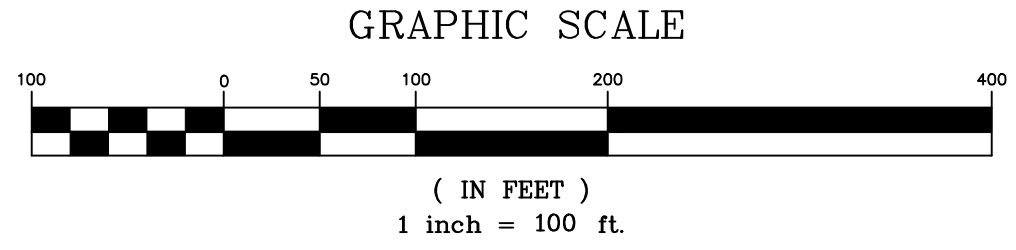
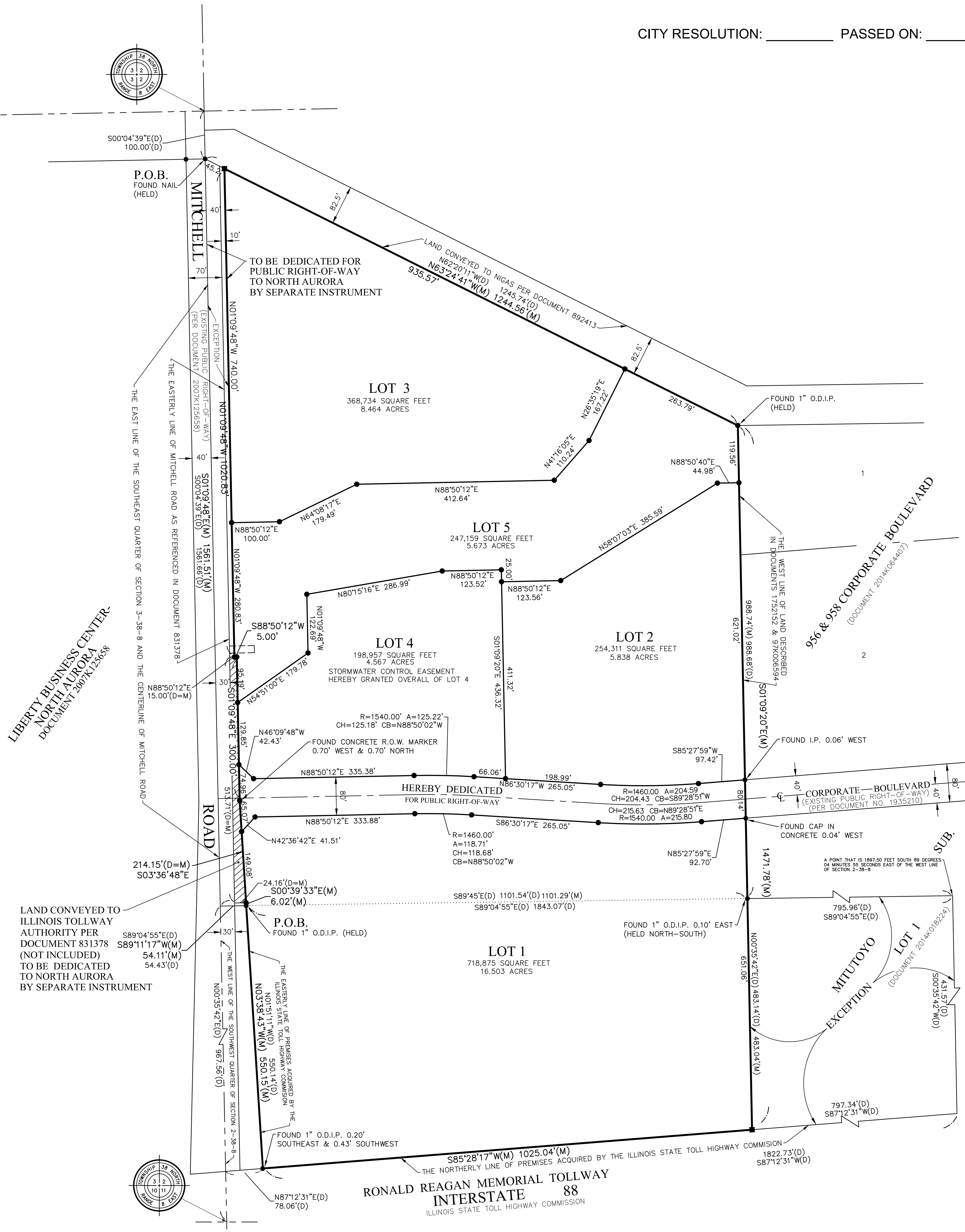
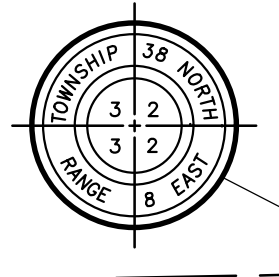


FINAL PLAT OF SUBDIVISION OF MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION

SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



CITY RESOLUTION: _____ PASSED ON: _____



Development Data Table		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	PIN: 15-02-300-021 PIN: 15-02-300-029	
b) Subdivided Area	43.010	Acres
	1,873,522	Square Feet
c) Proposed New Right-of-way	1,962	Acres
	85,485	Square Feet
	1,058	Linear Feet of Centerline
D) Proposed New Easements	1,837	Acres
	80,013	Square Feet

ABBREVIATIONS
 O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND
 SUBDIVISION BOUNDARY LINE
 ADJACENT LAND PARCEL LINE
 LOT LINE
 EASEMENT LINE
 CENTERLINE
 BUILDING SETBACK LINE
 SECTION LINE

LEGEND
 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 CONCRETE MONUMENT UNLESS OTHERWISE NOTED

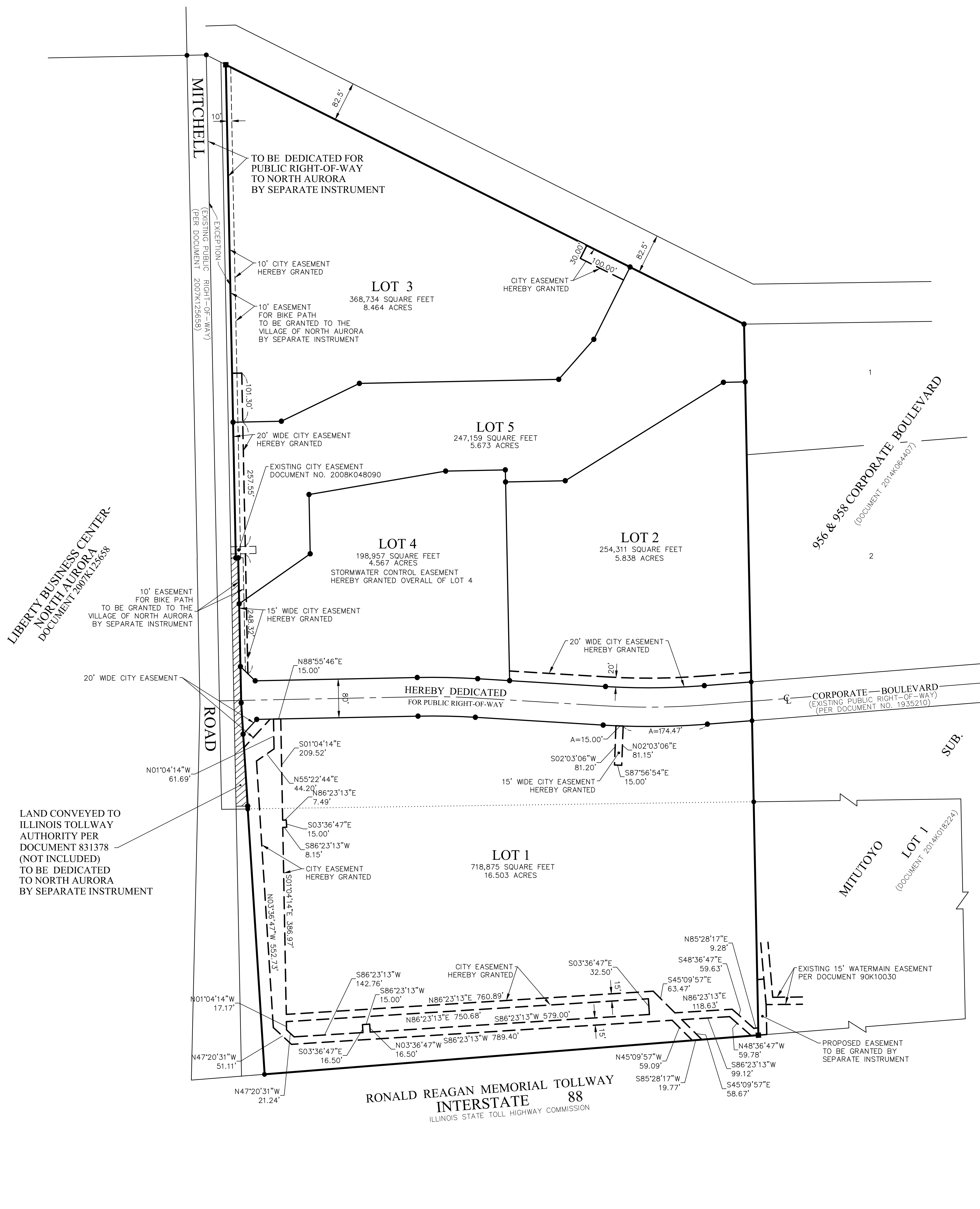
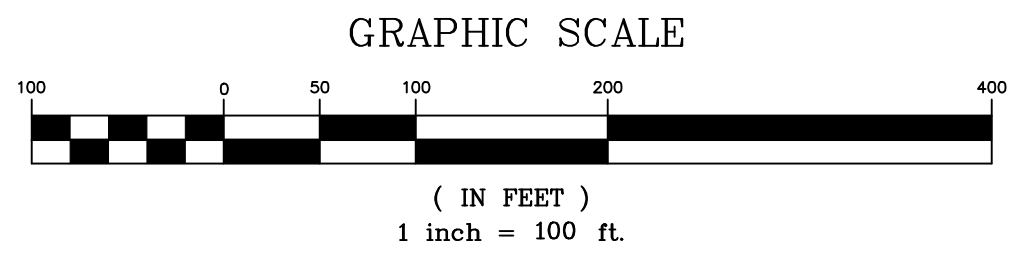
CORPORATE BOULEVARD DEDICATION = 85,485 SQUARE FEET

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1 OF 3 <small>SCALE: 1" = 100'</small>	 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT FINAL PLAT OF SUBDIVISION MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION Aurora, Illinois CLIENT WATERMARK ENGINEERING RESOURCES, LTD. 2631 Ginger Woods Parkway, Suite 100 Aurora, Illinois 60502	DATE: 6-28-18 PC DRAWN BY: TFS CHECKED BY: SK BOOK PG	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PER CITY REVIEW</td> <td>7-11-18</td> <td>TFS</td> </tr> <tr> <td>2.</td> <td>PER CITY REVIEW</td> <td>7-26-18</td> <td>TFS</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1.	PER CITY REVIEW	7-11-18	TFS	2.	PER CITY REVIEW	7-26-18	TFS	PETITIONER: The Pizzuti Companies 2001 Butterfield Road, Suite 440 Downers Grove, Illinois 60515
	NO.	REVISIONS	DATE	BY													
	1.	PER CITY REVIEW	7-11-18	TFS													
2.	PER CITY REVIEW	7-26-18	TFS														

FINAL PLAT OF SUBDIVISION OF MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION

SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
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- P.O.B. = POINT OF BEGINNING
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LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

LEGEND

- 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT UNLESS OTHERWISE NOTED

2 OF 3

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
FINAL PLAT OF SUBDIVISION
MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION
Aurora, Illinois
CLIENT
WATERMARK ENGINEERING RESOURCES, LTD.
2631 Ginger Woods Parkway, Suite 100
Aurora, Illinois 60502

NO.	REVISIONS	DATE	BY
1.	PER CITY REVIEW	7-11-18	TFS
2.	PER CITY REVIEW	7-26-18	TFS

PETITIONER:
The Pizzuti Companies
2001 Butterfield Road, Suite 440
Downers Grove, Illinois 60515

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FINAL PLAT OF SUBDIVISION OF MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION

SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ (NAME) _____ (TYPE/STATE) _____ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S)

DATED THIS _____ DAY OF _____ A.D., 2018.

SIGNATURE NUMBER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D., 2018.

NOTARY
PLEASE TYPE/PRINT NAME

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) _____ IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____ HEREBY CERTIFY THAT _____ (LENDING INSTITUTION) IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____ A.D., 2018.

SIGNATURE NUMBER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D., 2018.

NOTARY
PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____ DAY OF _____ A.D., 2018.

CITY ENGINEER
PLEASE TYPE/PRINT NAME

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 2018.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

APPROVED THIS _____ DAY OF _____ A.D., 2018, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ ILLINOIS,

THIS _____ DAY OF _____ A.D., 2018.

COUNTY CLERK
PLEASE TYPE / PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCRoACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCRoACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCRoACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY EASEMENT" WHICH ENCRoACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCRoACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCRoACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION, 100.00 FEET TO THE SOUTHERLY LINE OF LAND CONVEYED TO NIGAS PER DOCUMENT 892413, FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, ALONG SAID LINE 1561.66 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES EAST (SOUTH 89 DEGREES 44 MINUTES 53 SECONDS EAST, MEASURED), 1101.54 FEET (1101.62 FEET MEASURED) TO AN IRON PIPE MONUMENT FOUND ON THE WEST LINE OF LAND DESCRIBED IN DOCUMENT 1752152; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST (MEASURED) ALONG THE WEST LINE OF LAND DESCRIBED IN SAID DOCUMENT 1752152 AND IN DOCUMENT 97K006594, 988.68 FEET (988.63 FEET MEASURED) TO A FOUND IRON PIPE MONUMENT AT THE NORTHWEST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT OF THE LAND CONVEYED TO NIGAS PER SAID DOCUMENT 892413; THENCE NORTH 62 DEGREES 20 MINUTES 11 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LAND, 1245.74 FEET (1244.66 FEET MEASURED) TO THE POINT OF BEGINNING; EXCEPT THAT PART CONVEYED TO ILLINOIS TOLLWAY AUTHORITY BY DEED RECORDED APRIL 2, 1957 AS DOCUMENT 831378, IN BOOK 1840, PAGE 385. EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 100.00 FEET TO THE SOUTHERLY LINE OF LAND CONVEYED TO NIGAS PER DOCUMENT 892413; FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 09 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE, 1561.51 FEET TO THE NORTH LINE OF LAND ACQUIRED BY THE ILLINOIS TOLLWAY AUTHORITY; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS EAST 54.11 FEET TO AN IRON PIPE MONUMENT FOUND ON THE EAST LINE OF SAID LAND ACQUIRED BY THE ILLINOIS TOLLWAY AUTHORITY; THENCE NORTH 00 DEGREES 39 MINUTES 33 SECONDS WEST 6.02 FEET TO THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO ILLINOIS TOLLWAY AUTHORITY BY DEED RECORDED APRIL 2, 1957 AS DOCUMENT 831378; THENCE SOUTH 89 DEGREES 25 MINUTES 12 SECONDS WEST 24.16 FEET ALONG THE SOUTH LINE OF SAID LAND CONVEYED BY DOCUMENT 831378 TO A LINE CONSTRUCTED PARALLEL WITH AND 30.00 EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 09 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE 513.71 FEET TO THE NORTH LINE OF SAID LAND CONVEYED BY DOCUMENT 831378; THENCE NORTH 88 DEGREES 50 MINUTES 12 SECONDS EAST 10.00 FEET ALONG SAID NORTH LINE TO A LINE CONSTRUCTED PARALLEL WITH AND 40.00 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 09 MINUTES 48 SECONDS WEST ALONG LAST SAID PARALLEL LINE 1020.83 FEET TO SAID SOUTHERLY LINE OF LAND CONVEYED TO NIGAS; THENCE NORTH 63 DEGREES 24 MINUTES 41 SECONDS WEST ALONG LAST SAID SOUTHERLY LINE 45.20 FEET TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER 967.56 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 54.43 FEET TO THE EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 1843.07 FEET TO A POINT THAT IS 1897.50 FEET SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST OF SAID WEST LINE; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE, 431.57 FEET TO THE NORTHERLY LINE OF PREMISES ACQUIRED BY SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION; THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY LINE 1822.73 FEET TO A POINT ON SAID EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THAT IS 78.06 FEET NORTH 87 DEGREES 12 MINUTES 31 SECONDS EAST OF SAID WEST LINE, THENCE NORTH 1 DEGREE 51 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY LINE 550.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 05 MINUTES 50 SECONDS WEST 2088.56 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE EAST-WEST TOLLWAY/STATE TOLL HIGHWAY COMMISSION (PARCEL NO. E-1C-352 AND 353); THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST 738.44 FEET (750.67 FEET AS MEASURED) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST, 797.34 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST 483.14 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 795.96 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST 431.57 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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 170320 PANEL NUMBER 341 OF 410, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.


GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____ A.D., 2018.

COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY
AURORA, ILLINOIS 60502
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

BY: _____

SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2018

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3 OF 3 SCALE: NONE PROJ. NO.: 18.0148(FIN)	 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT FINAL PLAT OF SUBDIVISION MITCHELL ROAD INDUSTRIAL PARK SUBDIVISION Aurora, Illinois	DATE: 6-28-18 PC DRAWN BY: TFS CHECKED BY: SK BOOK PG	NO. 1. PER CITY REVIEW 2. PER CITY REVIEW	DATE 7-11-18 7-28-18 TFS TFS	BY TFS TFS	
		CLIENT WATERMARK ENGINEERING RESOURCES, LTD. 2631 Ginger Woods Parkway, Suite 100 Aurora, Illinois 60502					

PETITIONER:
The Pizzuti Companies
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