

PLAT OF SURVEY

PROPERTY DESCRIPTION:

LOTS 1 THRU 6 AND THE WEST 1/2 OF LOT 7 IN BLOCK 4 IN CLARK SEMINARY ADDITION, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS, AND ALSO; LOTS 1 THRU 7 AND THE 20 FOOT VACATED ALLEY NORTH AND ADJOINING SAID LOTS 1 THRU 7 IN BLOCK 3 IN E. SIMS' ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



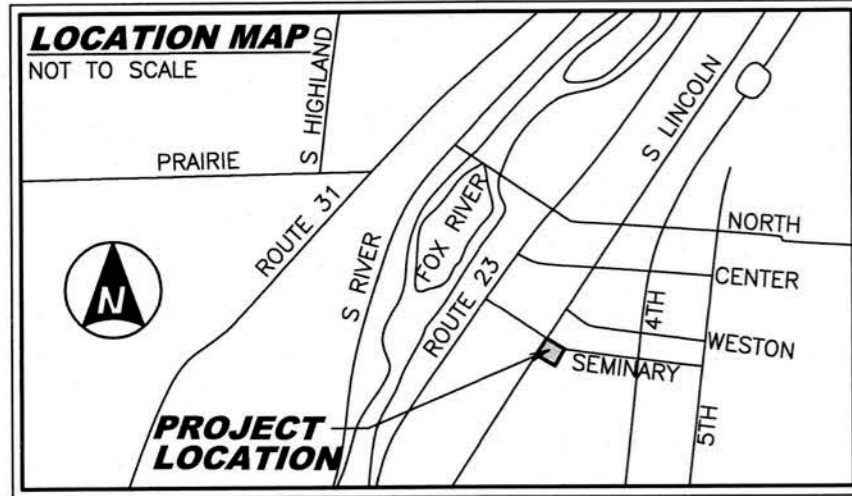
50 25 0 50
SCALE: 1" = 50'

AREA:

PROPERTY CONTAINS 146,032 SQUARE FEET OR 3.352 ACRES MORE OR LESS

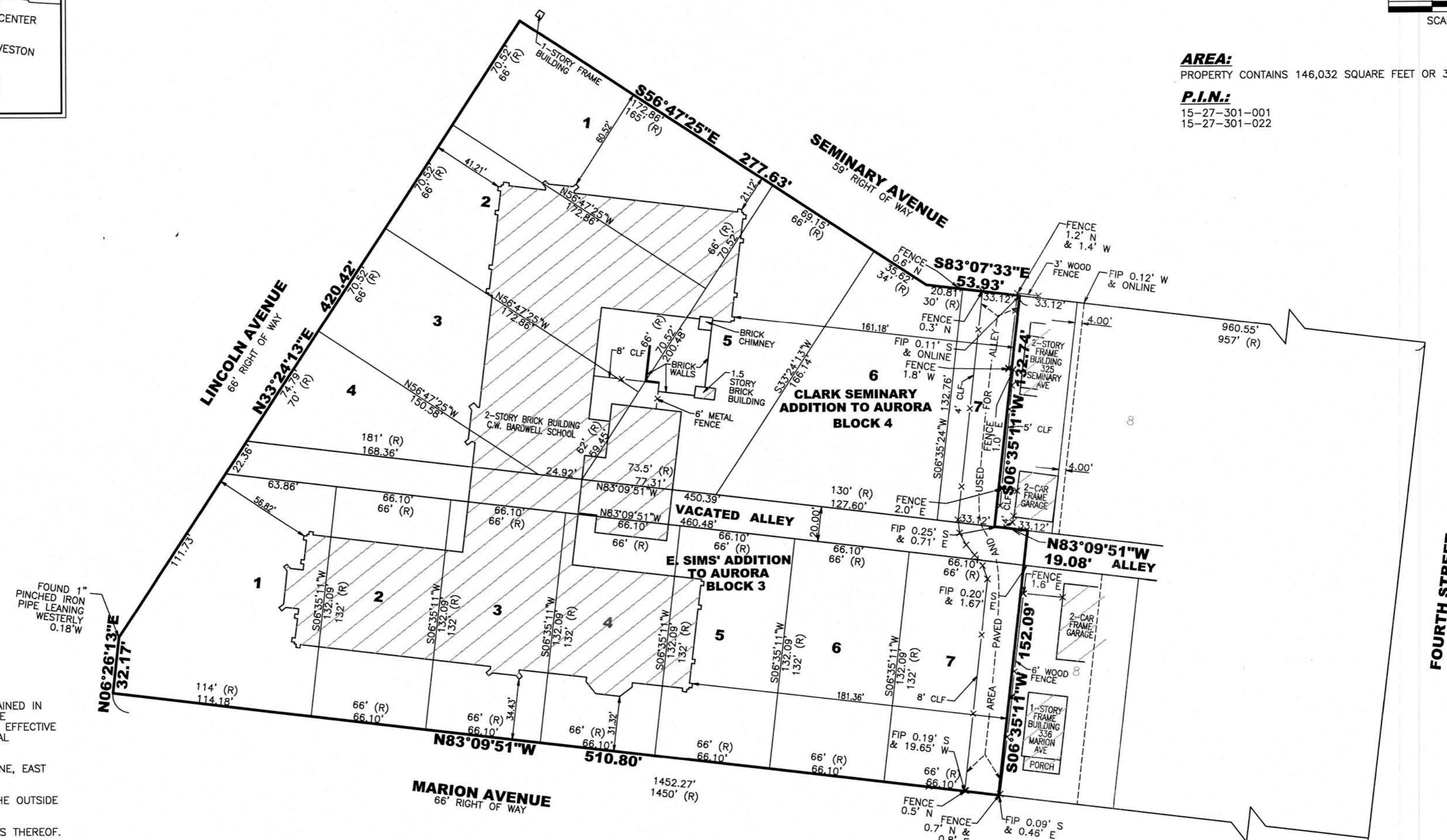
P.I.N.:

15-27-301-001
15-27-301-022



LEGEND:

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- X- FENCE
- CLF CHAIN LINK FENCE
- (D) DEED
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- (R) RECORD
- ▨ BUILDING



NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 19015099AU WITH AN EFFECTIVE DATE OF AUGUST 28, 2019, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. BUILDING TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF EXISTING STRUCTURE.
4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
5. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
6. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
7. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
8. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
9. PROPERTY NOT MONUMENTED AT THIS TIME PER CLIENT'S REQUEST.
10. LOCATED IMPROVEMENTS SHOWN HEREON. NOT ALL IMPROVEMENTS WERE LOCATED PER CLIENT'S REQUEST.

SURVEYOR'S NOTES:

1. THE VACATED ALLEY LYING NORTH OF LOTS 1 THROUGH 7 IN BLOCK 3 OF E. SIMS' ADDITION TO AURORA IS CITED IN THE DESCRIPTION FROM THE TITLE COMMITMENT REFERENCED HEREON WITHOUT NOTATION OF THE VACATING DOCUMENT. WE BELIEVE THAT DOCUMENT 1098532 RECORDED IN BOOK 2416 PAGES 67 THROUGH 70 WAS THE DOCUMENT OF VACATION.
2. BOUNDARY WAS RECONSTRUCTED BY HOLDING FOUND MONUMENTATION FROM THE SURVEY SITE TO FOURTH STREET AND PRORATING EXCESS THERETO. THE IRREGULAR LOTS ON THE SURVEY SITE WERE RECONSTRUCTED TO THE STREET LINES BOUNDING THOSE LOTS WITH APPLICATION OF PRORATION FOR EXCESS. THIS AREA DID NOT CONFORM TO THE GENERAL PATTERN OF EXCESS BUT WE FIND NO OTHER MEANS TO ASCERTAIN THE RECORD CONFIGURATION.

CLIENT:

MR CONSULTING SERVICES

346 N. LAKE STREET
AURORA, IL 60506



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STATE OF ILLINOIS }
COUNTY OF COOK }

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND LOCATED THOSE IMPROVEMENTS SHOWN HEREON. THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SHOWN IMPROVEMENTS.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF SEPTEMBER, 2019 IN ROSEMONT, ILLINOIS.

Russell P. Ory
RUSSELL P. ORY
EMAIL: rory@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
LICENSE EXPIRES: NOVEMBER 30, 2020

DATE	DESCRIPTION OF REVISION	BY	DESIGNED	DRAWN	APPROVED	DATE	SCALE
				KMF	RPO	09-18-19	1"=50'

PLAT OF SURVEY
C.W. BARDWELL SCHOOL
AURORA, ILLINOIS

SHEET
1 OF 1
PROJECT NUMBER: 3730
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