

# ALTA/NSPS LAND TITLE SURVEY

**RECORDED LEGAL DESCRIPTION :**  
THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 340.6 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY LINE OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES ACROSS THE FOX RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962, IN BOOK 2123, PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 115.35 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 109.65 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES, 00 MINUTES, 0 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, TO THE CENTER THREAD OF EAST BRANCH EAST OF ISLAND; THENCE NORTHERLY ALONG SAID CENTER THREAD OF EAST BRANCH EAST OF ISLAND IN THE FOX RIVER TO A LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING, SAID LINE FORMING AN ANGLE OF 66 DEGREES, 06 MINUTES, 0 SECONDS MEASURED FROM THE NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE EASTERLY ALONG SAID LINE TO THE EASTERLY BANK OF SAID FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY BANK TO THE SOUTHERLY LINE OF INDIAN TRAIL ROAD (AS ESTABLISHED BY DEED TO AURORA TOWNSHIP ROAD DISTRICT DATED MARCH 23, 1962 AND RECORDED MARCH 28, 1962 IN BOOK 2123, PAGE 257 AS DOCUMENT 973865; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 90.89 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE WHICH LINE FORMS AN ANGLE OF 8 DEGREES, 17 MINUTES, 28 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 138.69 FEET TO AFORESAID POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 115.35 FEET TO THE POINT OF BEGINNING IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

**EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE "POINT OF BEGINNING" AS PREVIOUSLY DESCRIBED AND PROCEEDING THENCE NORTHWESTERLY ALONG THE SAID WESTERLY LINE OF THE RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), 14.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 124.34 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 00 MINUTES AND 00 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, 86.33 FEET TO A POINT IN A LINE THAT IS 86.00 FEET NORMALLY DISTANT WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTHWESTERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 116.81 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO SAID WESTERLY RIGHT OF WAY LINE, 86.00 FEET TO THE POINT OF BEGINNING, IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.**

**ALSO EXCEPTING THEREFROM** THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 340.6 FEET TO THE WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES ACROSS THE FOX RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962 IN BOOK 2123 PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES, .00 MINUTES, .00 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 86.33 FEET TO A POINT IN A LINE THAT IS 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 208 FEET, TO A CENTER THREAD OF THE EAST BRANCH EAST OF THE ISLAND IN THE FOX RIVER; THENCE NORTH 21 DEGREES 23 MINUTES 04 SECONDS WEST ALONG SAID CENTER THREAD OF EAST BRANCH OF ISLAND IN THE FOX RIVER A DISTANCE OF 123.76 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 05 SECONDS EAST A DISTANCE OF 202.73 FEET TO A POINT 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY) AND ALSO TO A POINT 96.7 FEET NORTHWEST OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), A DISTANCE OF 96.7 FEET TO THE POINT OF BEGINNING; IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF KANE AND THE STATE OF ILLINOIS.

**PARCEL 2:** THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 340.6 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES, ACROSS THE FOX RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962 IN BOOK 2123, PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES, 00 MINUTES, 00 SECONDS MEASURED FROM NORTH TO WEST WTH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 86.33 FEET TO A POINT IN A LINE THAT IS 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 208 FEET TO THE CENTER THREAD OF EAST BRANCH EAST OF ISLAND; THENCE NORTH 21 DEGREES 23 MINUTES 04 SECONDS WEST ALONG SAID CENTER THREAD OF EAST BRANCH EAST OF ISLAND IN THE FOX RIVER, A DISTANCE OF 123.76 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 05 SECONDS EAST A DISTANCE OF 202.73 FEET TO A POINT 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY) AND ALSO TO A POINT 96.7 FEET NORTHWEST OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), A DISTANCE OF 96.7 FEET TO THE POINT OF BEGINNING, IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

**ALSO KNOWN AS LEGAL DESCRIPTION :**  
THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 340.6 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY LINE OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES ACROSS THE FOX RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962, IN BOOK 2123, PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 115.35 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 109.65 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES, 00 MINUTES, 0 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, TO THE CENTER THREAD OF EAST BRANCH EAST OF ISLAND; THENCE NORTHERLY ALONG SAID CENTER THREAD OF EAST BRANCH EAST OF ISLAND IN THE FOX RIVER TO A LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING, SAID LINE FORMING AN ANGLE OF 66 DEGREES, 06 MINUTES, 0 SECONDS MEASURED FROM THE NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE EASTERLY ALONG SAID LINE TO THE EASTERN BANK OF SAID FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERN BANK TO THE SOUTHERLY LINE OF INDIAN TRAIL ROAD (AS ESTABLISHED BY DEED TO AURORA TOWNSHIP ROAD DISTRICT DATED MARCH 23, 1962 AND RECORDED MARCH 28, 1962 IN BOOK 2123, PAGE 257 AS DOCUMENT 973865; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 90.89 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE WHICH LINE FORMS AN ANGLE OF 8 DEGREES, 17 MINUTES, 28 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 138.69 FEET TO AFORESAID POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 115.35 FEET TO THE POINT OF BEGINNING IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

**EXCEPTING THEREFROM** THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE "POINT OF BEGINNING" AS PREVIOUSLY DESCRIBED AND PROCEEDING THENCE NORTHWESTERLY ALONG THE SAID WESTERLY LINE OF THE RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), 14.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 124.34 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 00 MINUTES AND 00 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, 86.33 FEET TO A POINT IN A LINE THAT IS 86.00 FEET NORMALLY DISTANT WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTHWESTERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 116.81 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO SAID WESTERLY RIGHT OF WAY LINE, 86.00 FEET TO THE POINT OF BEGINNING, IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

## LEGEND

●	FOUND IRON PIPE
○	SET IRON PIPE
○-	POWER POLE
○ D	STORM MANHOLE
○ S	SANITARY MANHOLE
○ E	FIRE HYDRANT
○ E	ELECTRIC METER
○ G	POLE MOUNTED LIGHT
○ G	GAS METER

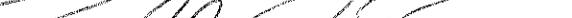
**GENERAL NOTES:**

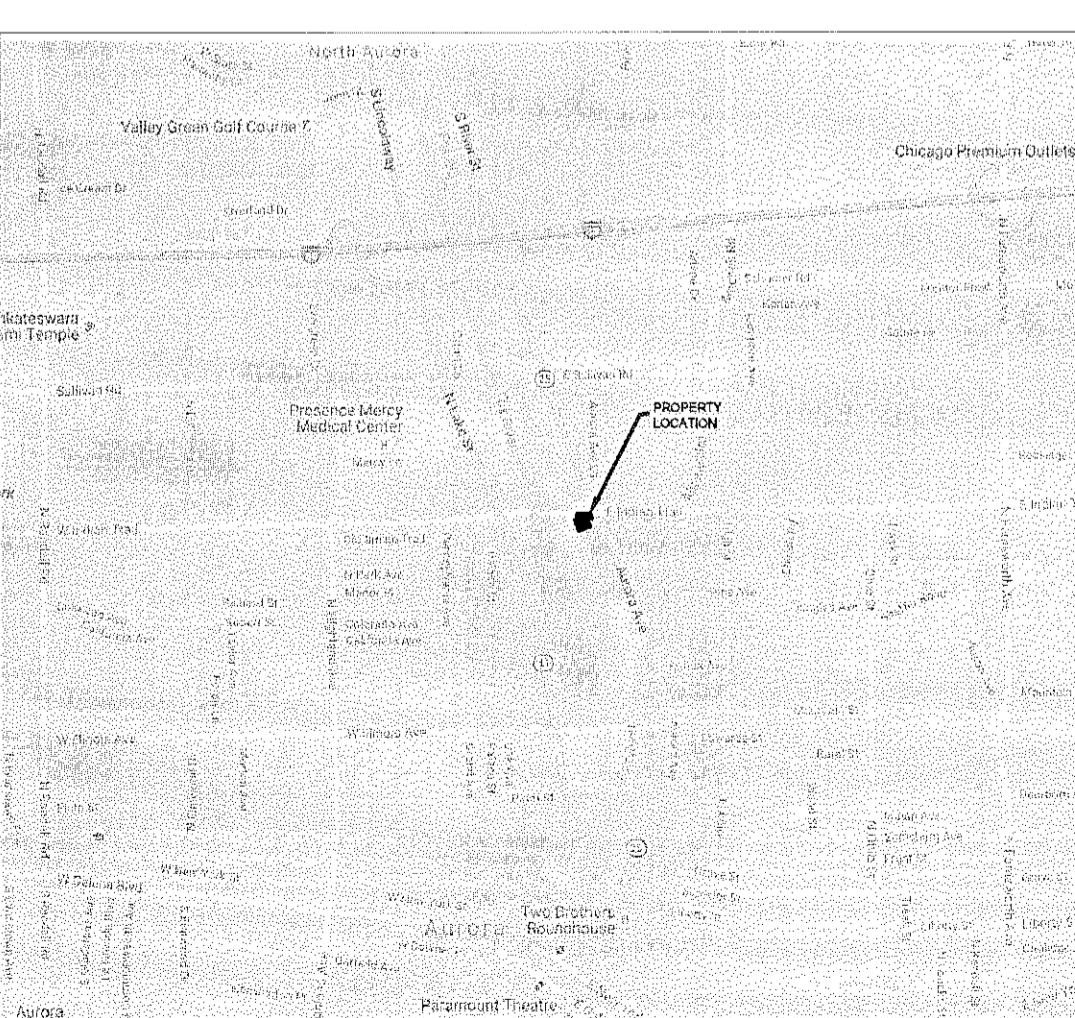
- 1) UTILITIES SHOWN ARE THOSE LOCATED BY VISIBLE OBSERVATION ONLY.
- 2) A CURRENT TITLE COMMITMENT PREPARED BY FOX TITLE COMPANY HAS BEEN PROVIDED BEARING A COMMITMENT NUMBER OF 90630 WITH AN EFFECTIVE DATE OF JULY 11, 2016.
- 3) THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 4) WE HAVE NOT FOUND ANY APPARENT ENCROACHMENTS OF IMPROVEMENT ONTO THE PROPERTY OR ON TO ADJOINING PROPERTIES
- 5) ALL MEASURED BEARINGS SHOWN ARE BASED ON TRUE NORTH .
- 6) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR KANE COUNTY AND THE CITY OF AURORA, COMMUNITY NUMBER 170320 PANEL C0340H AND C0341H, REVISED AUGUST 3, 2009, THE PROPERTY SHOWN ON THIS LAND TITLE SURVEY IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD ZONE OF "AE" LOCATED WITHIN AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- 7) IN COMPLETING THE RESEARCH FOR THIS SURVEY, WE FOUND A GAP EXISTED SOUTH OF THIS PROPERTY BETWEEN OUR PROPERTY LINE AND THE NORTH LINE OF R.K.A. SUBDIVISION.
- 8) WE HAVE ALSO BEEN UNABLE TO FIND ANY EASEMENTS FOR INGRESS AND EGRESS TO OR FROM THE PARCEL OF LAND BEING DESCRIBED WITHIN THE EXCEPTION OF THIS LEGAL DESCRIPTION. THERE IS DOCUMENTATION FOR A 25 FOOT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PROPERTY LOCATED IN R.K.A. SUBDIVISION BUT NOTHING WAS FOUND FOR THE PROPERTY IN THE EXCEPTION.
- 9) I BELIEVE THERE IS EVIDENCE OF A POSSIBLE PRESCRIPTIVE RIGHT EASEMENT DOES EXIST FOR ACCESS TO SAID EXCEPTION PARCEL FROM YEARS OF USAGE FOR PARKING AND INGRESS AND EGRESS.
- 10) THERE WAS NO OBSERVABLE EVIDENCE OF WETLANDS ON THIS PROPERTY
- 11) THERE IS A PROFESSIONAL LIABILITY INSURANCE POLICY IN EFFECT THROUGHOUT THE CONTRACT TERM.
- 12) THE TITLE POLICY PROVIDED DOES MAKE REFERENCE TO AN EASEMENT AGREEMENT FOR PUBLIC UTILITIES SUCH AS TELEPHONE, ELECTRIC, GAS, SEWER AND WATER LINES OR ANY OTHER PUBLIC UTILITY OVER AND ACROSS A MUCH LARGER TRACT OF LAND THAT INCLUDES THIS PROPERTY. THE LEGAL DESCRIPTION DOES INCLUDE THIS PROPERTY HOWEVER THE EASEMENT IS A BLANKET EASEMENT AND CAN NOT BE SHOWN DIRECTLY ON THE SURVEY.
- 13) ALL OTHER EASEMENTS DESCRIBED WITHIN DOCUMENTS NOTED IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
- 14) WE HAVE NOT BEEN PROVIDED A COPY OF A PLAT OF SURVEY COMPLETED BY LOVEJOY, SMITH, RIBANDO AND ASSOCIATES THAT SUPPOSEDLY SHOWS ADDITIONAL INFORMATION FOR SEWER MANHOLES FOR A SANITARY INTERCEPTOR SEWER. I DO HAVE AN APPROXIMATE LOCATION OF THE INTERCEPTOR SEWER SHOWN ON THE SURVEY AND THE MANHOLE ON OUR PROPERTY FOR SAID INTERCEPTOR HAS BEEN LOCATED AND SHOWN.

SURVEYOR'S CERTIFICATE  
STATE OF ILLINOIS) )SS

THIS IS TO CERTIFY TO VISTA SECURITIES, INC., EMPIRE TAX CORP. AND FOX TITLE COMPANY 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, 4, 7(a), 8, 11 (AS TO UTILITIES, SURFACE MATTERS ONLY, INCLUDING OBSERVED SURFACE EVIDENCE OF UNDERGROUND UTILITIES), 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2016.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 15th DAY OF AUGUST, 2016 A.D.

  
ILLINOIS PROFESSIONAL LAND SURVEYOR #2352  
REGISTRATION EXPIRES 11-30-2016



AREA = 58,479.8 SQ.FT.  
(1.3425 ACRES)

