

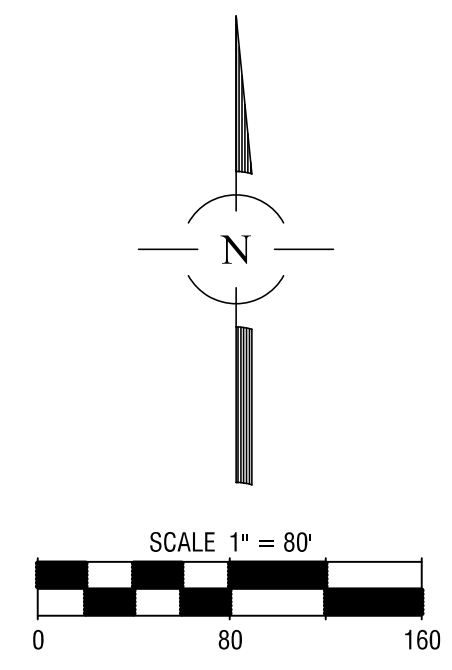
FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS (EXISTING BOUNDARY INFORMATION)

P.I.N.:
15-07-400-033
15-07-400-034
15-07-402-001
15-07-402-002
15-07-402-003
15-07-402-004
15-07-402-005
15-07-402-006
15-07-402-007
15-07-402-008

CITY RESOLUTION: _____

PASSED ON: _____



LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE/LOT LINE
	NEW LOT LINE
	EASEMENT LINE
	SETBACK LINE
	EXISTING SUBDIVISION
	FOUND IRON PIPE (IP)
	FOUND IRON ROD (IR)
	SET CONCRETE MONUMENT
	MEASURED
	RECORD
	RIGHT OF WAY
	RECORD DEDICATION
	RECORD LEGAL DESCRIPTION
	MEASURED
	RECORD SUBDIVISION

NOTE: THE EXISTING SANITARY SEWER REMAINING FOR USE FROM THE PROPOSED CONNECTION TO THE FOX METRO INTERCEPTOR WILL NOW BE CONSIDERED THIS BUILDING'S SERVICE LINE AND WILL BE PROPERTY OWNERS MAINTENANCE RESPONSIBILITY.

DEVELOPMENT DATA TABLE FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBER(S) (P.I.N.):		
15-07-400-033		
15-07-400-034		
15-07-402-001		
15-07-402-002		
15-07-402-003		
15-07-402-004		
15-07-402-005		
15-07-402-006		
15-07-402-007		
15-07-402-008		
b) SUBJECT PROPERTY AREA		
	29.557	ACRES
	1,287,486	SQUARE FEET
c) PROPOSED EASEMENTS		
----- EASEMENT	-----	ACRES
----- EASEMENT	-----	SQUARE FEET
----- EASEMENT	-----	ACRES
----- EASEMENT	-----	SQUARE FEET

OWNER:
SRI VENKATESWARA
SWAMI TEMPLE OF,
1145 SULLIVAN ROAD
AURORA, ILLINOIS 60506

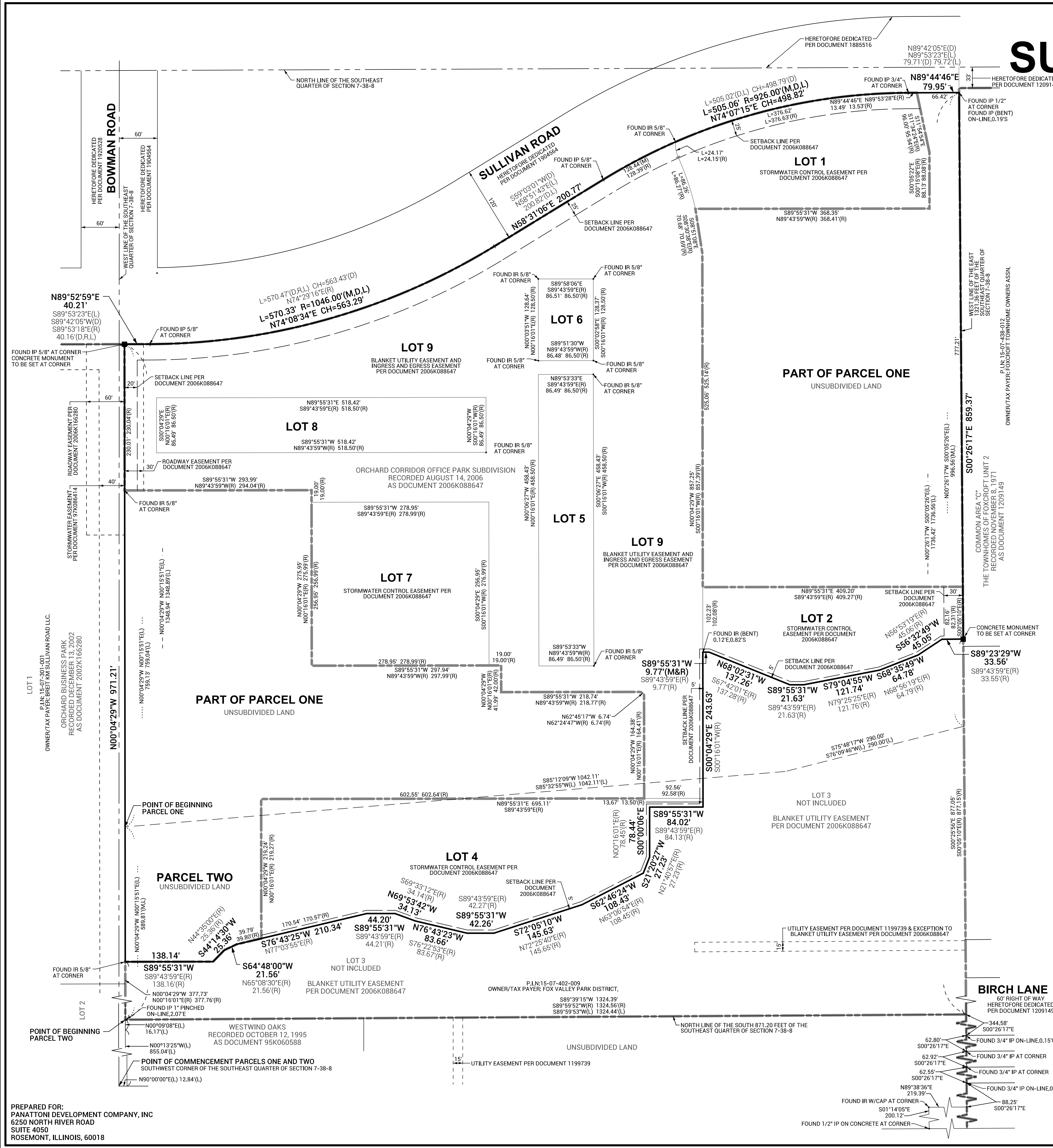
PETITIONER:
PANATTONI DEVELOPMENT
COMPANY, INC
6250 NORTH RIVER ROAD
SUITE 4050
ROSEMONT, ILLINOIS, 60018

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

REVISIONS: 10/29/2021		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 08/20/2021 JOB NO: 10570 FILENAME: 10570SUB-01 SHEET 1 OF 3
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9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FOR REVIEW PURPOSES ONLY



PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC
6250 NORTH RIVER ROAD
SUITE 4050
ROSEMONT, ILLINOIS, 60018

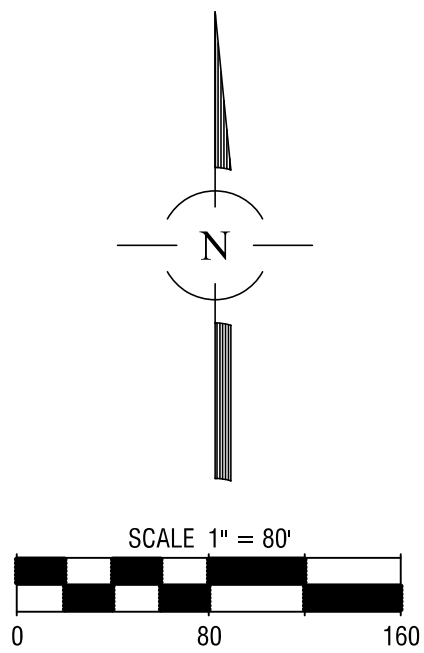
FINAL PLAT FOR
SULLIVAN SUBDIVISION, LOT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS
(FINAL SUBDIVISION & EASEMENT INFORMATION)

P.I.N.:
15-07-400-033
15-07-400-034
15-07-402-001
15-07-402-002
15-07-402-003
15-07-402-004
15-07-402-005
15-07-402-006
15-07-402-007
15-07-402-008

CITY RESOLUTION: _____

PASSED ON: _____



SCALE 1" = 80'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.

LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE/LOT LINE
	NEW LOT LINE
	EASEMENT LINE
	SETBACK LINE
	EXISTING SUBDIVISION
	FOUND IRON PIPE (IP)
	FOUND IRON ROD (IR)
	SET CONCRETE MONUMENT
	MEASURED
	RECORD
	ROW
	RIGHT OF WAY
	RECORD DEDICATION
	RECORD LEGAL DESCRIPTION
	MEASURED
	RECORD SUBDIVISION
	STORMWATER CONTROL EASEMENT HEREBY GRANTED
	CITY EASEMENT HEREBY GRANTED

NOTE: THE EXISTING SANITARY SEWER
REMAINING FOR USE FROM THE PROPOSED
CONNECTION TO THE FOX METRO INTERCEPTOR
WILL NOW BE CONSIDERED THIS BUILDING'S
SERVICE LINE AND WILL BE PROPERTY OWNERS
MAINTENANCE RESPONSIBILITY.

FINAL PLAT FOR
SULLIVAN SUBDIVISION, LOT 1

REVISIONS:
10/29/2021



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/20/2021
JOB NO: 10570
FILENAME: 10570SUB-01
SHEET 2 OF 3

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC
6250 NORTH RIVER ROAD
SUITE 4050
ROSEMONT, ILLINOIS, 60018

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

P.I.N.:
15-07-400-033
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15-07-402-003
15-07-402-004
15-07-402-005
15-07-402-006
15-07-402-007
15-07-402-008

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

THIS IS TO CERTIFY THAT _____ 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 DISTRICTS:

AURORA WEST UNIFIED SCHOOL DISTRICT 129
WAUBONSEE COMMUNITY COLLEGE DISTRICT 516

DATED THIS _____ DAY OF _____, A.D., 20____

NAME _____

TITLE _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY 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., 20____

NOTARY _____

PRINTED NAME _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF)

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.

DATED THIS _____ DAY OF _____, A.D., 20____

OWNER OR ATTORNEY _____

PRINTED NAME _____

ILLINOIS PROFESSIONAL ENGINEER _____

PRINTED NAME _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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., 20____

CITY ENGINEER _____

PRINTED NAME _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

THIS _____ DAY OF _____, A.D., 20____

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN _____

PRINTED NAME _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., 20____

BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION _____

NUMBER _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

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.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITTEES 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, PERMITTEES 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, PERMITTEES 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.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE 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., 20____

COUNTY CLERK _____

PRINTED NAME _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT

INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK ____M.

RECORDER OF DEEDS _____

PRINTED NAME _____

CITY RESOLUTION:

PASSED ON:

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

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

PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A NORTH-SOUTH FENCE LINE, A DISTANCE OF 855.00 FEET RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST, 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST, ALONG SAID FENCE LINE, 759.08 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; THENCE THE FOLLOWING FIVE (5) CALL BEING ALONG THE SOUTH RIGHT OF WAY OF SAID SULLIVAN ROAD; THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET RECORD, 79.92 FEET MEASURED; TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1042.11 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A STANCE OF 855.00 FEET RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED) ALONG SAID FENCE LINE, 1348.89 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; (THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET (RECORD), 79.92 FEET (MEASURED), TO THE WEST LINE OF THE EAST 1321.36 FEET OF SAID SECTION 7; THE SOUTHEAST 1/4 OF SAID SECTION 7, 1736.56 FEET TO THE NORTH LINE OF THE BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A DISTANCE OF 855.00 FEET (RECORD), 855.04 FEET (MEASURED); THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE, 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST, 1042.11 FEET; THENCE NORTH 76 DEGREES 09 MINUTES 46 SECONDS EAST, 290.00 FEET TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7 FOR A POINT OF TERMINUS, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:
LOTS 1, 2 AND 4 TO 9, INCLUSIVE, IN ORCHARD CORRIDOR OFFICE PARK SUBDIVISION UNIT 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, 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.

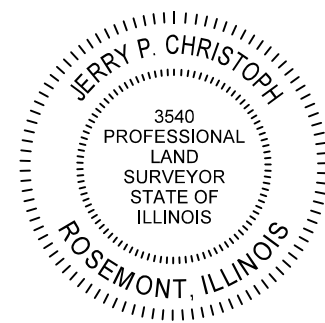
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17089C0340H WITH EFFECTIVE DATE AUGUST 3, 2009, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X (UNSHADED)" AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2022
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

SPACECO, INC.
AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157
9575 W. HIGGINS ROAD, SUITE 700, ROSEMONT, IL 60018



REVISIONS: 10/29/2021			CONSULTING ENGINEERS		DATE: 08/20/2021
			SITE DEVELOPMENT ENGINEERS		JOB NO: 10570
			LAND SURVEYORS		FILENAME: 10570SUB-01
					SHEET 3 OF 3

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC
6250 NORTH RIVER ROAD
SUITE 4050
ROSEMONT, ILLINOIS, 60018