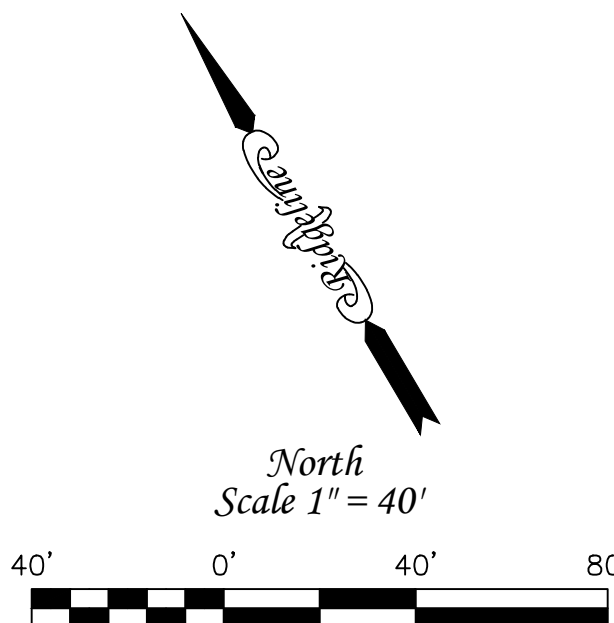


FINAL PLAT
PACIFICA RIVERVIEW

BEING PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

CITY RESOLUTION: _____ PASSED ON: _____



VINE
STREET

CEDAR
STREET

RIVER STREET
HERETOFORE DEDICATED BY DOCUMENT
RECORDED IN PLAT BOOK 2, PAGE 61
(80' R.O.W.)

SPRUCE
STREET

PINNEY
STREET

FOX RIVER

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-22-178-010, 15-22-178-012		
b) Subdivided Area	7.508	Acre
c) Proposed New Right-of-way	327,057.00	Square Feet
	-	Acre
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.701	Acre
	30,530	Square Feet

LEGEND	
FOUND MONUMENT =	○
SET CONCRETE MONUMENT =	⊠
BOUNDARY LINE =	—
PROPOSED LOT LINE =	- - - -
PROPOSED EASEMENT LINE =	- · - · -
FIRE LANE EASEMENT HEREBY GRANTED =	
CROSS ACCESS AND CITY EASEMENT HEREBY GRANTED = ON PORTIONS OF LOT 2	

ABBREVIATIONS	
CHB =	CHORD BEARING
CHL =	CHORD LENGTH
(D) =	DEED
E =	EAST
E'LY =	EASTERLY
(M) =	MEASURED DISTANCE
N =	NORTH
N'LY =	NORTHERLY
(R) =	RECORD DISTANCE
R.O.W. =	RIGHT OF WAY
S =	SOUTH
S'LY =	SOUTHERLY
W =	WEST
W'LY =	WESTERLY

FINAL PLAT PACIFICA RIVERVIEW

BEING PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PACIFIC RIVERVIEW LLC, A LIMITED LIABILITY CORPORATION, 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 DISTRICT(S) _____.

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

SIGNATURE _____

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

PACIFIC RIVERVIEW LLC.
4979 W. 130th STREET
CLEVELAND, OHIO
44135

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR 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 _____

PLEASE TYPE/PRINT NAME

OWNER'S CERTIFICATE

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 DISTRICT(S) _____.

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

SIGNATURE _____

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR 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 _____

PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES

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

CITY ENGINEER _____

PLEASE TYPE/PRINT NAME

CROSS-ACCESS EASEMENT PROVISIONS

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME IN PACIFICA RIVERVIEW SUBDIVISION HEREON AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON, THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAT, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE CITY.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS IN PACIFICA RIVERVIEW SUBDIVISION PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE

AGREEMENT DATED AND RECORDED ON _____ (DATE)
_____ IN _____ COUNTY IN

THE STATE OF _____ AS DOCUMENT

_____, HEREBY CERTIFY

THAT
IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____,

20_____.

SIGNATURE _____

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20_____.

NOTARY _____

PLEASE TYPE/PRINT NAME
NOTARY'S SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING 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 AND ZONING COMMISSION THIS _____ DAY OF _____, A.D.,

20_____.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN _____

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES 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, PERMITEES 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, PERMITEES 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 RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

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

INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS _____

PLEASE TYPE/PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE 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 _____

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)

) SS

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.

OWNER OR ATTORNEY _____

PLEASE TYPE/PRINT NAME

ENGINEER _____

PLEASE TYPE/PRINT NAME

FIRE LANE EASEMENT PROVISIONS

A FIRE LANE EASEMENT IS HEREBY RESERVED OVER A PORTIONS OF LOTS 1, 2 & 3 OF PACIFICA RIVERVIEW SUBDIVISION FOR THE BENEFIT OF AND GRANTED TO THE CITY OF AURORA, FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "FIRE LANE EASEMENT", FOR THE PURPOSE OF PREVENTING THE HINDRANCE, OBSTRUCTION, BLOCKING, ENCROACHING UPON, OR DETRACTING FROM THE USE OF THE EASEMENT FOR ITS INTENDED PURPOSE AS A FIRE LANE AND/OR EMERGENCY FIRE ACCESS.

NO PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "FIRE LANE EASEMENT". NOR SHALL ANY FEENCES BE CONSTRUCTED TO BLOCK ACCESS TO ANY OF THE AREAS MARKED ON THE PLAT AS "FIRE LANE EASEMENT" WITHOUT A LICENSE SPECIFYING AN EXEMPTION FROM THE CITY OF AURORA BUILDING CODE OFFICIAL, FIRE CODE OFFICIAL AND THE FIRE MARSHAL.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

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

THAT PART OF BLOCKS 7, 8, 15, AND 16 AND PART OF VACATED CEDAR STREET LYING BETWEEN SAID BLOCKS 8 AND 15, OF WILDER'S AMENDED ADDITION TO WEST AURORA, COMPLETED, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 7; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF RIVER STREET, 99.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 7, 250.09 FEET; THENCE SOUTHERLY ALONG A LINE MAKING AN ANGLE OF 112 DEGREES 11 MINUTES 10 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED LINE, 269.98 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID RIVER STREET, 740 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 7; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 350 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY CORNER OF SAID BLOCK; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 330.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 20.0 FEET; THENCE NORTH-EASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 120.0 FEET; THENCE SOUTHWESTERLY 121.49 FEET TO THE POINT OF BEGINNING) IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART OF BLOCK 7 OF WILDER'S AMENDED ADDITION TO WEST AURORA, COMPLETED, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID BLOCK, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 316.00 FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 96 DEGREES 56 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 115.85 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 184 DEGREES 11 MINUTES 44 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 94.78 FEET TO A LINE DRAWN PARALLEL WITH AND 350' EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 7, MEASURED ALONG THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 208 FEET TO THE SOUTHERLY LINE OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 34 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM PARCELS DESCRIBED IN DEED TO THE CITY OF AURORA RECORDED NOVEMBER 22, 1993 AS DOCUMENT 93K093298 AS FOLLOWS:

PARCEL TWO:

THAT PART OF BLOCK 7 OF WILDER'S AMENDED ADDITION TO WEST AURORA, COMPLETED, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF RIVER STREET, 8.37 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 96 DEGREES 56 MINUTES 19 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 317.37 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 82 DEGREES 38 MINUTES 13 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 10.70 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 7; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, MAKING AN ANGLE OF 96 DEGREES 56 MINUTES 28 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 316.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF BLOCK 7 OF WILDER'S AMENDED ADDITION TO WEST AURORA, COMPLETED, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID BLOCK, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 316.00 FOR THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 96 DEGREES 56 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 115.85 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 184 DEGREES 11 MINUTES 44 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 94.78 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF RIVER STREET, 88.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 170 DEGREES 31 MINUTES 31 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 121.49 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE MAKING AN ANGLE OF 96 DEGREES 00 MINUTES 29 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 14.00 FEET TO THE POINT OF BEGINNING, 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 CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 170802038H, REVISED AUGUST 2, 2009, A PORTION OR PORTIONS OF THE DESCRIBED PROPERTY ARE WITHIN THE FLOODPLAIN, AND ARE NOTED AS SUCH.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, A.D., 2022.

JIANFENG HUA, PLS #035-004071

MY LICENSE EXPIRES 11-30-2024

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766