

ALTA/ACSM LAND TITLE SURVEY

SURVEY PREPARED FOR

EBY REALTY GROUP
13795 S. MURREN ROAD
OLATHE, KANSAS 66062

LEGAL DESCRIPTION

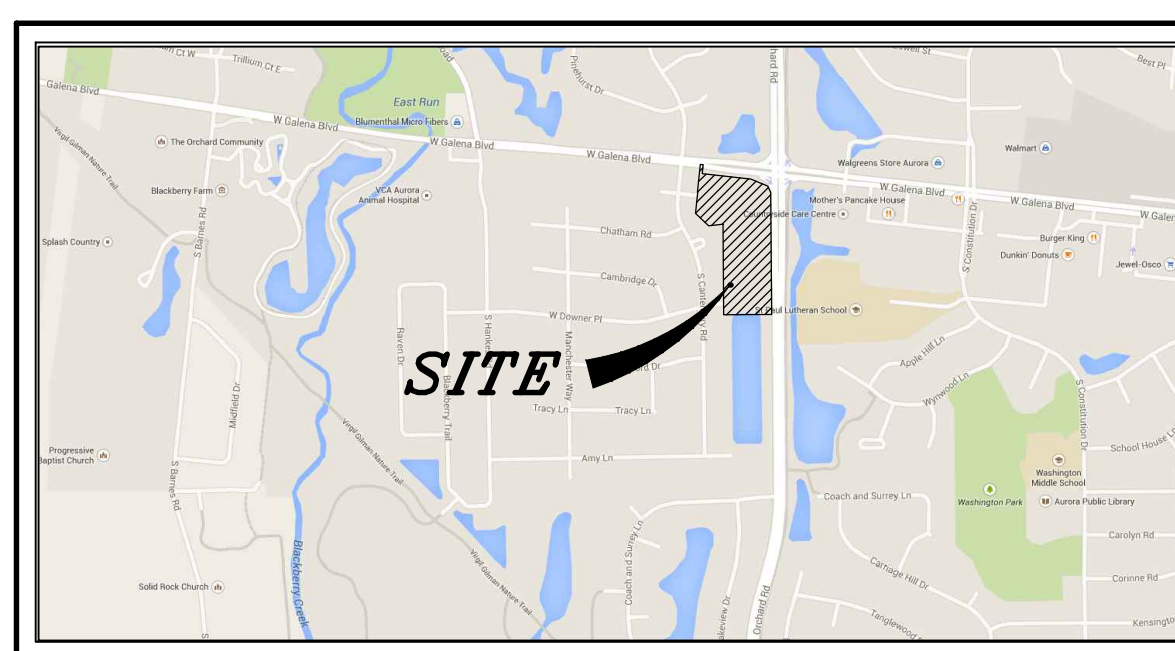
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
LYING WEST OF THE WEST LINE OF ORCHARD ROAD, AS ESTABLISHED PER DOCUMENT 1287198, LYING EAST OF UNIT 1 CHERRY HILL ESTATES; LYING SOUTH OF THE CENTERLINE OF GALENA BOULEVARD AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN UNIT 3 CHERRY HILL ESTATES; THENCE EASTERLY PERPENDICULAR TO THE WEST LINE OF ORCHARD ROAD A DISTANCE OF 343.42 FEET TO SAID WEST LINE OF ORCHARD ROAD A DISTANCE OF 1254.71 FEET NORTHERLY OF THE NORTH LINE OF UNIT 7 SANS SOUOI AS MEASURED ALONG SAID WEST LINE OF ORCHARD ROAD, ALL IN KANE COUNTY, ILLINOIS;
EXCEPT THAT PART TAKEN BY KANE COUNTY DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY PLAT PREPARED BY CRAWFORD, MURPHY AND TILLY, INC. DATED JULY 14, 2003 AND AS DEPICTED IN SAID PLAT, A COPY OF WHICH WAS RECORDED FEBRUARY 6, 2014 AS DOCUMENT 2014K006231, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE IS COVERED BY SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON 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.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-722638-KCTY, WITH AN EFFECTIVE DATE OF MARCH 25, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- SCHEDULE B ITEM 1 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD.
- SCHEDULE B ITEM 2 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
- SCHEDULE B ITEM 3 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
- SCHEDULE B ITEMS 4-6 (PART ONE): NOT SURVEY RELATED.
- SCHEDULE B ITEMS 1-2 (PART TWO): NOT SURVEY RELATED.
- SCHEDULE B ITEM 3 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A RESOLUTION THAT ESTABLISHES ORCHARD ROAD AS A "FREEWAY", RECORDED MAY 22, 1974 AS DOCUMENT NUMBER 1298989. SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B ITEM 4 (PART TWO): SURVEYED PROPERTY DOES NOT APPEAR TO BE SUBJECT TO THE GRANT OF EASEMENT CONVEYED TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED JUNE 26, 1978 AS DOCUMENT NUMBER 1468039. SAID EASEMENT IS NOT COINCIDENT WITH THE SURVEYED PROPERTY.
- SCHEDULE B ITEM 5 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO RELINQUISHMENT OF ALL RIGHTS OR EASEMENTS OF ACCESS, CROSSING, LIGHT, AIR AND VIEW OVER ADJOINING LAND DEDICATED FOR ROAD PURPOSES AS ORCHARD ROAD.
- SCHEDULE B ITEM 6 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY TAKEN OR USED FOR ROAD PURPOSES.
- SCHEDULE B ITEM 7 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- SCHEDULE B ITEM 8 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.
- NO ADDRESS WAS FOUND FOR SURVEYED PROPERTY WHILE CONDUCTING THE FIELD SURVEY AND NOT ADDRESS WAS FOUND IN A SEARCH OF THE COUNTY RECORDS. [TABLE A, ITEM 2]
- PRIVATE FENCES THAT RUN ALONG THE WEST PROPERTY LINE, WHICH SERVES LOTS 12, 14 AND 16 IN BLOCK 3 OF CHERRY HILL ESTATES UNIT 1, ARE 0.7 FEET TO 2.0 FEET WEST (AS MEASURED IN THE FIELD) OF THE SURVEYED PROPERTY.
- UTILITY PEDESTALS FOR CABLE T.V., ELECTRICITY AND TELEPHONE THAT RUN ALONG THE WEST PROPERTY LINE, WHICH SERVES LOTS 1 AND 11-17 IN BLOCK 3 OF CHERRY HILL ESTATES UNIT 1, ARE 0.4 FEET TO 4.3 FEET WEST (AS MEASURED IN THE FIELD) OF THE SURVEYED PROPERTY.
- UTILITY POLES THAT RUN ALONG THE NORTHEASTERLY AND EASTERLY PROPERTY LINE, ARE 0.5 FEET TO 3.7 FEET NORTHEASTERLY AND 2.0 FEET TO 2.8 FEET EAST (AS MEASURED IN THE FIELD) OF THE SURVEYED PROPERTY.
- THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER FLOOD AREAS AND SPECIAL FLOOD AREAS AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 708903019H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X OTHER FLOOD AREAS IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD AND IS DEFINED AS "THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD." [TABLE A ITEM 3]
- SURVEYED PROPERTY IS ZONED R1(S), ONE FAMILY DWELLING DISTRICT/SPECIAL USE DISTRICT, ACCORDING TO THE 2014 ZONING MAP BOOK OF THE CITY AURORA. [TABLE A, ITEM 6(a)]
- FLOOD ZONES SHOWN HEREON ARE SUBJECT TO SCALING ERROR AND MAP INTERPRETATION.

PARKING SUMMARY

0 REGULAR SPACES
0 HANDICAPPED SPACES
0 TOTAL SPACES



LOCATION MAP

(NOT TO SCALE)

SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYOR'S NOTES & CERTIFICATION.
SHEET 2 OF 2:	BOUNDARY & TOPOGRAPHIC INFORMATION, EASEMENTS & LABELS.

SURVEYED AREA

394,283 SQUARE FEET (9.052 ACRES ±)

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO : BICKFORD OF AURORA, LLC
 : NHI-BICKFORD RE, LLC
 : 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 2, 3, 4, 6(a), 7(a), 8, 9, 11(a) & 11(b) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 13, 2015.

DATE OF PLAT OR MAP : JUNE 17, 2015.

Samuel J. Phillips
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2016

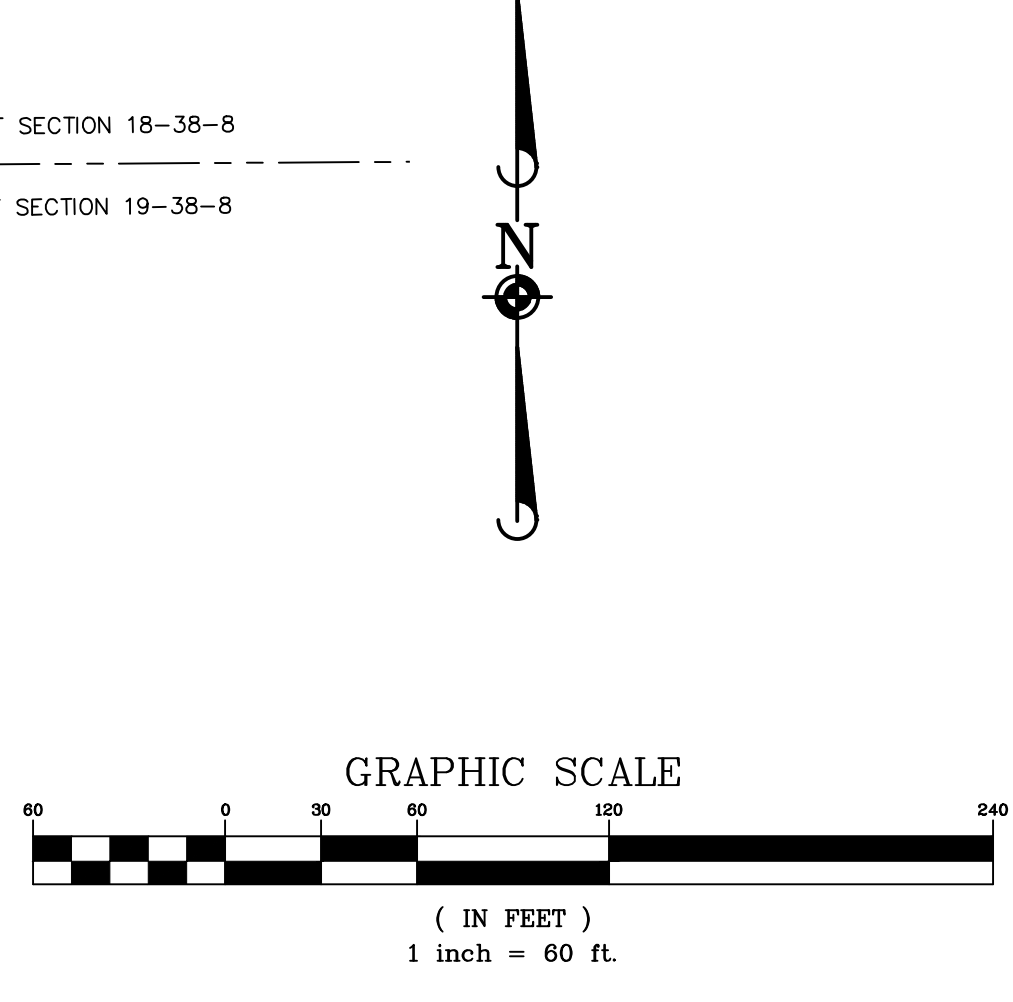
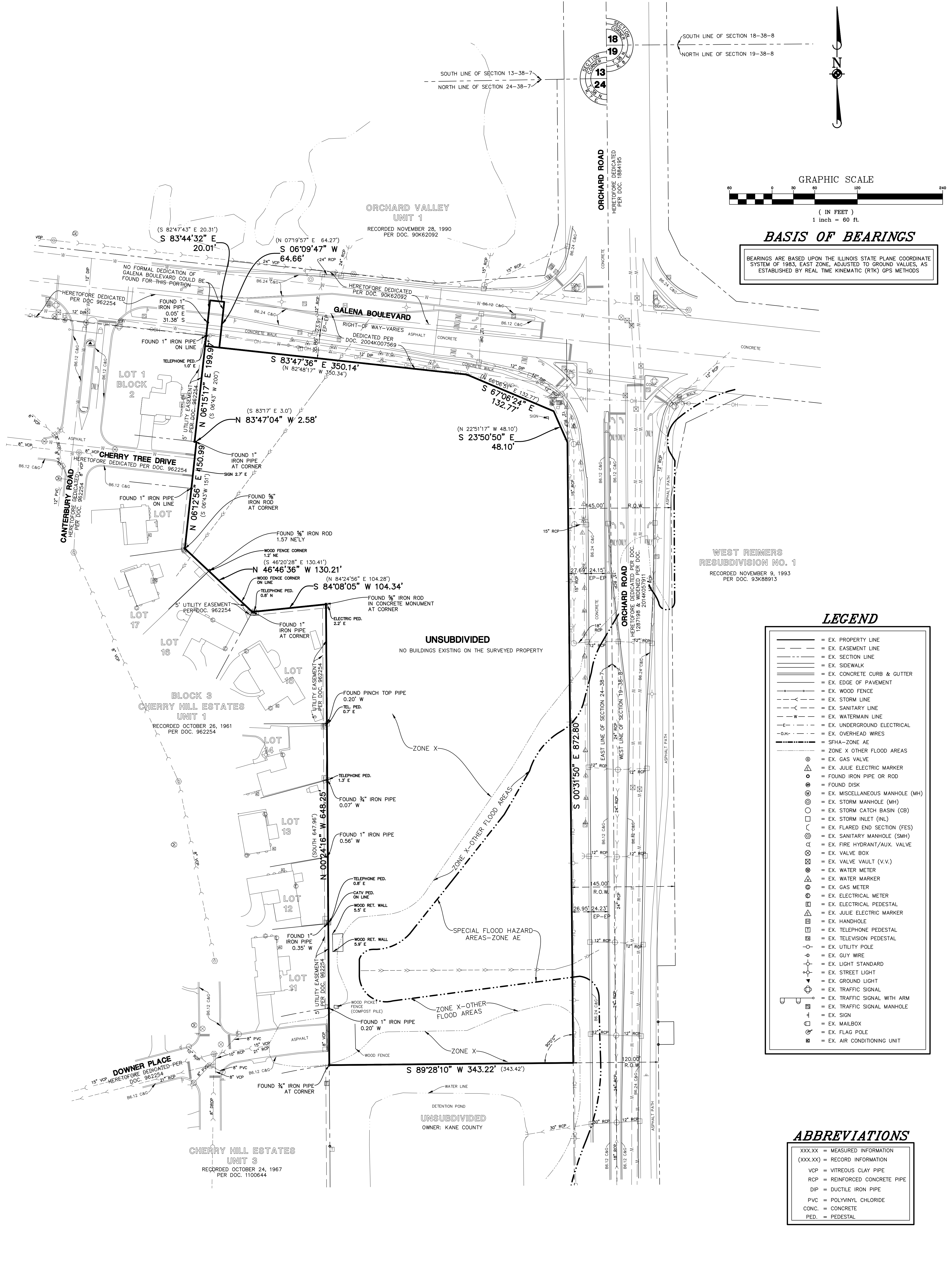
DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2017



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EBY REALTY GROUP
13795 S. MURREN ROAD
OLATHE, KANSAS 66062

ALTA/ACSM LAND TITLE SURVEY



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

LEGEND

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- - - = EX. SECTION LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. EDGE OF PAVEMENT
- = EX. WOOD FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRICAL
- - - = EX. OVERHEAD WIRES
- = EX. SFHA-ZONE AE
- = EX. ZONE X OTHER FLOOD AREAS
- ⊙ = EX. GAS VALVE
- ⊙ = EX. JULIE ELECTRIC MARKER
- ⊙ = FOUND IRON PIPE OR ROD
- ⊙ = FOUND DISK
- ⊙ = EX. MISCELLANEOUS MANHOLE (MH)
- ⊙ = EX. STORM MANHOLE (MH)
- ⊙ = EX. STORM CATCH BASIN (CB)
- ⊙ = EX. STORM INLET (NL)
- ⊙ = EX. FLARED END SECTION (FES)
- ⊙ = EX. SANITARY MANHOLE (SMH)
- ⊙ = EX. FIRE HYDRANT/AUX. VALVE
- ⊙ = EX. VALVE BOX
- ⊙ = EX. VALVE VAULT (V.V.)
- ⊙ = EX. WATER METER
- ⊙ = EX. WATER MARKER
- ⊙ = EX. GAS METER
- ⊙ = EX. ELECTRICAL METER
- ⊙ = EX. ELECTRICAL PEDESTAL
- ⊙ = EX. JULIE ELECTRIC MARKER
- ⊙ = EX. HANDHOLE
- ⊙ = EX. TELEPHONE PEDESTAL
- ⊙ = EX. TELEVISION PEDESTAL
- ⊙ = EX. UTILITY POLE
- ⊙ = EX. GUY WIRE
- ⊙ = EX. LIGHT STANDARD
- ⊙ = EX. STREET LIGHT
- ⊙ = EX. GROUND LIGHT
- ⊙ = EX. TRAFFIC SIGNAL
- ⊙ = EX. TRAFFIC SIGNAL WITH ARM
- ⊙ = EX. TRAFFIC SIGNAL MANHOLE
- ⊙ = EX. SIGN
- ⊙ = EX. MAILBOX
- ⊙ = EX. FLAG POLE
- ⊙ = EX. AIR CONDITIONING UNIT

ABBREVIATIONS

- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- VCP = VITREOUS CLAY PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- CONC. = CONCRETE
- PED. = PEDESTAL

SHEET 2 OF 2	PROJ. MGR.: S.P. PROJ. ASSOC.: CNB DRAWN BY: CNB DATE: 04-15-15 SCALE: 1"=60'
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SOUTHWEST CORNER OF GAENA BOULEVARD AND ORCHARD ROAD
CITY OF AURORA, ILLINOIS
ALTA/ACSM LAND TITLE SURVEY

Manhard CONSULTING LTD
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DATE	REVISIONS	DRAWN BY
05-18-15	REVISED PER ATTORNEY REVIEW	CNB