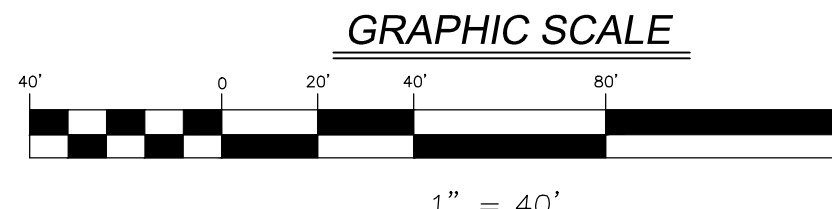


<b>AREA</b>
493,906 SQ. FT. 11.3385 ACRES
<b>PARKING STALLS</b>
NONE

# ALTA/NSPS LAND TITLE SURVEY OF 75TH AND MEADOWRIDGE SITE 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.

**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 41-44-46.12830 N LONGITUDE 88-13-13.77266 W GROUND SCALE FACTOR 1.0000527154 ALL MEASUREMENTS ARE ON THE GROUND.



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**  
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, 2289.50 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 33 MINUTES 30 SECONDS WEST 616.58 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 R99-161447 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE), THENCE SOUTHERLY, 227.47 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 30 SECONDS WEST, 221.02 FEET, THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST, THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**FLOOD HAZARD NOTE**  
THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 170430708H, EFFECTIVE DATE DECEMBER 16, 2004.

**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

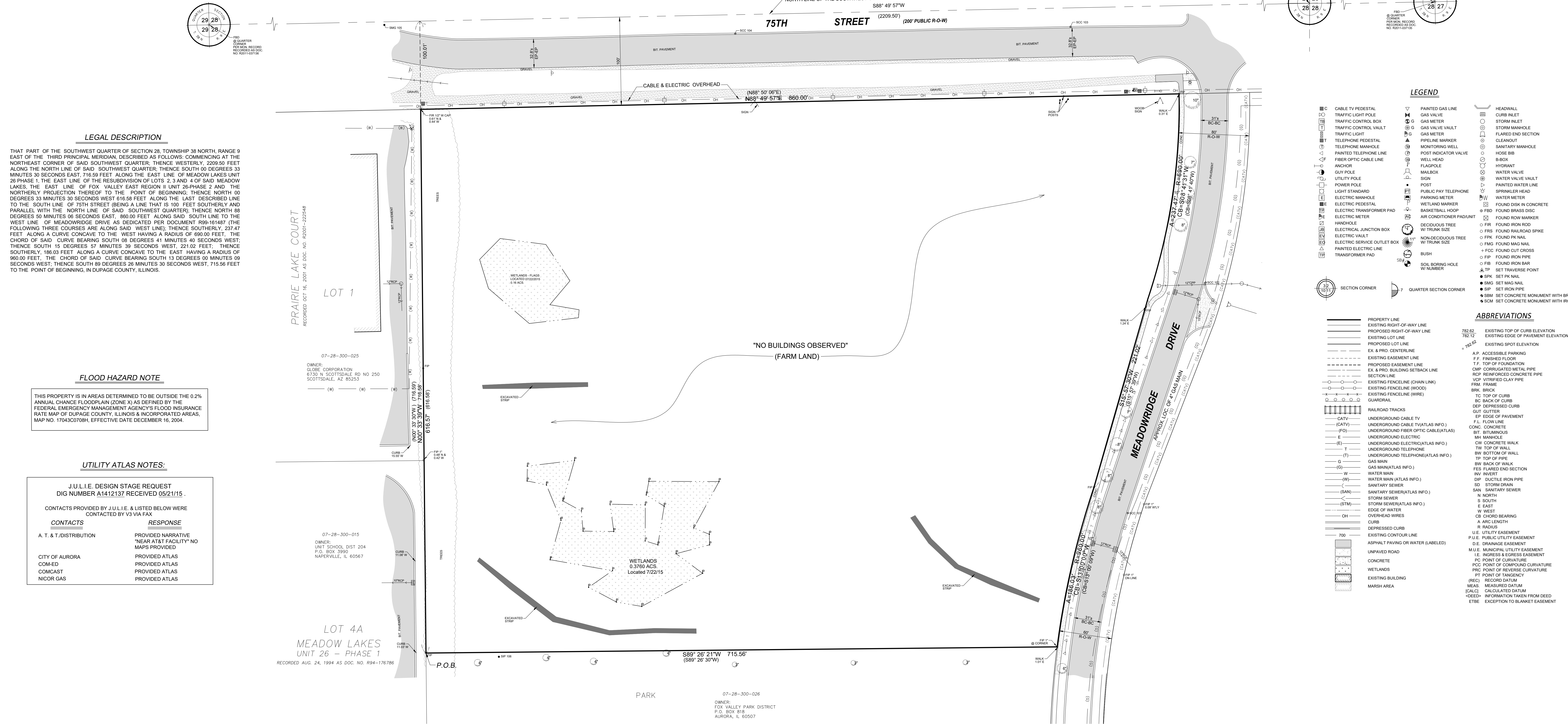
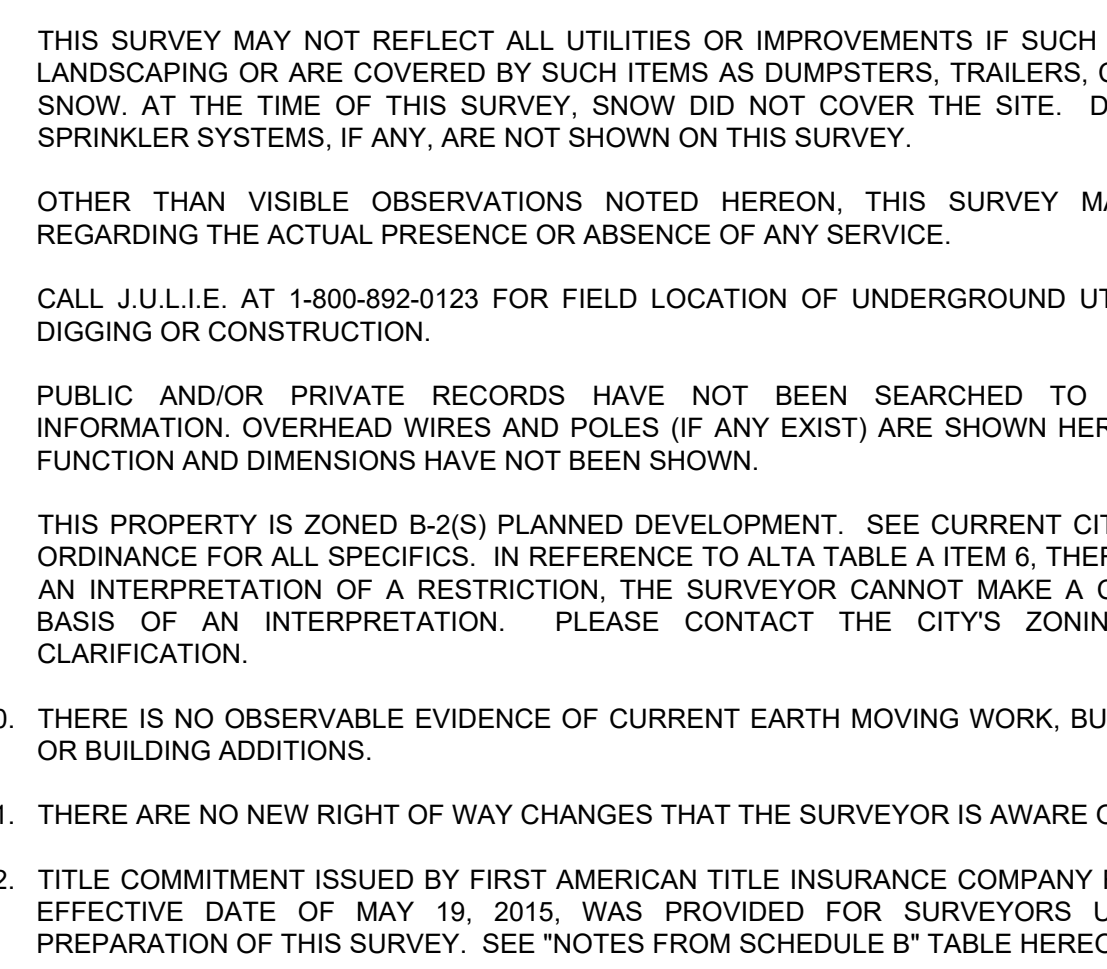
CONTACTS	RESPONSE
A. T. & T. DISTRIBUTION	PROVIDED NARRATIVE NEAR AT&T FACILITY NO MAPS PROVIDED
CITY OF AURORA	PROVIDED ATLAS
COMCAST	PROVIDED ATLAS
NICOR GAS	PROVIDED ATLAS

- 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.
  - 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(S) PLANNED DEVELOPMENT. SEE CURRENT CITY OF AURORA ZONING ORDINANCE FOR ALL SPECIFICS. IN REFERENCE TO ALTA TABLE 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.
  - TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2647432 WITH EFFECTIVE DATE OF MAY 19, 2015, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE HEREON.

**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 R99-248688	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
3. ANNEXATION ORDINANCE 098-106, R99-169919	YES	NOT PLOTTABLE	YES	NOT PLOTTABLE
4. STORMWATER DET. EASE. & MAINT. AGRMNT. R2001-066584	YES	1	YES	1
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 SUBDIVISIONS LYING EAST OF MEADOWRIDGE DRIVE (APPROXIMATELY 400 FEET EAST OF SUBJECT PROPERTY). SEE "ZONING MAP" HEREON FOR LOCATION LABEL.



**LEGEND**

<ul style="list-style-type: none"> <li>CABLE TV PEDESTAL</li> <li>TRAFFIC LIGHT POLE</li> <li>TRAFFIC CONTROL BOX</li> <li>TRAFFIC CONTROL VAULT</li> <li>TRAFFIC LIGHT</li> <li>TELEPHONE PEDESTAL</li> <li>TELEPHONE MANHOLE</li> <li>PAINTED TELEPHONE LINE</li> <li>FIBER OPTIC CABLE LINE</li> <li>ANCHOR</li> <li>UTILITY POLE</li> <li>POWER POLE</li> <li>LIGHT STANDOFF</li> <li>ELECTRIC MANHOLE</li> <li>ELECTRIC PEDESTAL</li> <li>ELECTRIC TRANSFORMER PAD</li> <li>ELECTRIC METER</li> <li>HANDHOLE</li> <li>ELECTRICAL JUNCTION BOX</li> <li>ELECTRIC VAULT</li> <li>ELECTRIC SERVICE OUTLET BOX</li> <li>PAINTED ELECTRIC LINE</li> <li>TRANSFORMER PAD</li> </ul>	<ul style="list-style-type: none"> <li>GAS VALVE</li> <li>GAS METER</li> <li>GAS VALVE VAULT</li> <li>GAS METER</li> <li>PIPELINE MARKER</li> <li>MONITORING WELL</li> <li>WELL HEAD</li> <li>FLAGPOLE</li> <li>MALIBOX</li> <li>SIGN</li> <li>PUBLIC PAY TELEPHONE</li> <li>PARKING METER</li> <li>WETLAND MARKER</li> <li>BASKETBALL HOOP</li> <li>AIR CONDITIONER PADUNIT</li> <li>DECIDUOUS TREE</li> <li>NON-DECIDUOUS TREE</li> <li>BUSH</li> <li>SOIL BORING HOLE</li> <li>HEADWALL</li> <li>CURB INLET</li> <li>STORM INLET</li> <li>STORM MANHOLE</li> <li>FLARED END SECTION</li> <li>CLEANOUT</li> <li>SANITARY MANHOLE</li> <li>HOSE BIB</li> <li>WATER VALVE</li> <li>B-BOX</li> <li>HYDRANT</li> <li>WATER VALVE VAULT</li> <li>PAINTED WATER LINE</li> <li>SPRINKLER HEAD</li> <li>WATER METER</li> <li>FOUND BRASS DISC</li> <li>FOUND IRON PIPE</li> <li>FOUND IRON ROD</li> <li>FOUND RAILROAD SPIKE</li> <li>FOUND IRON NAIL</li> <li>FOUND MAG NAIL</li> <li>FOUND CUT CROSS</li> <li>FOUND IRON BAR</li> <li>SET TRAVEL POINT</li> <li>SET IRON PIPE</li> <li>SET CONCRETE MONUMENT WITH BRASS DISC</li> <li>SET CONCRETE MONUMENT WITH IRON PIPE</li> </ul>
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**ABBREVIATIONS**

<ul style="list-style-type: none"> <li>PROPERTY LINE</li> <li>EXISTING RIGHT-OF-WAY LINE</li> <li>PROPOSED RIGHT-OF-WAY LINE</li> <li>EXISTING LOT LINE</li> <li>PROPOSED LOT LINE</li> <li>EX. &amp; PRO. CENTERLINE</li> <li>EXISTING EASEMENT LINE</li> <li>PROPOSED EASEMENT LINE</li> <li>EX. &amp; PRO. BUILDING SETBACK LINE</li> <li>SECTION LINE</li> <li>EXISTING FENCELINE (CHAIN LINK)</li> <li>EXISTING FENCELINE (WOOD)</li> <li>EXISTING FENCELINE (WIRE)</li> <li>GUARDRAIL</li> <li>RAILROAD TRACKS</li> <li>UNDERGROUND CABLE TV (CATV)</li> <li>UNDERGROUND CABLE (ATLAS INFO)</li> <li>UNDERGROUND FIBER OPTIC CABLE(ATLAS)</li> <li>CONC. CONCRETE</li> <li>UNDERGROUND ELECTRIC (ATLAS INFO)</li> <li>UNDERGROUND TELEPHONE (ATLAS INFO)</li> <li>UNDERGROUND TELEPHONE(ATLAS INFO)</li> <li>T</li> <li>G</li> <li>(G)</li> <li>W</li> <li>(W)</li> <li>(W)</li> <li>(SAN)</li> <li>(SAN)</li> <li>STORM SEWER</li> <li>(STW)</li> <li>EDGE OF WATER</li> <li>OVERHEAD WIRES</li> <li>CURB</li> <li>DEPRESSED CURB</li> <li>EXISTING CONTOUR LINE</li> <li>ASPHALT PAVING OR WATER (LABELED)</li> <li>UNPAVED ROAD</li> <li>CONCRETE</li> <li>WETLANDS</li> <li>EXISTING BUILDING</li> <li>MARSH AREA</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING TOP OF CURB ELEVATION</li> <li>EXISTING SPOT ELEVATION</li> <li>ACCESSIBLE PARKING</li> <li>FINISHED FLOOR</li> <li>TOP OF FOUNDATION</li> <li>CORRUPATED METAL PIPE</li> <li>REF. REINFORCED CONCRETE PIPE</li> <li>VOP. VITRIFIED CLAY PIPE</li> <li>FRM. FRAME</li> <li>SRK. BRICK</li> <li>TOP OF CURB</li> <li>BACK OF CURB</li> <li>DEP. DEPRESSED CURB</li> <li>GUTTER</li> <li>EP. EDGE OF PAVEMENT</li> <li>F.L. FLOW LINE</li> <li>CONC. CONCRETE</li> <li>BT. BITUMINOUS</li> <li>MH. MANHOLE</li> <li>CW. CONCRETE WALK</li> <li>TH. TOP OF WALL</li> <li>BW. BOTTOM OF WALL</li> <li>TP. TOP OF PIPE</li> <li>BW. BACK OF WALK</li> <li>RES. FLARED END SECTION</li> <li>IRV. INVERT</li> <li>DP. DUCTILE IRON PIPE</li> <li>SD. STORM DRAIN</li> <li>SN. SANITARY SEWER</li> <li>SN. SANITARY SEWER</li> <li>S. SOUTH</li> <li>E. EAST</li> <li>W. WEST</li> <li>CB. CHORD BEARING</li> <li>A. ARC LENGTH</li> <li>R. RADIUS</li> <li>U. UTILITY EASEMENT</li> <li>P.U.E. PUBLIC UTILITY EASEMENT</li> <li>D.E. DRAINAGE EASEMENT</li> <li>M.U.E. MUNICIPAL UTILITY EASEMENT</li> <li>I.E. INGRESS &amp; EGRESS EASEMENT</li> <li>P.C. POINT OF CURVATURE</li> <li>P.C.C. POINT OF COMPOUND CURVATURE</li> <li>P.R.C. POINT OF REVERSE CURVATURE</li> <li>P.T. POINT OF TANGENCY</li> <li>(REC) RECORD DATUM</li> <li>MEAS. MEASURED DATUM</li> <li>(CALC) CALCULATED DATUM</li> <li>←(SEE) INFORMATION TAKEN FROM DEED</li> <li>ETBE. EXCEPTION TO BLANKET EASEMENT</li> </ul>
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Project No: 15105.PUL  
Group No: VP01.2  
SHEET NO. 1 OF 1  
DRAWN BY: M.L.P.  
CHECKED BY: C.W.B.  
DATE: 11-22-17  
FIELD WORK COMPLETED: 11-09-17

**ALTA/NSPS LAND TITLE SURVEY**  
75TH AND MEADOWRIDGE SITE, AURORA, ILLINOIS  
DRAWING COMPLETED: 11-22-17  
FIELD WORK COMPLETED: 11-09-17

NO.	DATE	DESCRIPTION	BY	DATE
1	03/25/19	REVISION: SHOWN DATA VALUE FROM SURVEY AS REQUESTED BY THE CITY		

PREPARED FOR:  
**Pulte Home Corporation**  
1900 E. Golf Road, Suite 300  
Schaumburg, Illinois 60173  
V3co.com  
847-230-5400

7325 James Avenue, Suite 100  
Woodridge, IL 60517  
630.724.0394  
630.724.0394 fax  
V3co.com

Engineers  
Scientists  
Surveyors

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

TO: PULTE HOME CORPORATION  
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 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, & 6(a), 6(b), 7(a), 7(b), 8, & 9, 11 (VISEBLY OBSERVED ONLY), 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2017.

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

DATED THIS 7TH DAY OF MARCH, A.D., 2019.

CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2023  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.  
cbartos@v3co.com