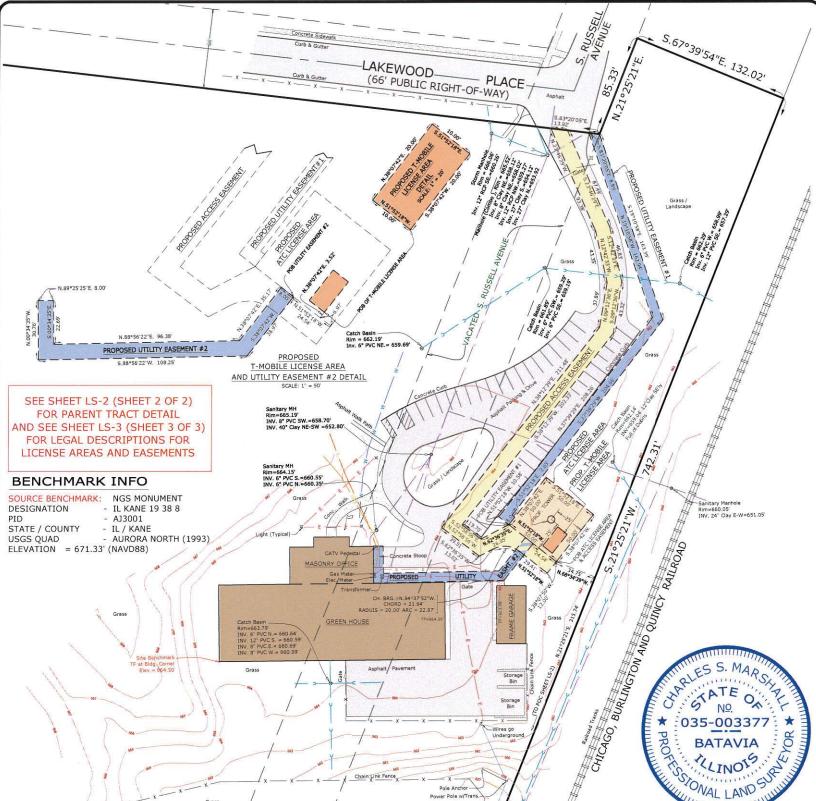
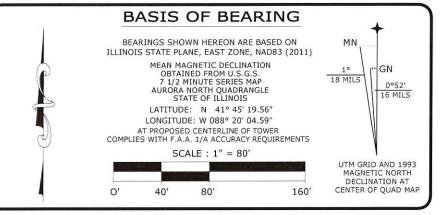




# **SURVEY NOTES**

ANNUAL CHANCE FLOODPLAIN.





#### PARENT TRACT:

PARCEL 1: ALL OF BLOCK 14 CONSISTING OF 35 LOTS, LOT 1 TO 35 INCLUSIVE, ALSO LOTS 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 9 IN LAKEWOOD: AURORA, KANE COUNTY, ILLINOIS AS PLATTED AND RECORDED, SITUATED IN THE CITY OF AURORA IN THE COUNTY OF KANE IN THE STATE OF ILLINOIS

PARCEL 2: LOT 13 IN BLOCK 9, LOTS 1 TO 6 INCLUSIVE IN BLOCK 15, LOTS 1-17 INCLUSIVE IN BLOCK 16 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 12, 13 AND 14 IN BLOCK 17 AT LAKELAND ADDITION TO AURORA SITUATED IN THE CITY OF AURORA, COUNTY OF KANE IN THE STATE OF ILLINOIS.

PARCEL 3: LOTS 9, 10 AND 11 IN BLOCK 17 OF LAKELAND ADDITION TO AURORA, SITUATED IN THE CITY OF AURORA, COUNTY OF KANE, IN THE STATE OF ILLINOIS.

PARCEL 4: CITY OF AURORA - ORDINANCE NO. 099-34 VACATING A PORTION OF DEDICATED PUBLIC RIGHT FOR RUSSELL AVENUE, KENWOOD AVENUE AND MARSEILLAISE PLACE AFFECTING PARCELS 1, 2 AND 3.

> SEE SHEET LS-2 (SHEET 2 OF 2) FOR PARENT TRACT DETAIL.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF KANE

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 1/13/2015 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF JUNE, A.D. 2015.

CHARLES S MARSHALL ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3377 LICENSE EXPIRES 11/30/2016

NO. DATE 3. 2/25/2019 A- RELOCATED LEASE & EASEMENT AREAS PER CLIENT & ISSUED FINAL SURVEY 4. 3/30/2015 B- FIELD SURVEY TO ADD CATCH BASIN INVERT & ISSUE REVISED FINAL SURVEY . 4/3/2015 C- REVISED LICENSE AREAS, ADDED UTILITY EASEMENT & ISSUE REVISED FINAL SURVEY REISSUE REVISED FINAL SURVEY 6. 4/20/2015 6/2/2015 REISSUE REVISED FINAL SURVEY

LINCOLN PARK

**800 MARSEILLAISE PLACE AURORA, IL 60506** 

DRAWN BY: PS

ATC 283680 I CH67348

CHECKED BY: CSM PROJECT NO. 810013D

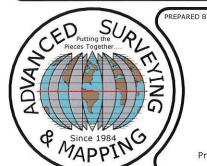
EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE AREA AND EASEMENTS HEREON IS 15-21-352-008.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170320 0339 H, CITY OF AURORA, MAP NUMBER 17089C0339H, KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP REVISED AUGUST 3, 2009. ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2 %

FASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, AND IDENTIFIED AS FILE No.: 01146-30535, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2014.



ASM Consultants, Inc. 16 E Wilson St, Batavia IL 60510 Tel (630) 879-0200 Fax (630) 454-3774 advanced@advct.com Professional Design Firm #184-006014 expires 4/30/2015 MERICAN **TOWER** 

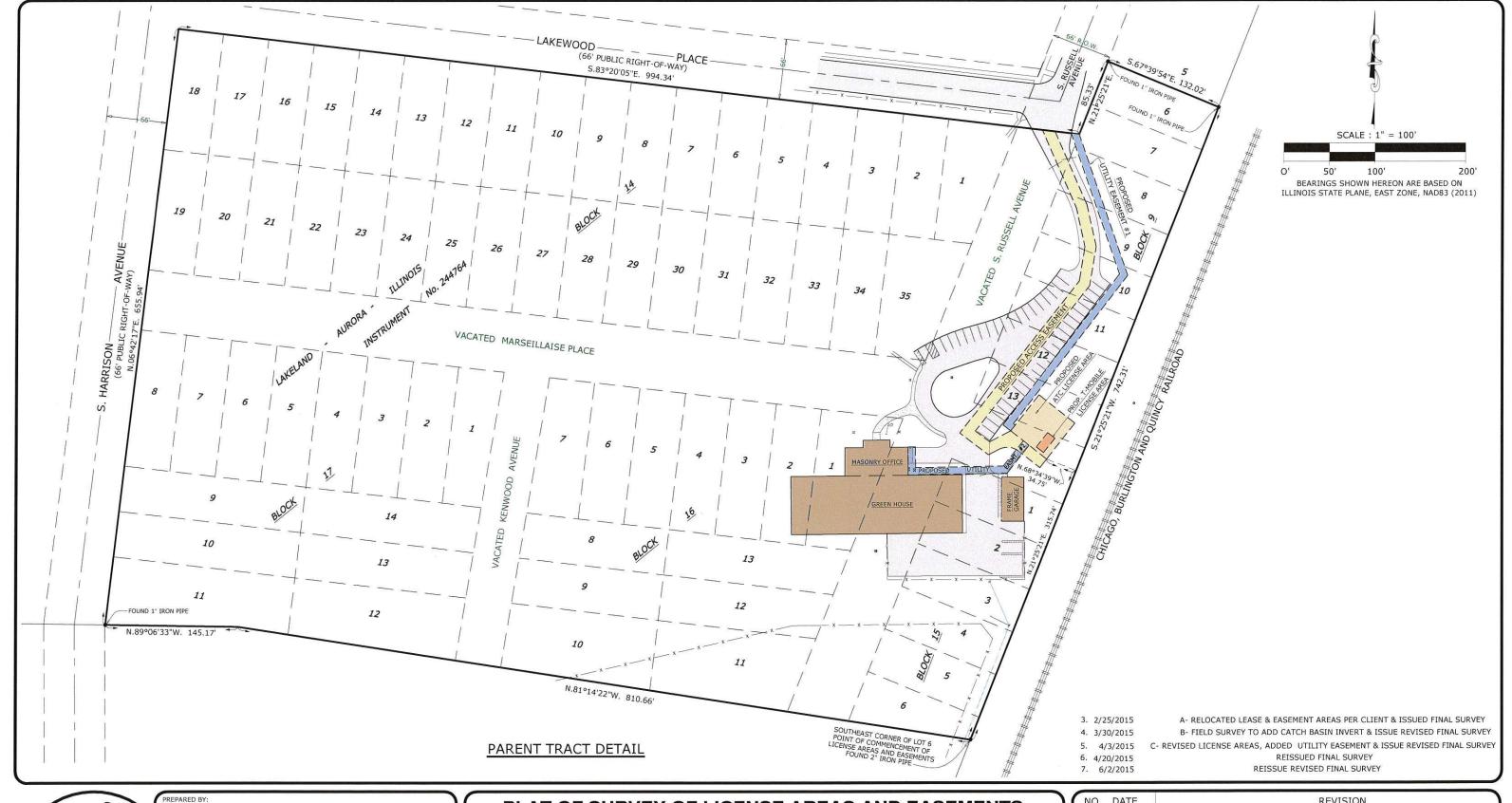
PREPARED FOR:

T-Mobile USA, Inc. 8550 W Bryn Mawr Ave Suite 100 Chicago, IL 60631 (773) 444-5400

PLAT OF SURVEY OF LICENSE AREAS AND EASEMENTS

**Concordia** Wireless A division of Concordia Group, Ltd

361 Randy Road, Suite 101 Carol Stream, IL 60188







ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2015

# PLAT OF SURVEY OF LICENSE AREAS AND EASEMENTS



T-Mobile USA, Inc.
8550 W Bryn Mawr Ave

T-Mobile USA, Inc. 8550 W Bryn Mawr Ave Sulte 100 Chicago, IL 60631 (773) 444-5400

# **Concordia** Wireless

A division of Concordia Group, Ltd. 361 Randy Road, Suite 101 Carol Stream, IL 60188

NO. DATE	REVISION	
1. 2/14/2015	FIELD SURVEY COMPLETED	
2. 2/17/2015	90% SURVEY COMPLETED	

SITE DESIGNATION INFORMATION:

LINCOLN PARK
ACT 283680 I CH67348
800 MARSEILLAISE PLACE

**AURORA, IL 60506** 

DRAWN BY: PS CHECKED BY: CSM

PROJECT NO. 810013D

<u>LS-2</u>

### PROPOSED ATC LICENSE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LICENSE AREA PURPOSES, BEING A PART OF LOT 13 IN BLOCK 9 AND VACATED MARSEILLAISE PLACE, INCLUSIVE IN LAKELAND ADDITION TO AURORA SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 244764, OCTOBER 25, 1924 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAKELAND ADDITION TO AURORA SUBDIVISION, THENCE NORTH 21 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO, BURLINGTON AND OUINCY RAILROAD, 315.74 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.75 FEET FOR A POINT OF BEGINNING; THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST 50.00 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.00 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.00 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 42 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,500.0 SQUARE FEET.

### PROPOSED T-MOBILE LICENSE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LICENSE AREA PURPOSES, BEING A PART OF LOT 13 IN BLOCK 9 AND VACATED MARSEILLAISE PLACE IN LAKELAND ADDITION TO AURORA SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 244764, OCTOBER 25, 1924 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAKELAND ADDITION TO AURORA SUBDIVISION, THENCE NORTH 21 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, 315.74 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.75 FEET; THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST, 6.97 FEET; THENCE NORTH 38 DEGREES 07 MINUTE 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.52 FEET FOR A POINT OF BEGINNING; THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.00 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 42 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 200.0 SOUARE FEET.

### PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING A PART OF LOTS 8 TO 13 IN BLOCK 9, VACATED SOUTH RUSSELL AVENUE AND VACATED MARSEILLAISE PLACE, INCLUSIVE IN LAKELAND ADDITION TO AURORA SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 244764, OCTOBER 25, 1924 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAKELAND ADDITION TO AURORA SUBDIVISION, THENCE NORTH 21 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, 315.74 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.75 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 07 MINUTES 50 SECONDS WEST, 12.00 FEET; THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 29.41 FEET: THENCE NORTHWESTERLY 22.87 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 84 DEGREES 37 MINUTES 52 SECONDS WEST, 21.64 FEET; THENCE SOUTH 62 DEGREES 36 MINUTES 35 SECONDS WEST, 13.02 FEET; THENCE NORTH 52 DEGREES 58 MINUTES 56 SECONDS WEST, 39.51 FEET; THENCE NORTH 38 DEGREES 12 MINUTES 39 SECONDS EAST, 211.48 FEET; THENCE NORTH 09 DEGREES 12 MINUTES 36 SECONDS EAST, 37.89 FEET; THENCE NORTH 12 DEGREES 42 MINUTES 33 SECONDS WEST, 43.35 FEET; THENCE NORTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 93.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEWOOD PLACE; THENCE SOUTH 83 DEGREES 20 MINUTES 05 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 13.92 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 29 SECONDS EAST, 87.49 FEET; THENCE SOUTH 12 DEGREES 42 MINUTES 33 SECONDS EAST, 46.83 FEET; THENCE SOUTH 09 DEGREES 12 MINUTES 36 SECONDS WEST, 43.32 FEET; THENCE SOUTH 38 DEGREES 12 MINUTES 39 SECONDS WEST, 202.33 FEET; THENCE SOUTH 52 DEGREES 58 MINUTES 56 SECONDS EAST, 19.70 FEET; THENCE NORTH 62 DEGREES 36 MINUTES 35 SECONDS EAST, 26.05 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 18 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5845.7 SQUARE FEET.

### PROPOSED UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF LOTS 7 TO 13 IN BLOCK 9, VACATED SOUTH RUSSELL AVENUE AND VACATED MARSEILLAISE PLACE, INCLUSIVE IN LAKELAND ADDITION TO AURORA SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 244764, OCTOBER 25, 1924 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAKELAND ADDITION TO AURORA SUBDIVISION, THENCE NORTH 21 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, 315.74 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.75 FEET: THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST 50.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST, 10.58 FEET; THENCE NORTH 37 DEGREES 39 MINUTES 29 SECONDS EAST, 208.26 FEET; THENCE NORTH 19 DEGREES 10 MINUTES 58 SECONDS WEST, 162,94 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKEWOOD PLACE; THENCE SOUTH 83 DEGREES 20 MINUTES 05 SECONDS EAST ALONG SAID LINE, 8.89 FEET; THENCE SOUTH 19 DEGREES 10 MINUTES 58 SECONDS EAST, 163.39 FEET; THENCE SOUTH 37 DEGREES 39 MINUTES 29 SECONDS WEST, 204.66 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 18 SECONDS EAST, 2.65 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 42 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,009.9 SQUARE FEET.

#### PROPOSED UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF LOT 1 IN BLOCK 15, VACATED SOUTH RUSSELL AVENUE AND VACATED MARSEILLAISE PLACE, INCLUSIVE IN LAKELAND ADDITION TO AURORA SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 244764, OCTOBER 25, 1924 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAKELAND ADDITION TO AURORA SUBDIVISION, THENCE NORTH 21 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO, BURLINGTON AND OUINCY RAILROAD, 315.74 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.75 FEET; THENCE NORTH 51 DEGREES 52 MINUTES 18 SECONDS WEST, 24.54 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 07 MINUTES 42 SECONDS WEST, 38.97 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 22 SECONDS WEST, 108.25 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, 30.76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.00 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 35 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.69 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 22 SECONDS EAST, 96.38 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 42 SECONDS EAST, 35.17 FEET; THENCE SOUTH 51 DEGREES 52 MINUTES 18 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,328.8 SQUARE FEET.

3 2/25/2015

A- RELOCATED LEASE & FASEMENT AREAS PER CLIENT & ISSUED FINAL SURVEY

4. 3/30/2015

B- FIELD SURVEY TO ADD CATCH BASIN INVERT & ISSUE REVISED FINAL SURVEY C- REVISED LICENSE AREAS, ADDED UTILITY EASEMENT & ISSUE REVISED FINAL SURVEY

5. 4/3/2015 6. 4/20/2015 7. 6/2/2015

REISSUED FINAL SURVEY REISSUE REVISED FINAL SURVEY

MAPPING

16 E Wilson St, Batavia IL 60510 Tel (630) 879-0200 Fax (630) 454-3774 advanced@advct.com

ASM Consultants, Inc. MERICAN Professional Design Firm #184-006014 expires 4/30/2015

PREPARED FOR



PLAT OF SURVEY OF LICENSE AREAS AND EASEMENTS

**Concordia** Wireless A division of Concordia Group, Ltd. 361 Randy Road, Suite 101

Carol Stream, IL 60188

NO. DATE REVISION 1. 2/14/2015 FIELD SURVEY COMPLETED 90% SURVEY COMPLETED 2. 2/17/2015

SITE DESIGNATION INFORMATION

# LINCOLN PARK

ATC 283680 | CH67348 **800 MARSEILLAISE PLACE** AURORA, IL 60506

DRAWN BY: PS CHECKED BY: CSM PROJECT NO. 810013D