ALTA / NSPS LAND TITLE SURVEY

North
Scale 1" = 50'
50' 0' 50' 100'

LINE TYPE LEGEND

BUILDING SETBACK = ——— — ——— — ———
EASEMENT = — — — — — — — — — —
FENCE = —X—X—X—X—X—
CENTERLINE OF OVERHEAD WIRES = ——— OHW ———
SANITARY SEWER = ———›———›———
STORM SEWER = ———»———»———
WATER LINE = ———|———|———|———|———

ABBREVIATION LEGEND

(D) = DEED
E = EAST
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST
#0000 = INDICATES PROPERTY ADDRESS FOR E. NEW YORK STREET (UNLESS NOTED OTHERWISE)

PARKING SPACES FOR PARCELS 1 AND 1A

REGULAR PARKING SPACES = 1,369
HANDICAPPED PARKING SPACES = 26

TOTAL SPACES = 1,395

BUILDING HEIGHT

A.	MAXIMUM HEIGHT	NOT RESTRICTED
B.	EXISTING HEIGHT	1 STORY / UP TO 22.8 FEET

ZONING NOTES

PARCEL 1 AND 1A ARE ZONED B-2(S) "GENERAL RETAIL DISTRICT WITH SPECIAL USE" AS DETERMINED BY NATIONAL ZONING ASSOCIATES, LLC'S ZONING REPORT DATED 2-5-18

ZONED B-2(S)

SETBACKS:

A) FRONT:

75 FEET (TOLLWAY), 30 FEET (ARTERIAL) FOR HEIGHT OF 35 FEET OR LESS; 15 FEET (COLLECTOR AND LOCAL STREET FOR HEIGHT OF 35 FEET OR LESS; 20 FEET (COLLECTOR OR LOCAL) FOR HEIGHT MORE THAN 35 FEET.

B) SIDE / REAR:

30 FEET OF ABUTS FOX RIVER); 20 FEET (IF THE BUILDING OF 35 FEET OR LESS IN HEIGHT ABUTS A RESIDENTIAL ZONE); WHEN THE INTERIOR REAR LOT LINE DOES NOT ABUT A RESIDENTIAL ZONE OR FOX RIVER, THE REAR YARD OF MINIMUM 8 FEET SHALL BE REQUIRED.

ENCROACHMENTS:

E-1 CONCRETE SIDEWALK ALONG THE NORTH LINE OF SUBJECT PROPERTY NEAR LOT 6 MEIJER SUBDIVISION.
E-2 CONCRETE DRAIN ALONG THE NORTH LINE OF LOT 3 MCMAHON'S SUBDIVISION.
E-3 FENCE AROUND DUMPSTER ENCLOSURE ALONG EAST LINE OF SUBJECT PROPERTY.
E-4 CONCRETE SIDEWALK RUNNING ALONG SOUTH LINE OF SUBJECT PROPERTY.
E-5 WALL IN DISREPAIR ALONG WEST LINE OF LOT 3 YORKSHIRE PLAZA.

SYMBOL LEGEND

= ASPHALT
= B BOX
= BOLLARD
= CABLE TV PEDESTAL
= CATCH BASIN
= CLEANOUT
= CONCRETE
= DECIDUOUS TREE
= DOWNSPOUT
= ELECTRIC METER
= ELECTRIC PEDESTAL
= ELECTRIC TRANSFORMER
= FLARED END SECTION
= GAS METER
= GUY ANCHOR
= HYDRANT
= LIGHT
= PINE TREE
= SANITARY MANHOLE
= SIGN
= SQUARE CURB DRAIN
= STORM MANHOLE
= TELEPHONE NETWORK INTERFACE
= TELEPHONE PEDESTAL
= TRAFFIC LIGHT
= TRAFFIC MANHOLE
= UNKNOWN MANHOLE
= WATER MANHOLE
= WATER VALVE
= WOOD POWER POLE

Vicinity Map
(No Scale)

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1, EXCEPT THAT PART OF LOT 1, IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID YORKSHIRE PLAZA; THENCE NORTHERLY ALONG THE WESTERN MOST LINE OF SAID LOT 1, 336.28 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 55 MINUTES 26 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 54.66 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.33 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 150 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

AND

LOTS 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS,

EXCEPTING FROM PARCEL 1 ALL THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR ROAD PURPOSES PURSUANT TO CASE NO. 12D0000073.

PARCEL 1 ALSO BEING DESCRIBED AS:

LOT 2 IN YORKSHIRE PLAZA ASSESSMENT PLAT, BEING A RESUBDIVISION OF PART OF LOTS 1, 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER R2000-176188, EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR ROAD PURPOSES PURSUANT TO CASE NO. 12D0000073, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 297.87 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY SOUTH LINE OF SAID LOT 2, A DISTANCE OF 33.76 FEET; THENCE NORTH 01 DEGREE 13 MINUTES 43 SECONDS EAST, 114.54 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 182.50 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 49 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE, 32.01 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

THAT PART OF LOT 1, IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID YORKSHIRE PLAZA; THENCE NORTHERLY ALONG THE WESTERN MOST LINE OF SAID LOT 1, 336.28 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 55 MINUTES 26 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 54.66 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.33 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 150 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1A ALSO BEING DESCRIBED AS:

LOT 1 IN YORKSHIRE PLAZA ASSESSMENT PLAT, BEING A RESUBDIVISION OF PART OF LOTS 1, 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER R2000-176188.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1985 AND KNOWN AS TRUST NUMBER 65221 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 2, 1987 AND KNOWN AS TRUST NUMBER 10144004, DATED APRIL 1, 1987 AND RECORDED APRIL 8, 1987 AS DOCUMENT R87-048499.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1985 AND KNOWN AS TRUST NUMBER 65221 AND RR RESTAURANTS 1986-1, A CALIFORNIA LIMITED PARTNERSHIP, DATED MAY 30, 1986 AND RECORDED JUNE 16, 1986 AS DOCUMENT R86-61143.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY SIGN EASEMENT AGREEMENT BY AND BETWEEN MARIA PRASSINOS, GUS PRASSINOS ARGIRO PRASSINOS AND YORKSHIRE PLAZA PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED SEPTEMBER 30, 2014 AND RECORDED OCTOBER 17, 2014 AS DOCUMENT R2014-097869.

NOTES:

1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THOSE ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION, AND IS NOT USABLE FOR CONSTRUCTION PURPOSES.

2) ALL BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS EAST NAD 83 STATE PLANE COORDINATE SYSTEM.

3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

4) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.

5) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION. ONLY OBSERVED ABOVE GROUND UTILITIES WERE LOCATED. ANY SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED ON SUPPLIED MAPS AND ARE FOR REFERENCE ONLY.

6) THIS SURVEY DOES NOT IMPLY THAT A TITLE SEARCH WAS CONDUCTED BY THE SURVEYOR.

7) PARCEL 1 CONTAINS 1,503,779 SQUARE FEET OR 34.5 ACRES.
PARCEL 1A CONTAINS 27,500 SQUARE FEET OR 0.86 ACRES.

8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF AURORA AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS. (ZONING REPORT WAS NOT SUPPLIED TO SURVEYOR).

9) FIELD WORK COMPLETED ON JANUARY 30, 2018.

10) THIS PROPERTY FALLS INTO "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP #17043C0705H, PANEL 0705 OF 1006, DATED DECEMBER 16, 2004, WITH THE EXCEPTION OF THE SOUTHWEST CORNER DETENTION AREA WHICH LIES IN "ZONE A" (AREAS OF 1.0% ANNUAL CHANCE FLOOD) AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP #17043C0705H, PANEL 0705 OF 1006, DATED DECEMBER 16, 2004 .

11) THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.

12) THERE WAS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

13) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS. NO PROPOSED ROAD WIDENING WAS DETERMINED BY SURVEYOR.

14) THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS. REFER TO THE SITE ENVIRONMENTAL REPORT FOR THE OFFICIAL DETERMINATION.

15) CANOPY COLUMNS FOR BUILDING NOT SHOWN HEREON.

16) SNOW COVER EXISTED AT TIME OF SURVEY.

17) BUILDING HEIGHTS ARE BASED ON SEPERATION BETWEEN GROUND ELEVATION AND TOP OF BUILDING UNLESS NOTED OTHERWISE.

18) NO IMPROVEMENTS WERE LOCATED ON LOTS 3, 4, 5, 7, 8 AND 9 YORKSHIRE PLAZA.

19) PARTY WALLS WERE NOT LOCATED HEREON.

20) A ZONING REPORT WAS NOT SUPPLIED TO SURVEYOR.

21) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO.19GSA595011LP DATED NOVEMBER 19, 2019 SCHEDULE B ITEMS NOTED AS FOLLOWS:

SCHEDULE B NOTES

ITEMS 1 THRU 18 - MAY AFFECT BUT IS NOT PLOTTABLE.

(K) - ENTRY AND EASEMENT AGREEMENT BETWEEN YORKSHIRE CENTER LLC AND BBP IV LLC RECORDED APRIL 11, 2002 AS DOCUMENT NO. R2002-099022. DOES AFFECT AND EASEMENT IS PLOTTED ALONG NORTH LINE OF PARCEL 1.

(L) - SIGN EASEMENT AGREEMENT TO YORKSHIRE PLAZA PARTNERS, LLC ON LOT 9 OF YORKSHIRE PLAZA SUBDIVISION. AFFECTS PARCEL AND IS PLOTTED HEREON. (PARCEL 4).

(M) - ILLINOIS BELL TELEPHONE COMPANY EASEMENT RECORDED APRIL 6, 1965 AS DOCUMENT NO. R65-10864. DOES AFFECT SOUTH PORTION OF LOT 2 YORKSHIRE PLAZA OF PARCEL 1. PLOTTED HEREON.

(N) - WARRANTY DEED RECORDED SEPTEMBER 26, 1985 AS DOCUMENT NO. R85-82119 DOES AFFECT PARCEL 1. SUBJECT TO RESTRICTIONS SHOWN ON EXHIBIT "D" AFFECTING LOT 2 OF YORKSHIRE PLAZA SUBDIVISION.

(O) - ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 26, 1985 AS DOCUMENT NO. R85-82120. DOES AFFECT SOUTHWEST AREA OF PARCEL 1 AND IS PLOTTED HEREON.

(P) - RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 16, 1986 AS DOCUMENT NO. R86-61143 AFFECTS BUT IS NOT PLOTTABLE. (PARCEL 3).

(Q) - RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 8, 1987 AS DOCUMENT NO. R87-048499. AFFECTS BUT IS NOT PLOTTABLE. (PARCEL 2).

(R) - PUBLIC UTILITY EASEMENTS AS SHOWN ON MCMAHON'S SUBDIVISION ALONG NORTH LINE OF LOT 3. DOES AFFECT AND IS PLOTTED HEREON.

(S) - CERTIFICATE ON MCMAHON'S SUBDIVISION STATING "ADEQUATE FACILITIES FOR SEWER DISPOSAL AND WATER SUPPLY MUST BE ASSURED FOR EACH LOT". DOES AFFECT AND IS NOT PLOTTABLE.

(T) A) - A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF LOT 3 IN MCMAHON'S SUBDIVISION AND LOTS 1-10 OF YORKSHIRE PLAZA SUBDIVISION AS SHOWN ON YORKSHIRE SUBDIVISION RECORDED DECEMBER 13, 1985 AS DOCUMENT NO. R85-109544. AFFECTS AND IS PLOTTED HEREON. (LOT 6 YORKSHIRE PLAZA).

(T) B) - NO ACCESS TO LOT 1 PERMITTED ACROSS NORTH LINE OF LOT 1 OF YORKSHIRE PLAZA. AFFECTS AND IS PLOTTED HEREON.

(T) C) - EASEMENT FOR PUBLIC UTILITIES AS CONTAINED IN THE EASEMENT PROVISION AS SHOWN ON YORKSHIRE PLAZA SUBDIVISION RECORDED DECEMBER 13, 1985 AS DOCUMENT NO. R85-109544. EASEMENT PROVISION ON SUBDIVISION PLAT DOES AFFECT BUT IS NOT PLOTTABLE.

(T) D) - NON-EXCLUSIVE PARKING EASEMENT AS CONTAINED IN EASEMENT PROVISIONS AS SHOWN ON YORKSHIRE PLAZA SUBDIVISION RECORDED DECEMBER 13, 1985 AS DOCUMENT NO. R85-109544. DOES AFFECT BUT IS NOT PLOTTABLE.

(V) - TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AGREEMENT RECORDED JUNE 1, 1990 AS DOCUMENT R90-066584. DOES AFFECT BUT IS NOT PLOTTABLE.

(W) - TERMS, PROVISIONS AND CONDITIONS RELATED TO AN EASEMENT AFFECTS BUT ARE NOT PLOTTABLE. AFFECTS PARCELS 2, 2, AND 4.

(X) - ENCROACHMENTS AS SHOWN ON SURVEY.

(Y) - ENCROACHMENT AS SHOWN ON SURVEY.

EXHIBIT "A"

FORM OF SURVEY CERTIFICATION FOR MIDCAP FINANCIAL LOANS

TO PACIFIC SQUARE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, MIDCAP FINANCIAL TRUST, A DELAWARE STATUTORY TRUST, INDIVIDUALLY AS LENDER, AND AS AGENT, AND ITS DIRECT AND INDIRECT SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/31/20.

DATE OF PLAT OR MAP: 02/25/2020

STACY L. STEWART, P.L.S.

REGISTRATION LICENSE NUMBER: 035-003415

PROFESSIONAL LAND SURVEYOR
STACY L. STEWART
035-003415
MONTGOMERY
ILLINOIS
STATE OF ILLINOIS

ILLINOIS STATE ROUTE NO. 59
PUBLICLY DEDICATED (VARIABLE WIDTH R.O.W.)

CENTRAL PARK LANE
PUBLICLY DEDICATED (50' R.O.W.)

EAST NEW YORK STREET (ROUTE 65)
PUBLICLY DEDICATED (VARIABLE WIDTH R.O.W.)

LOT 1
YORKSHIRE PLAZA
DOCUMENT NO. R85-109544

LOT 2
YORKSHIRE PLAZA ASSESSMENT PLAT
RECORDED NOVEMBER 9, 2000 AS
DOCUMENT NO. R2000-176188

PARCEL 1
ZONED B-2(S)

PART OF LOT 1 YORKSHIRE PLAZA
LOT 1
YORKSHIRE PLAZA ASSESSMENT PLAT
EXCEPTION TO PARCEL 1
NOW INCLUDED AS
PARCEL 1A

LOT 10
YORKSHIRE PLAZA
DOCUMENT NO. R85-109544

PARCEL 4
SIGN EASEMENT (CROSS HATCHED)
RECORDED OCTOBER 17TH, 2014
AS DOC.# R2014-097869
(ITEM L)

LOT 7 MEIJER SUBDIVISION RECORDED JANUARY 28TH, 2000 DOCUMENT NO. R2000-014525

LOT 6 MEIJER SUBDIVISION RECORDED JANUARY 28TH, 2000 DOCUMENT NO. R2000-014525

LOT 5 MEIJER SUBDIVISION RECORDED JANUARY 28TH, 2000 DOCUMENT NO. R2000-014525

LOT 4 MEIJER SUBDIVISION RECORDED JANUARY 28TH, 2000 DOCUMENT NO. R2000-014525

LOT 3 MEIJER SUBDIVISION RECORDED JANUARY 28TH, 2000 DOCUMENT NO. R2000-014525

LOT 51 LEHIGH-STATION CONDOMINIUM RECORDED FEBRUARY 11TH, 2008 DOCUMENT NO. R2008-021522

LOT 102 THE PLAZA ON NEW YORK RECORDED JUNE 8TH, 2007 DOCUMENT NO. R2007-104168

LOT 159 GOLDEN CORRAL'S ADDITION TO PLAZA ON NEW YORK STREET RECORDED JULY 28TH, 2010 DOCUMENT NO. R2010-096847

ZONED R-4A
ZONED B-2(S)
ZONED BB
ZONED B-2

N86° 04' 18"E (M)
621.87' (R & M)

N88° 50' 16"E (M)
1061.52' (R & M)
1029.51' (M)

S83° 11' 19"W (M)
189.00' (R)
189.09' (M)

S83° 14' 58"W (M)
124.22' (M)
123.87' (R)

S83° 18' 57"W (M)
198.41' (R & M)

S89° 34' 37"E (M) 33.67' (R & M)

S67° 51' 05"W (M)
130.00' (R)
130.10' (M)

S00° 18' 59"W (M)
425.63' (M)
424.00' (R)

S00° 46' 39"E (M)
153.15' (M)

S00° 00' 00"W (M)
406.00' (R)
406.05' (M)

S7° 01' 00"W (M)
406.00' (R)

N00° 21' 35"E (M)
219.28' (M)
219.00' (R)

N00° 46' 02"W (M)
1226.07' (R)
1227.10' (M)

N00° 13' 25"E (M)
114.54' (M)

S00° 21' 09"W (M)
209.22' (R & M)
209.00' (R)

S00° 21' 09"W (M)
172.86' (R)
297.87' (R & M)

S00° 21' 09"W (M)
329.00' (R & M)

S83° 18' 57"W (M)
79.86' (M)
80.00' (R)

S83° 12' 38"W (M)
1608.67' (M)
1608.0' (R)

S83° 12' 38"W (M)

N00° 21' 09"E (M)
182.26' (R)

N89° 49' 41"E (D)
N89° 50' 16"E (M) 32.01' (R & M)

SET 1/2" IRON PIPE @ CORNER
SET 1/2" IRON PIPE
SET 1/2" IRON PIPE @ CORNER
SET MAG NAIL @ CORNER
SET 1/2" IRON PIPE @ CORNER
SET 1/2" IRON PIPE @ CORNER
SET 1/2" IRON PIPE