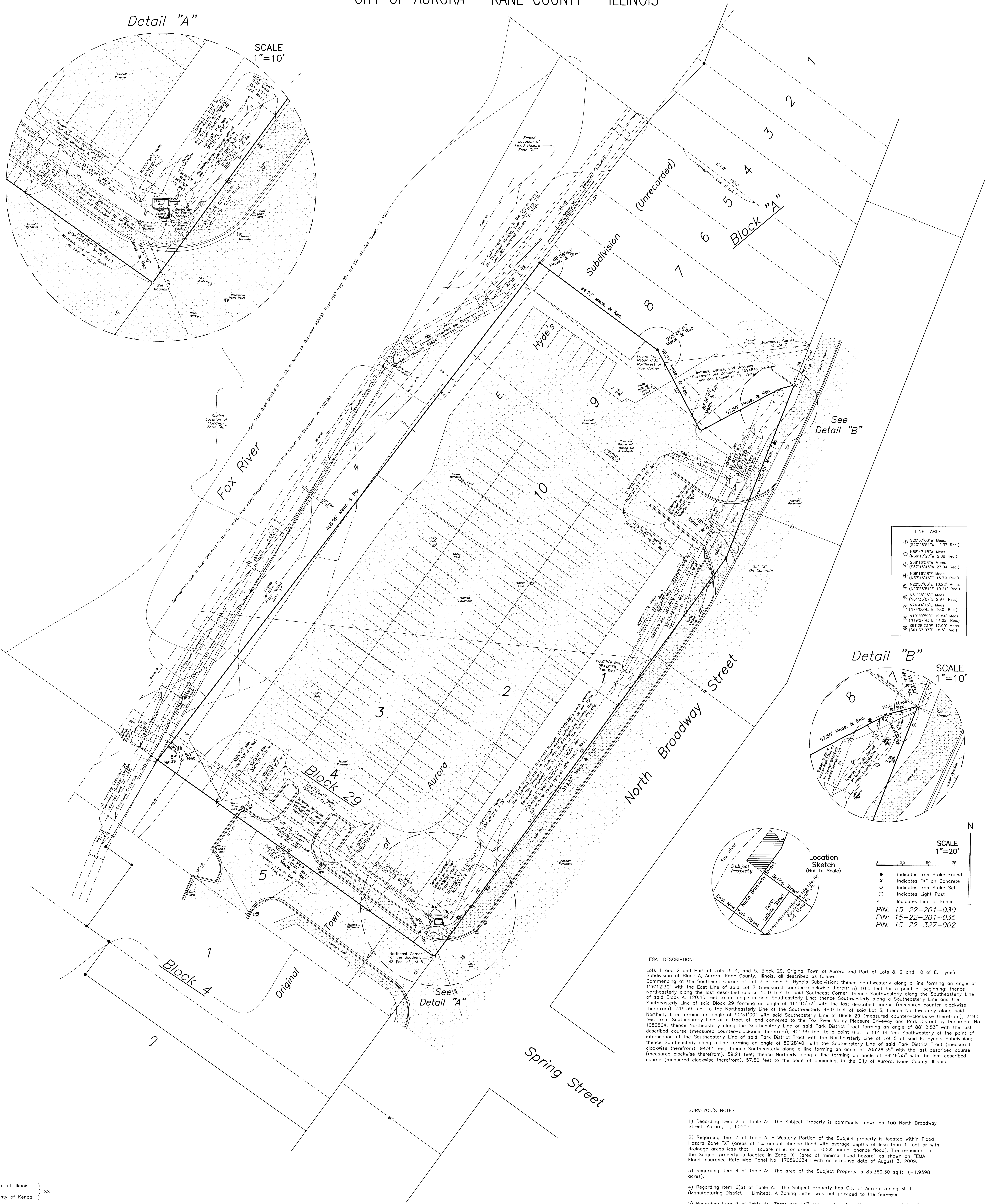


ALTA/NSPS LAND TITLE SURVEY OF
LOTS 1, 2, AND PART OF LOTS 3, 4, AND 5 BLOCK 29 ORIGINAL TOWN OF AURORA
AND PART OF LOTS 8, 9, AND 10 E. HYDE'S SUBDIVISION BLOCK A
CITY OF AURORA KANE COUNTY ILLINOIS

Detail "A"

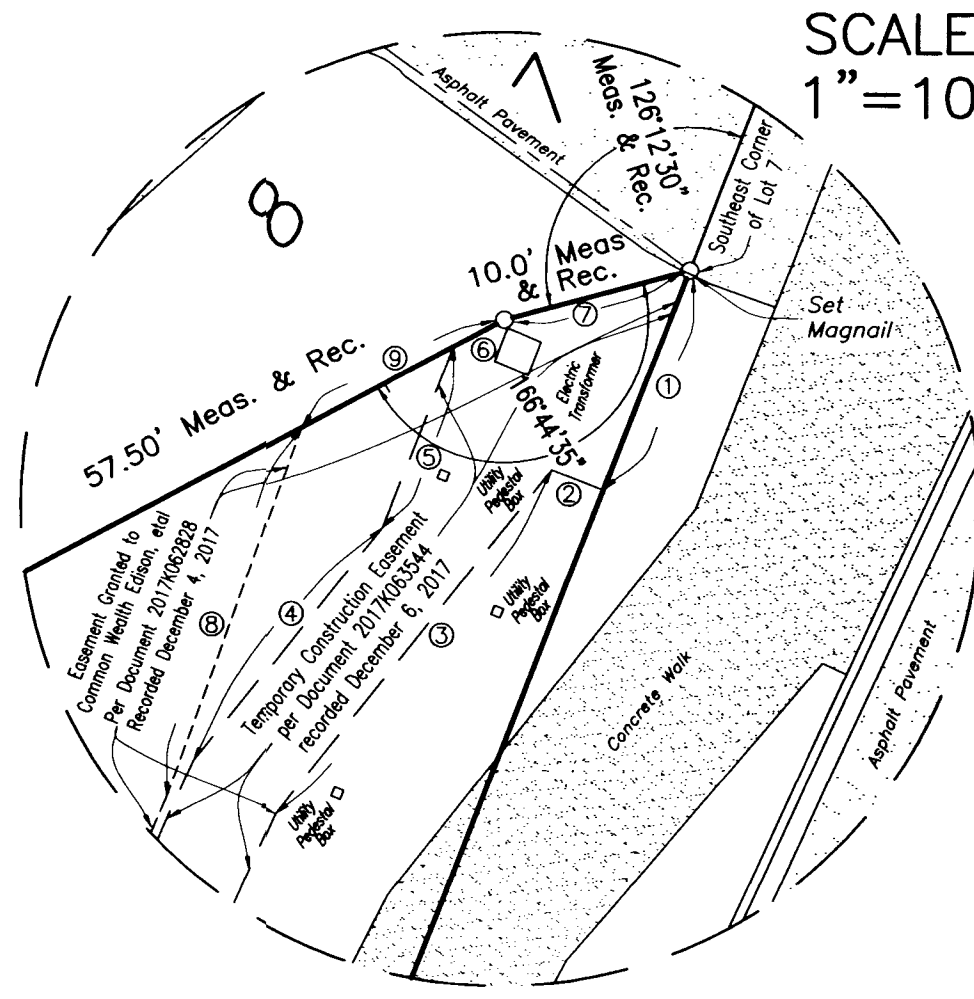
SCALE
1"=10'



LINE TABLE	
①	S20°57'03"W Meas. (S20°26'51"W 12.17' Rec.)
②	N68°47'15"W Meas. (N69°17'23"W 2.88' Rec.)
③	S38°16'58"W Meas. (S37°46'46"W 23.04' Rec.)
④	N38°16'58"E Meas. (N37°46'46"E 15.79' Rec.)
⑤	S20°57'03"E 10.22' Meas. (N20°26'51"E 10.21' Rec.)
⑥	N61°33'07"E 2.97' Rec.
⑦	N7°44'10"E Meas. (N7°40'45"E 10.07' Rec.)
⑧	N19°20'59"E 18.84' Meas. (N19°20'43"E 14.22' Rec.)
⑨	S61°28'31"W 12.90' Meas. (S61°33'07"E 18.5' Rec.)

Detail "B"

SCALE
1"=10'



SCALE
1"=20'

- Legend:
- Indicates Iron Stake Found
 - X Indicates "X" on Concrete
 - Indicates Iron Stake Set
 - Indicates Light Post
 - Indicates Line of Fence
- PIN: 15-22-201-030
PIN: 15-22-201-035
PIN: 15-22-327-002

LEGAL DESCRIPTION:

Lots 1 and 2 and Part of Lots 3, 4, and 5, Block 29, Original Town of Aurora and Part of Lots 8, 9 and 10 of E. Hyde's Subdivision of Block A, Aurora, Kane County, Illinois, all described as follows:
Commencing at the Southeast Corner of Lot 7 of said E. Hyde's Subdivision; thence Southwesterly along a line forming an angle of 126°12'30" with the East Line of said Lot 7 (measured counter-clockwise therefrom) 10.0 feet for a point of beginning; thence Northwesterly along the last described course 10.0 feet to said Southeast Corner; thence Southwesterly along the Southeastery Line of said Block A, 120.45 feet to on angle in said Southeastery Line; thence Southwesterly along a Southeastery Line and the therefrom, 319.59 feet to the Northeastery Line of the Southeastery Line of said Lot 5; thence Northwesterly along said Northerly Line forming an angle of 90°31'00" with said Southeastery Line of Block 29 (measured counter-clockwise therefrom), 219.0 feet to a Southeastery Line of a tract of land conveyed to the Fox River Valley Pleasure Driveway and Park District by Document No. 1082864; thence Northeastery along the Southeastery Line of said Park District Tract forming an angle of 88°12'53" with the last described course (measured counter-clockwise therefrom), 405.99 feet to a point that is 114.94 feet Southwesterly of the point of intersection of the Southeastery Line of said Park District Tract with the Northeastery Line of Lot 5 of said E. Hyde's Subdivision; thence Southwesterly along a line forming an angle of 89°28'40" with the Southeastery Line of said Park District Tract (measured clockwise therefrom), 94.92 feet; thence Southwesterly along a line forming an angle of 205°26'35" with the last described course (measured clockwise therefrom), 59.21 feet; thence Northerly along a line forming an angle of 89°36'35" with the last described course (measured clockwise therefrom), 57.50 feet to the point of beginning, in the City of Aurora, Kane County, Illinois.

SURVEYOR'S NOTES:

- Regarding Item 2 of Table A: The Subject Property is commonly known as 100 North Broadway Street, Aurora, IL, 60505.
- Regarding Item 3 of Table A: A Westerly Portion of the Subject property is located within Flood Hazard Zone "X" (areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, or areas of 0.2% annual chance flood). The remainder of the Subject property is located in Zone "X" (area of minimal flood hazard) as shown on FEMA Flood Insurance Rate Map Panel No. 17089C034H with an effective date of August 3, 2009.
- Regarding Item 4 of Table A: The area of the Subject Property is 85,369.30 sq.ft. (=1.9598 acres).
- Regarding Item 6(a) of Table A: The Subject Property has City of Aurora zoning M-1 (Manufacturing District - Limited). A Zoning Letter was not provided to the Surveyor.
- Regarding Item 9 of Table A: There are 147 regular striped parking spaces and 0 handicapped striped parking spaces on the Subject Property.
- Regarding Item 11 of Table A: Underground utilities shown are based on surface improvements. The Surveyor requested Utility Maps from the City of Aurora, but those maps were not received. The Surveyor will not be held responsible for the location of underground utilities.
- The easements shown are those shown on the Stewart Title Guaranty Company Commitment No. 19000036463 with an effective date of December 6, 2019 and a printing date of January 16, 2020 transmitted from the Client to the Surveyor.
- The following easements on the Stewart Title Guaranty Company Commitment No. 19000036463 do not affect the Subject Property: Item 18 Document 566422 recorded October 17, 1946, Item 17 Document Number 566343 recorded October 17, 1946, and Item 20 Document Numbers 440773 and 440774 recorded August 14, 1939.

State of Illinois } SS
County of Kendall }

To: KR Developments LLC, an Illinois limited liability company
100 N. Broadway, LLC, and Illinois limited liability company
Stewart Title Guaranty Company

This is to certify 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, 6(a), 7(a), 8, 9, 11, and 14 of Table A thereof. The field work was completed on January 3, 2020.

Dated January 28, 2020 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)



JOB NO.	19254
JOB NAME	DOLAN
DWG FILE	19254
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

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