

Legal Description

THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°19'16" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2028.30 FEET TO THE WEST LINE OF UNIT TWELVE, CHERRY HILL ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS, EXTENDED FROM THE NORTH; THENCE SOUTH 00°15'04" EAST ALONG SAID WEST LINE EXTENDED, 788.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD (FORMERLY KNOWN AS THE ILLINOIS, IOWA, AND MINNESOTA RAILROAD); THENCE NORTH 43°42'53" WEST ALONG SAID RIGHT-OF-WAY LINE, 1449.32 FEET; THENCE NORTH 00°16'00" WEST, 1649.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°16'00" EAST, 257.65 FEET; THENCE NORTH 89°47'02" EAST, 671.18 FEET; THENCE NORTH 00°12'58" WEST, 340.59 FEET; THENCE NORTH 89°47'02" EAST, 61.62 FEET; THENCE NORTH 00°12'58" WEST, 544.20 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 30; THENCE NORTH 85°10'07" WEST ALONG SAID CENTER LINE, 194.35 FEET TO A POINT OF TANGENCY IN THE CENTER LINE OF SAID ROUTE NO. 30; THENCE NORTH 84°43'31" WEST, 172.56 FEET TO THE POSITION OF A CROSS ONCE LOCATED IN THE CENTER OF THE BRIDGE OVER BLACKBERRY CREEK, WHICH CROSS WAS NORTH 28°52'41" EAST, 756.11 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 28°52'41" WEST, 756.11 FEET TO THE POINT OF BEGINNING IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS AND CONTAINING 12.040 ACRES.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 17089C0319H, EFFECTIVE DATE OCTOBER 3, 2009, PART OF THE SURVEYED PROPERTY IS IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD & AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "AE" (REGULATORY FLOODWAY).