

BICKFORD OF AURORA PARCEL MAP LEGAL DESCRIPTIONS

AURORA, ILLINOIS

PARENT TRACT LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

LYING WEST OF THE WEST LINE OF ORCHARD ROAD, AS ESTABLISHED PER DOCUMENT 1287198, LYING EAST OF UNIT 1 CHERRY HILL ESTATES; LYING SOUTH OF THE CENTERLINE OF GALENA BOULEVARD AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN UNIT 3 CHERRY HILL ESTATES; THENCE EASTERLY PERPENDICULAR TO THE WEST LINE OF ORCHARD ROAD A DISTANCE OF 343.42 FEET TO SAID WEST LINE OF ORCHARD ROAD A DISTANCE OF 1254.71 FEET NORTHERLY OF THE NORTH LINE OF UNIT 7 SANS SOUCI AS MEASURED ALONG SAID WEST LINE OF ORCHARD ROAD, ALL IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN BY KANE COUNTY DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY PLAT PREPARED BY CRAWFORD, MURPHY AND TILLY, INC. DATED JULY 14, 2003 AND AS DEPICTED IN SAID PLAT, A COPY OF WHICH WAS RECORDED FEBRUARY 6, 2014 AS DOCUMENT NO. 2014K006231, IN KANE COUNTY, ILLINOIS.

PARCEL A (R-1 ZONING) LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 15 IN SAID UNIT 1 CHERRY HILL ESTATES; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 133.79 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 411.98 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 10 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.70 FEET TO THE EAST LINE OF SAID CHERRY HILLS ESTATES UNIT 1; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 411.98 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL B (R-5 ZONING) LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 15 IN SAID UNIT 1 CHERRY HILL ESTATES; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID UNIT 1 CHERRY HILL ESTATES FOR THE FOLLOWING 5 COURSES:

1) THENCE SOUTH 84 DEGREES 08 MINUTES 05 SECONDS WEST, A DISTANCE OF 104.34 FEET; 2) THENCE NORTH 46 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 130.21 FEET; 3) THENCE NORTH 06 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.99 FEET; 4) THENCE NORTH 83 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 2.58 FEET; 5) THENCE NORTH 06 DEGREES 15 MINUTES 17 SECONDS EAST, A DISTANCE OF 199.97 FEET ALONG THE PROLONGATION OF THE EAST LINE OF SAID UNIT 1 CHERRY HILL ESTATES TO THE CENTERLINE OF GALENA BOULEVARD; THENCE SOUTH 83 DEGREES 44 MINUTES 32 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 20.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GALENA BOULEVARD AS DEDICATED PER SAID DOCUMENT 2014K006231; THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID GALENA BOULEVARD FOR THE FOLLOWING 4 COURSES:

1) THENCE SOUTH 06 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 64.66 FEET; 2) THENCE SOUTH 83 DEGREES 47 MINUTES 36 SECONDS EAST, A DISTANCE OF 350.14 FEET; 3) THENCE SOUTH 67 DEGREES 06 MINUTES 24 SECONDS EAST, A DISTANCE OF 132.77 FEET; 4) THENCE SOUTH 23 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 48.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD ROAD AS WIDENED PER DOCUMENT 2014K006231; THENCE SOUTH 00

DEGREES 31 MINUTES 50 SECOND EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.55 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 10 SECONDS WEST, A DISTANCE OF 341.79 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL C (OS-1 ZONING) LEGAL DESCRIPTION

LOT 100:

BEGINNING AT THE SOUTHEASTERLY RIGHT-OF-WAY CORNER OF DOWNER PLACE AS DEDICATED PER SAID DOCUMENT 962254 ALSO BEING THE SOUTHEAST CORNER OF SAID UNIT 1 CHERRY HILL ESTATES; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID UNIT 1 CHERRY HILL ESTATES, A DISTANCE OF 6.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 122.71 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 78.50 FEET SUBTENDING A CHORD BEARING NORTH 44 DEGREES 28 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF 123.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST, A DISTANCE OF 127.50 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 142.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ORCHARD ROAD AS WIDENED PER DOCUMENT 2014K006231; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 212.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 10 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 343.22 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LOT 101:

COMMENCING AT THE NORTHEAST CORNER OF LOT 15 IN SAID UNIT 1 CHERRY HILL ESTATES; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 341.79 FEET TO THE WEST RIGHT-OF-WAY LINE OF ORCHARD ROAD AS WIDENED PER DOCUMENT 2014K006231 AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 370.25 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 10 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 142.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 193.24 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 42.50 FEET SUBTENDING A CHORD BEARING NORTH 18 DEGREES 13 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF 27.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 62.75 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 63.00 FEET SUBTENDING A CHORD BEARING NORTH 18 DEGREES 13 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF 41.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST, A DISTANCE OF 63.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LOT 102:

COMMENCING AT THE NORTHEAST CORNER OF LOT 15 IN SAID UNIT 1 CHERRY HILL ESTATES; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 133.79 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 411.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 151.77 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.50 FEET SUBTENDING A CHORD BEARING SOUTH

44 DEGREES 28 MINUTES 10 SECONDS WEST, AN ARC DISTANCE OF 19.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 28 MINUTES 10 SECONDS WEST, A DISTANCE OF 122.56 FEET TO THE EAST LINE OF SAID UNIT 1 CHERRY HILL ESTATES; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 164.27 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 134.70 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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