

# ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY OF 75TH AND MEADOWRIDGE SITE - NORTH PARCEL AURORA, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA	
NORTH PARCEL	233,191 SQ. FT. 5.3533 ACRES
SOUTH PARCEL	260,715 SQ. FT. 5.9852 ACRES
<b>TOTAL</b>	<b>493,906 SQ. FT. 11.3385 ACRES</b>

PARKING STALLS	
NONE	

### UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST  
DIG NUMBER A1412137 RECEIVED 05/21/15.

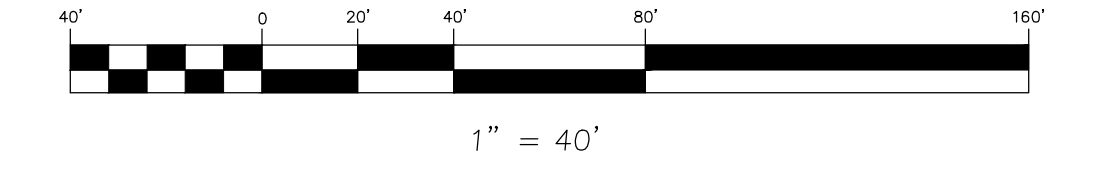
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX

CONTACTS	RESPONSE
A. T. & T. DISTRIBUTION	PROVIDED NARRATIVE "NEAR AT&T FACILITY" NO MAPS PROVIDED
CITY OF AURORA	PROVIDED ATLAS
COM-ED	PROVIDED ATLAS
CONCAST	NO RESPONSE
NICOR GAS	PROVIDED ATLAS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41-44-46.12833 N LONGITUDE 88-13-13.77266 W GROUND SCALE FACTOR 1.0000527154 ALL MEASUREMENTS ARE ON THE GROUND.

### GRAPHIC SCALE



### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE XI) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS. MAP NO. 17043C0708H, EFFECTIVE DATE DECEMBER 16, 2004.

### VICINITY MAP

NOT TO SCALE



### LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 OF SAID MEADOW LAKES; THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26 PHASE 2 AND, THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 30 SECONDS WEST 616.68 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 860.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 39 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

### LEGAL DESCRIPTIONS FOR PROPOSED SUBDIVIDED PARCELS

#### LEGAL DESCRIPTION (NORTH PARCEL - 5.35 ACRES)

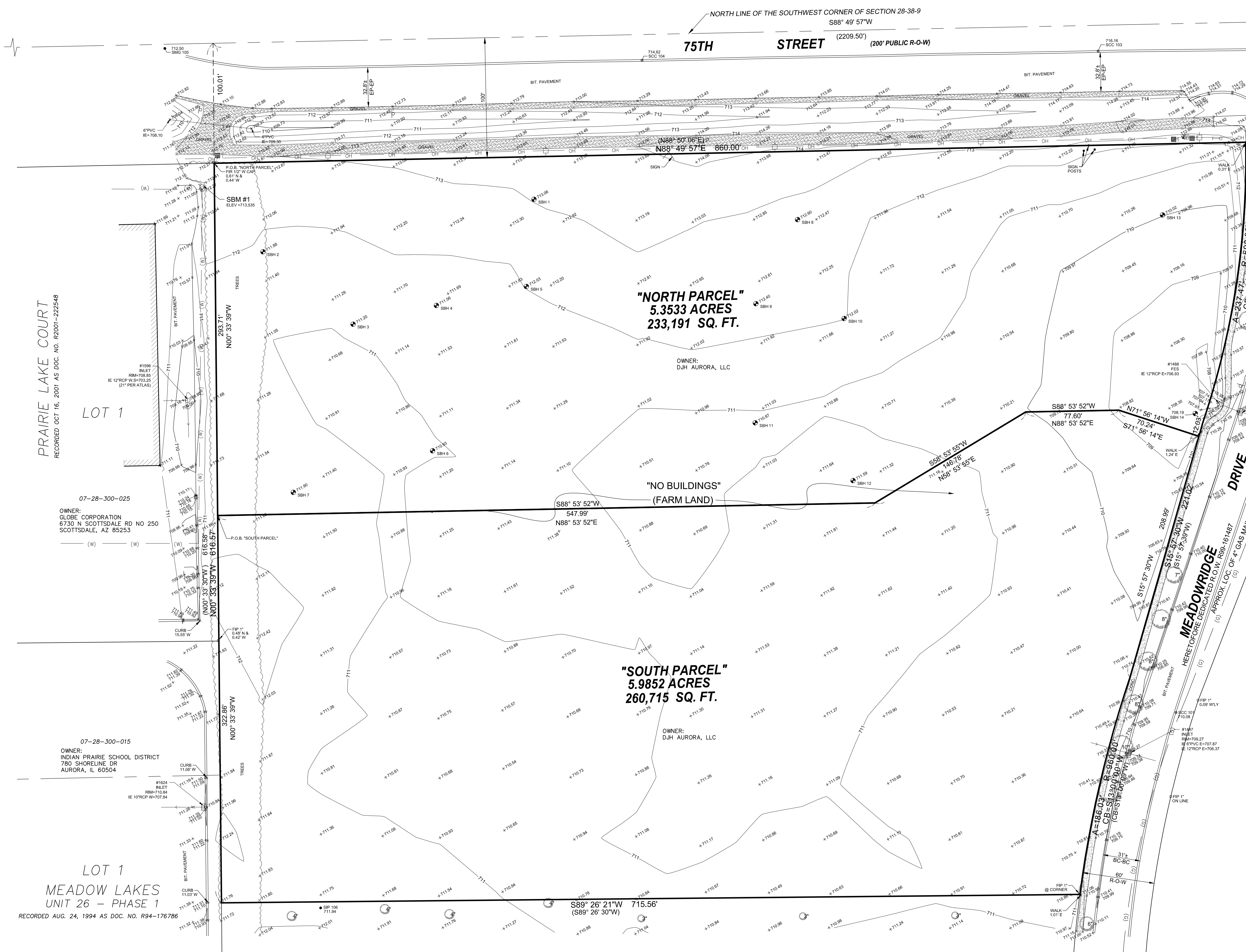
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE LAKE COURT PLAT OF CONSOLIDATION PER PLAT RECORDED OCTOBER 16, 2001 AS DOCUMENT NUMBER R2001-222548; THENCE NORTH 88 DEGREES 49 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF 75TH STREET (SAID LINE BEING 100 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER), 860.00 FEET TO THE WEST LINE OF MEADOWRIDGE DRIVE DEDICATED PER DOCUMENT R1999-161487; THENCE SOUTHERLY ALONG SAID WEST LINE OF MEADOWRIDGE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 690.00 FEET, HAVING A CHORD BEARING OF SOUTH 08 DEGREES 41 MINUTES 31 SECONDS WEST, 237.47 FEET; THENCE SOUTH 12 DEGREES 02 MINUTES 02 SECONDS WEST, 12.03 FEET; THENCE NORTH 71 DEGREES 56 MINUTES 14 SECONDS WEST, 70.24 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS WEST, 77.60 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 55 SECONDS WEST, 146.78 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 52 SECONDS WEST, 547.99 FEET TO THE EAST LINE OF LOT 1 IN SAID PRAIRIE LAKE COURT PLAT OF CONSOLIDATION; THENCE NORTH 00 DEGREES 33 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE, 293.71 TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

#### LEGAL DESCRIPTION (SOUTH PARCEL - 5.98 ACRES)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE LAKE COURT PLAT OF CONSOLIDATION PER PLAT RECORDED OCTOBER 16, 2001 AS DOCUMENT NUMBER R2001-222548; THENCE SOUTH 00 DEGREES 33 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 293.71 FOR THE PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 53 MINUTES 52 SECONDS EAST, 547.99 FEET; THENCE NORTH 58 DEGREES 53 MINUTES 55 SECONDS EAST, 146.78 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 52 SECONDS EAST, 77.60 FEET; THENCE SOUTH 71 DEGREES 56 MINUTES 14 SECONDS EAST, 70.24 FEET TO THE WEST LINE OF MEADOWRIDGE DRIVE DEDICATED PER DOCUMENT R1999-161487; THENCE SOUTHERLY ALONG SAID WEST LINE OF MEADOWRIDGE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 208.90 FEET; 2) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST AND NOTANTANG TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 960.00 FEET, HAVING A CHORD BEARING OF SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST, 186.03 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 39 SECONDS WEST, 715.56 FEET TO THE EAST LINE OF LOT 4A IN MEADOW LAKES UNIT 26 - PHASE 1 PER PLAT RECORDED AUGUST 24, 1994 AS DOCUMENT NUMBER R94-176786; THENCE NORTH 00 DEGREES 33 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE OF LOT 4A AND EAST LINE OF LOT 1 IN SAID PRAIRIE LAKE COURT PLAT OF CONSOLIDATION, 322.86 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

### GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. NCS-730649-CH2, EFFECTIVELY DATED MAY 4, 2015, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE NOTES FROM SCHEDULE B HEREON. THE LEGAL DESCRIPTION IN SCHEDULE A OF THE AFOREMENTIONED TITLE COMMITMENT COVERS THE ENTIRE 11.33 ACRES. THE SURVEYOR HAS SUBDIVIDED THE PROPERTY INTO TWO PROPOSED PARCELS KNOWN AS "NORTH PARCEL" AND "SOUTH PARCEL" FOR THE CLIENT'S USE AS REQUESTED. LEGAL DESCRIPTIONS DESCRIBING & DEPICTING THE TWO PROPOSED PARCELS ARE SHOWN HEREON. PLEASE NOTE THAT THIS SURVEY IS NOT A PLAT OF SUBDIVISION.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLASSES RECEIVED FROM GOVERNMENT AGENCIES AND UTILITY COMPANIES PER THE J.U.L.I.E. DESIGN STAGE LISTED HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. DRAIN TILES AND LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THIS PROPERTY IS ZONED B-2 (BUSINESS DISTRICT - GENERAL RETAIL) PER CURRENT CITY OF AURORA ZONING MAP BOOK, PAGE NA-28, DATED 1/23/2014 AS AMENDED AND NOTED HEREON. SEE CITY OF AURORA ZONING ORDINANCE FOR ALL SPECIFICS. IN REFERENCE TO ALTA TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. PLEASE CONTACT THE CITY'S ZONING DEPARTMENT FOR CLARIFICATION.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LAND FILL.
- NO WETLANDS WERE OBSERVED DURING PROCESS OF THE SURVEY.
- PERMANENT MONUMENTS SET AT ALL PROPERTY CORNERS.



### LEGEND

■	CABLE TV FEDESTAL	▽	PAINTED GAS LINE
□	TRAFFIC LIGHT POLE	○	GAS VALVE
□	TRAFFIC CONTROL BOX	○	GAS METER
□	TRAFFIC CONTROL VAULT	○	GAS VALVE VAULT
□	TELEPHONE FEDESTAL	○	GAS METER
□	TELEPHONE MANHOLE	○	PIPELINE MARKER
□	PAWERS TELEPHONE LINE	○	MONITORING WELL
□	FIBER OPTIC CABLE LINE	○	POST INDICATOR VALVE
□	ANCHOR	○	WELL HEAD
□	QUIET POLE	○	FLAGPOLE
□	UTILITY POLE	○	MAILBOX
□	POWER POLE	○	POST
□	ELECTRIC MANHOLE	○	PUBLIC PAY TELEPHONE
□	ELECTRIC FEDESTAL	○	PARKING METER
□	ELECTRIC TRANSFORMER PAD	○	WELDLAND MARKER
□	ELECTRIC METER	○	BASKETBALL HOOP
□	HANDHOLE	○	AIR CONDITIONER PADUNIT
□	ELECTRIC JUNCTION BOX	○	DECIDUOUS TREE
□	ELECTRIC VAULT	○	W/ TRUNK SIZE
□	ELECTRIC SERVICE OUTLET BOX	○	NON DECIDUOUS TREE
□	PAINTED ELECTRIC LINE	○	W/ TRUNK SIZE
□	TRANSFORMER PAD	○	BUSH
□		○	SOIL BORING HOLE
□		○	W/ TRAILER
□		○	SBK SET PK NAIL
□		○	SMB SET MAG NAIL
□		○	SIP SET IRON PIPE
□		○	SBM SET CONCRETE MONUMENT WITH BRASS DISC
□		○	SCM SET CONCRETE MONUMENT WITH IRON PIPE

### ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.17	EXISTING EDGE OF PAVEMENT ELEVATION
	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
F.P.	FINISHED PAVEMENT
C.M.P.	CORRUGATED METAL PIPE
H.P.P.	HIGH DENSITY POLYETHYLENE PIPE
V.C.P.	VITRIFIED CLAY PIPE
F.M.	FRAME
B.K.	BROCK
R.C.	BACK OF CURB
SEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOOR LINE
C.C.	CONCRETE
BIT.	BITUMINOUS
M.V.	MANHOLE
D.W.	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CV	OVERHEAD WIRE
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.E.	PLANNED UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MINIMUM UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
P.C.	POINT OF CURVATURE
P.O.C.	POINT OF COMBINED CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.O.F.	POINT OF TANGENCY
(REC)	RECORD DATUM
(MEAS)	MEASURED DATUM
(CALC)	CALCULATED DATUM
(DEED)	INFORMATION TAKEN FROM DEED
(EXC)	EXCEPTION TO PLANNED EASEMENT

**SOURCE:**  
STATION DESIGNATION: 402  
ESTABLISHED BY: WILLIAM E. HANNA SURVEYORS  
DATE: APRIL 1, 2002  
ELEVATION: 784.53 (PUBLISHED AND HELD)  
DATUM: NAVD83  
DESCRIPTION: CITY OF AURORA CONTROL POINT AT NORTHEAST CORNER OF ROUTE 34 AND LONGMEADOW DRIVE, 6.4 OF EDGE OF WALK, 2.0 EASTERLY OF CURB INLET AND 3.5 NORTHERLY OF BACK OF CURB.

**SITE:**  
STATION DESIGNATION: SBM #1  
ESTABLISHED BY: JSS  
DATE: MAY 29, 2015  
ELEVATION: 713.63 (MEASURED)  
DATUM: NAD83  
DESCRIPTION: NW TAGGED BOLT ON FIRE HYDRANT ON SOUTH SIDE OF 75TH STREET, AT NORTHWEST CORNER OF SITE

**SITE:**  
STATION DESIGNATION: SBM #2  
ESTABLISHED BY: JSS  
DATE: MAY 29, 2015  
ELEVATION: 710.66 (MEASURED)  
DATUM: NAD83  
DESCRIPTION: NW TAGGED BOLT ON FIRE HYDRANT ON EAST SIDE OF MEADOWRIDGE DRIVE, NORTH OF FIRST ENTRANCE INTO PARKING LOT OFF 75TH STREET.

VO ADVISES THAT ALL CONTRACTORS USING THE ABOVE CONTROL MUST CHECK INTO AT LEAST THREE (3) CONTROL POINTS AND/OR SURROUNDING NON-ADJUSTED MANHOLE RIM GRADES OR ADJACENT BUILDING FINISHED FLOOR ELEVATIONS BEFORE STARTING ANY CONSTRUCTION WORK. ANY DISCREPANCIES FOUND MUST BE REPORTED IMMEDIATELY TO VO PRIOR TO THE START OF WORK.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) JSS  
COUNTY OF DUPAGE )

TO: CIA NAPERVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;  
ECL, LLC, A DELAWARE LIMITED LIABILITY COMPANY;  
FIRST AMERICAN 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM 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(b), 8, 9, 11(a), 13, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 4, 2015.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED THIS 22ND DAY OF JUNE, A.D. 2015.

CHARLES W. BORTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2016  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000002  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.  
charles@v3co.com

### ZONING INFORMATION

**ZONING REQUIREMENTS:**  
8.3 "B-2" Business Districts - General Retail.  
8.3-5 Bulk Restrictions  
8.3-5.1 Building, Dwelling and Structure Standards  
8.3-5.2 Floor Area Ratio  
8.3-5.3 Height  
8.3-5.4 Landscaping  
8.3-5.5 Lot Size  
8.3-5.6 Lot Coverage  
8.3-5.7 Monotony Standards  
8.3-5.8 Nonconformity  
8.3-5.9 Obstructions  
8.3-5.10 Parking & Loading  
8.3-5.11 Performance Standards  
8.3-5.12 Setbacks

BUILDING HEIGHT	ABUTTING	SETBACK (in feet)
Any Height	Talleyway	75
35 Feet or Less	Ardenal Street	50
More than 35 Feet	Ardenal Street	50
	Collector or Local Street	30

Setback exceptions. When exterior yards abut a collector or local street, which includes residentially zoned lots on the same block, if fifty (50) percent or more of the existing buildings are developed at an established setback of less than the required setback, any new B2 building may conform to the average established setback. If such average established setback is between fifteen (15) feet and thirty (30) feet, any new B2 building shall be set back at least an equivalent distance. In no case shall a setback of more than thirty (30) feet be required.

i. The setback requirement for front exterior side or exterior rear yards may be reduced to ten (10) feet if the following conditions are met:  
a. The property was a lot of record on or before November, 1957.  
b. A landscape plan is submitted by the owner and approved by the planning director and zoning administrator.  
c. The owner certifies in writing to have the approved landscaping established no later than June 30th or October 30th following the approval of the landscape plan, whichever shall occur first.  
d. The owner demonstrates that the required setbacks cannot be met due to physical or practical difficulties.

C. Interior side or rear setback requirements:

BUILDING HEIGHT	ABUTTING	SETBACK (in feet)
Any Height	Fox River	30
35 Feet or Less	Residential	20
More than 35 Feet	Residential	30

Additional Rear Yard Requirements. When an interior rear lot line does not abut a residentially zoned lot, or the Fox River, a rear yard set back the the right 70 feet shall be required.

8.3.5.13 Signs  
A. The Bulk Restrictions Section of the Aurora Zoning Ordinance shall apply.

### NOTES FROM SCHEDULE B - "PART TWO"

EXCEPTION	AFFECTS NORTH PARCEL	NOTE	AFFECTS SOUTH PARCEL	NOTE
1. GENERAL TAXES	YES	N.A.S.M.	YES	N.A.S.M.
2. ANNEXATION AGREEMENT R98-246688	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
3. ANNEXATION ORDINANCE 098-106, R99-169919	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
4. STORMWATER DET. EASE. & MAINT. AGMT. R2001-066884	YES	I	YES	I
5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, ETC.	YES	N.A.S.M.	YES	N.A.S.M.
6. RIGHTS OF PUBLIC/ETC. FOR PARTS TAKEN FOR ROAD	YES	N.A.S.M.	YES	N.A.S.M.
7. EXISTING UNRECORDED LEASES	YES	N.A.S.M.	YES	N.A.S.M.

N.A.S.M. = NOT PLOTTABLE  
1 = DETENTION EASEMENT RESIDES OVER LOTS 143 & 230 IN BLACKSTONE SUBDIVISION LYING EAST OF MEADOWRIDGE DRIVE (APPROXIMATELY 400 FEET EAST OF SUBJECT PROPERTY). SEE "ZONING MAP" HEREON FOR LOCATION LABEL.

