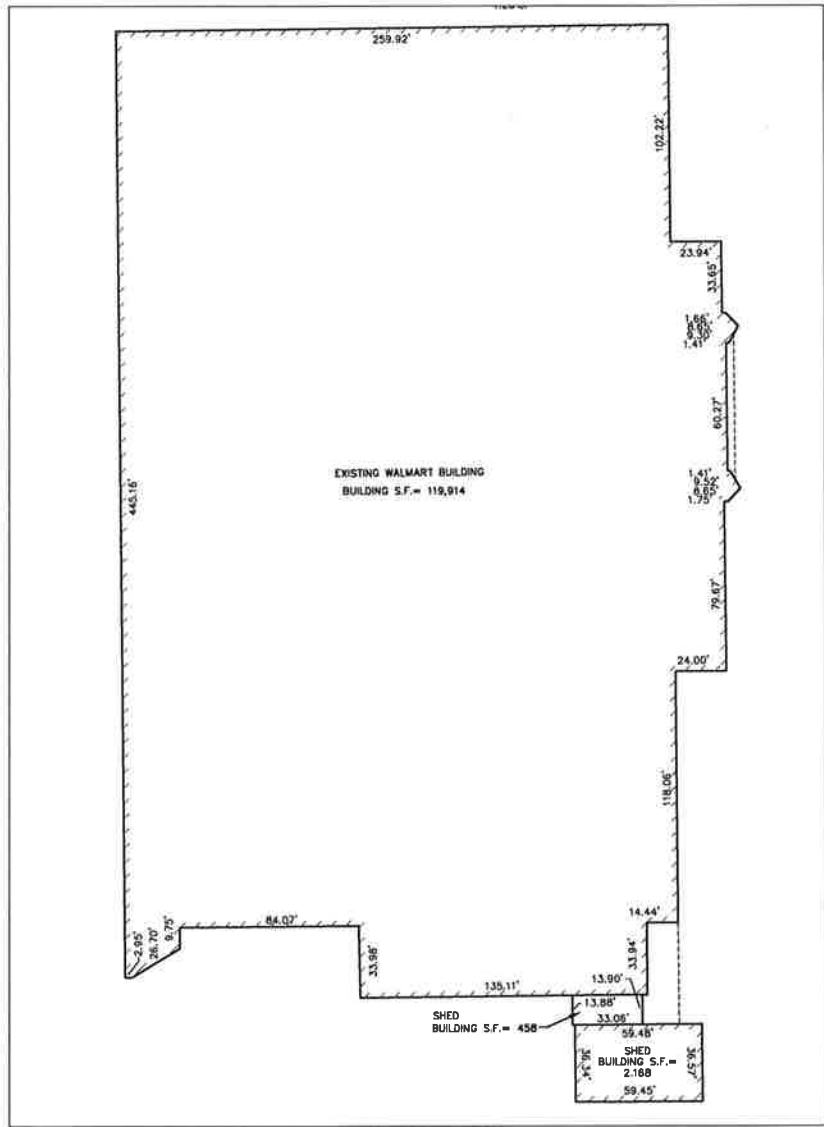
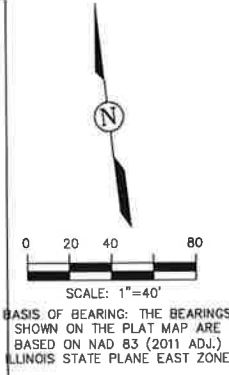
BUILDING DETAIL "A"
SCALE: 1"=20'



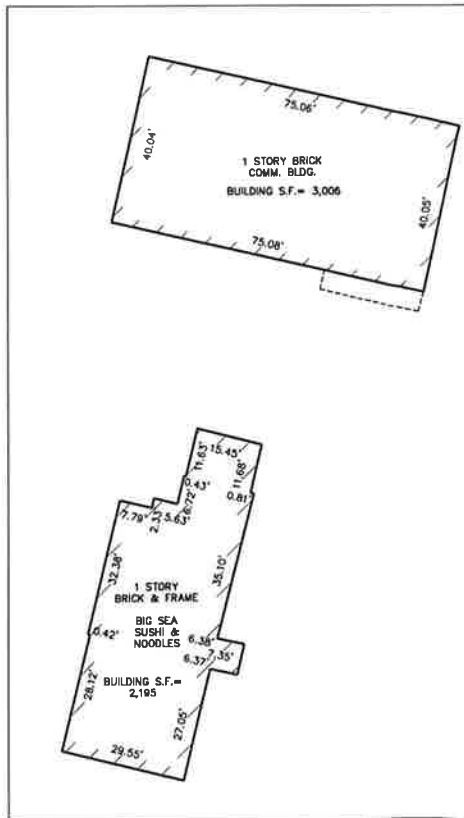
BUILDING DETAIL "B"
SCALE: 1"=20'



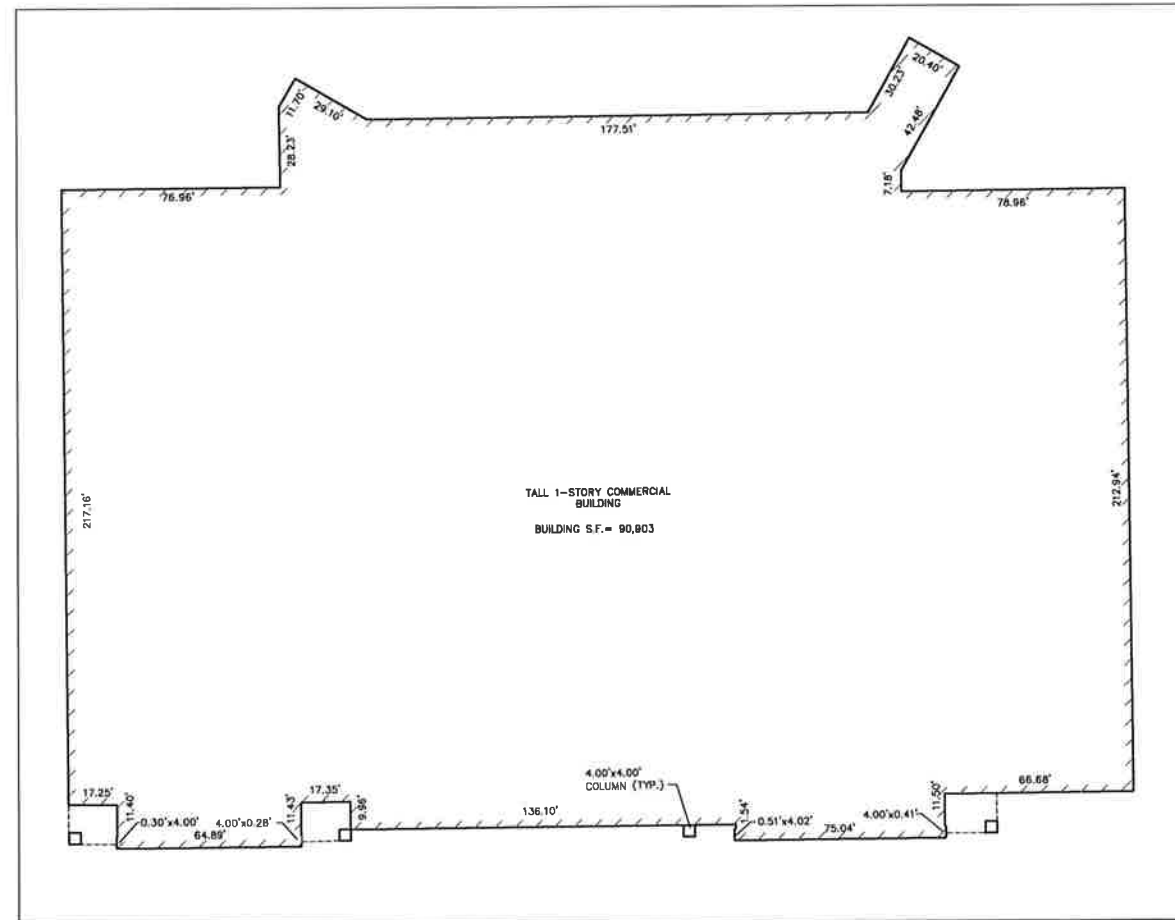
BUILDING DETAIL "C"
SCALE: 1"=30'



BUILDING DETAIL "D"
SCALE: 1"=40'



BUILDING DETAIL "E"
SCALE: 1"=20'



BUILDING DETAIL "F"
SCALE: 1"=30'

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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

WEST AURORA PLAZA					
PLAT OF SURVEY - BUILDING DIMENSION DETAILS					
DRN./CKD. BY: SRH/DRM	FILE: 3977SURVEY	F.L.D. BK./PG.: 224/29	SHEET NO. 8		
SCALE: AS NOTED	DATE: 03/28/18	JOB NO.: 397.007	7 OF 8		

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LEGAL DESCRIPTION
 THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF UNIT 1 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT 901835; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 723.27 FEET TO THE EAST LINE OF THE CHAMPION FEDERAL SAVINGS AND LOAN PARCEL; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 401.08 FEET TO THE EASTERLY LINE OF THE WALMART LEASE PARCEL DESCRIBED IN LEASE DOCUMENT 91K83349 RECORDED APRIL 8, 1991; THENCE ALONG SAID WALMART LEASE PARCEL THE FOLLOWING EIGHT COURSES: THENCE SOUTH 06 DEGREES 43 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, 895.33 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT 1684601; THENCE NORTH 00 DEGREES 21 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2 OF SAID CONSTITUTION COMMONS, 573.50 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE NORTH 00 DEGREES 18 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY LINE 14.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO LYING ON THE SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32286 BY DOCUMENT 1285589; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE 133 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS 6.81 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS CONVEYED BY DOCUMENT 1285591 A DISTANCE OF 324.03 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT LYING ALSO ON THE WEST LINE OF LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1985, KNOWN AS TRUST NUMBER 3810 BY DOCUMENT 1752755; THENCE ALONG THE LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA THE FOLLOWING FIVE COURSES: THENCE SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, 6.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEGREES 18 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE, 151.15 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 06 DEGREES 41 MINUTES 44 SECONDS EAST, 181.90 FEET; THENCE NORTH 40 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 88.71 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 78.84 FEET TO THE EAST LINE OF SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE NORTH 00 DEGREES 27 MINUTES 56 SECONDS EAST, 140.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 571.00 FEET, AN ARC DISTANCE OF 43.00 FEET, THE CHORD OF WHICH BEARS NORTH 21 DEGREES 06 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 06 SECONDS EAST, 35.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 42.34 FEET, THE CHORD OF WHICH BEARS NORTH 29 DEGREES 12 MINUTES 30 SECONDS WEST, 41.99 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 32.92 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO THE CITY OF AURORA, JUNE 1, 2001 AS DOCUMENT NUMBER 2001K092197; THENCE NORTH 35 DEGREES 13 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 118.66 FEET TO THE SOUTHWESTERLY LINE OF UNIT 7 IN WEST AURORA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THERE RECORDED MARCH 3, 1987 AS DOCUMENT NUMBER 1085555; THENCE SOUTH 54 DEGREES 49 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND SOUTHWESTERLY LINES OF UNIT 5, IN WEST AURORA PLAZA SUBDIVISION, A DISTANCE OF 343.35 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1893.07 FEET, AN ARC DISTANCE OF 387.48 FEET, THE CHORD OF WHICH BEARS SOUTH 61 DEGREES 22 MINUTES 39 SECONDS EAST, 386.62 FEET TO THE NORTHEAST CORNER OF MCDONALD'S LEASE PARCEL, ACCORDING TO THE LEASE RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE SOUTH 22 DEGREES 02 MINUTES 56 SECONDS WEST, 62.38 FEET, ALONG THE EAST LINE OF SAID MCDONALD'S LEASE PARCEL; THENCE SOUTH 04 DEGREES 29 MINUTES 42 SECONDS WEST, 48.95 FEET, ALONG THE EAST LINE OF SAID MCDONALD'S LEASE PARCEL TO THE NORTHWEST CORNER OF THE PIZZA HUT LEASE PARCEL ACCORDING TO THE LEASE RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889; THENCE SOUTH 82 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PIZZA HUT LEASE PARCEL, 108.81 FEET TO THE WESTERLY LINE OF PARCEL "A" OF AURORA CINEMA, INC. LEASE PARCEL DESCRIBED IN DOCUMENT 1680583; THENCE NORTH 07 DEGREES 36 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION, SAID WESTERLY LINE OF PARCEL "A" AND NORTHERLY EXTENSION OF SAID WESTERLY LINE A DISTANCE OF 87.81 FEET TO THE SOUTHERLY LINE OF WEST AURORA PLAZA UNIT 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1984 AS DOCUMENT 1033387; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID UNIT 4, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1893.07 FEET, AN ARC DISTANCE OF 130.80 FEET, THE CHORD OF WHICH BEARS SOUTH 73 DEGREES 24 MINUTES 01 SECONDS EAST, 130.77 FEET, TO THE WEST LINE OF GREENWOOD DRIVE; THENCE SOUTH 84 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, A DISTANCE OF 66.00 FEET TO THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE NORTH 5 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF GREENWOOD DRIVE, A DISTANCE OF 193.08 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 254.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.50 FEET, AN ARC DISTANCE OF 122.79 FEET, THE CHORD OF WHICH BEARS SOUTH 45 DEGREES 02 MINUTES 49 SECONDS EAST, 117.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 40 SECONDS WEST, DISTANCE OF 283.34 FEET TO THE NORTHERLY LINE OF PARCEL ONE DESCRIBED IN MORTGAGE RECORDED MAY 12, 1961 AS DOCUMENT 943487; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 242.75 FEET; THENCE SOUTH 08 DEGREES 42 MINUTES 33 SECONDS WEST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST, 92.83 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 33 SECONDS EAST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 134.43 FEET TO THE NORTHWEST CORNER OF MERCHANTS NATIONAL BANK PARCEL; THENCE SOUTH 3 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 276.77 FEET, TO THE NORTHWEST CORNER OF WESTMINSTER PRESBYTERIAN CHURCH PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT 629885; THENCE SOUTH 0 DEGREES 06 MINUTES 12 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID CHURCH PARCEL, A DISTANCE OF 39126 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS:

- THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.87 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST 87.81 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175888; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 49.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 256.14 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST 149.41 FEET TO THE NORTHERLY LINE OF LAND LEASED TO ZAYRE OF ILLINOIS INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT NO. 1184946; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE 238.67 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 36 SECONDS EAST 71.62 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
- THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.87 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST, 87.81 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175888; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 49.64 FEET; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 256.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST, 149.41 FEET TO THE NORTHERLY LINE OF LAND LEASED TO ZAYRE OF ILLINOIS, INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT 1184946; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE 78.00 FEET; THENCE NORTH 08 DEGREES 06 MINUTES 40 SECONDS EAST, 103.84 FEET; THENCE SOUTH 86 DEGREES 16 MINUTES 00 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
- THAT PART OF LOTS 3 AND 4 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, IN SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 OF SAID UNIT 1; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 1, A DISTANCE OF 587.31 FEET; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 635.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.06 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 75.08 FEET; THENCE NORTH 06 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 9.65 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 136.44 FEET; THENCE NORTH 06 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 9.98 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 112.00 FEET; THENCE SOUTH 06 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.54 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 40 SECONDS EAST, A DISTANCE OF 216.77 FEET; THENCE SOUTH 83 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 76.81 FEET; THENCE NORTH 06 DEGREES 20 MINUTES 47 SECONDS EAST, A DISTANCE OF 28.27 FEET; THENCE NORTH 38 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 117.72 FEET; THENCE SOUTH 52 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 29.15 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 177.35 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.16 FEET; THENCE SOUTH 53 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 36 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 42.39 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 7.01 FEET; THENCE SOUTH 83 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 79.10 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 212.93 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA KANE COUNTY, ILLINOIS.

- SURVEYOR'S NOTES**
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
 - COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
 - BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT, FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED OR NOT DEPICTED HEREIN, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
 - IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THE AREA DEPICTED AS "NO BUILD AREA" IS A REPRESENTATION OF THE "NO BUILD AREA" DEPICTED ON EXHIBIT "B" OF THE AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WITH GALENA AURORA PARTNERS, LLC, RECORDED MARCH 13, 2006 AS DOCUMENT #2006K026904

TOGETHER WITH:
 THAT PART OF LOT 4 IN WEST AURORA PLAZA SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT NUMBER 901835, IN PART OF SECTION 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN WEST AURORA PLAZA SUBDIVISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1984, AS DOCUMENT 1033387; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID UNIT FOUR, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1893.07 FEET, AN ARC DISTANCE OF 130.81 FEET, THE CHORD OF WHICH BEARS NORTH 73 DEGREES 24 MINUTES 01 SECOND WEST, 130.77 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE FORMER PIZZA HUT PARCEL RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY EXTENSION OF EASTERLY LINE, 87.91 FEET, TO THE NORTHEAST CORNER OF SAID FORMER PIZZA HUT PARCEL; THENCE NORTH 82 DEGREES, 23 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID FORMER PIZZA HUT PARCEL 106.61 FEET TO THE EASTERLY LINE MCDONALD'S LEASE PARCEL RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE ALONG THE EASTERLY LINE OF SAID MCDONALD'S LEASE PARCEL THE FOLLOWING TWO COURSES; THENCE NORTH 04 DEGREES 29 MINUTES 42 SECONDS EAST, 48.95 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, 62.38 FEET, TO THE SOUTHERLY LINE OF WEST AURORA PLAZA SUBDIVISION UNIT FOUR AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1893.07 FEET, AN ARC DISTANCE OF 96.13 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES, 33 MINUTES 37 SECONDS EAST, 96.12 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION FOR THE USES AND PURPOSES HEREIN SET FORTH. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

DATED THIS 28TH DAY OF MARCH, 2018.

Douglas R. McClintic

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
 LICENSE VALID THROUGH NOVEMBER 30, 2018



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

WEST AURORA PLAZA

PLAT OF SURVEY - LEGAL DESCRIPTION

DRN./CKD. BY: SRH/DRM	FILE: 3977SURVEY	FLD. BK./PG.: 224/29	SHEET NO. 8 OF 8
SCALE: NONE	DATE: 03/28/18	JOB NO.: 397.007	