

ALTA/ACSM LAND TITLE SURVEY

P.I.N.# 15-27-257-048

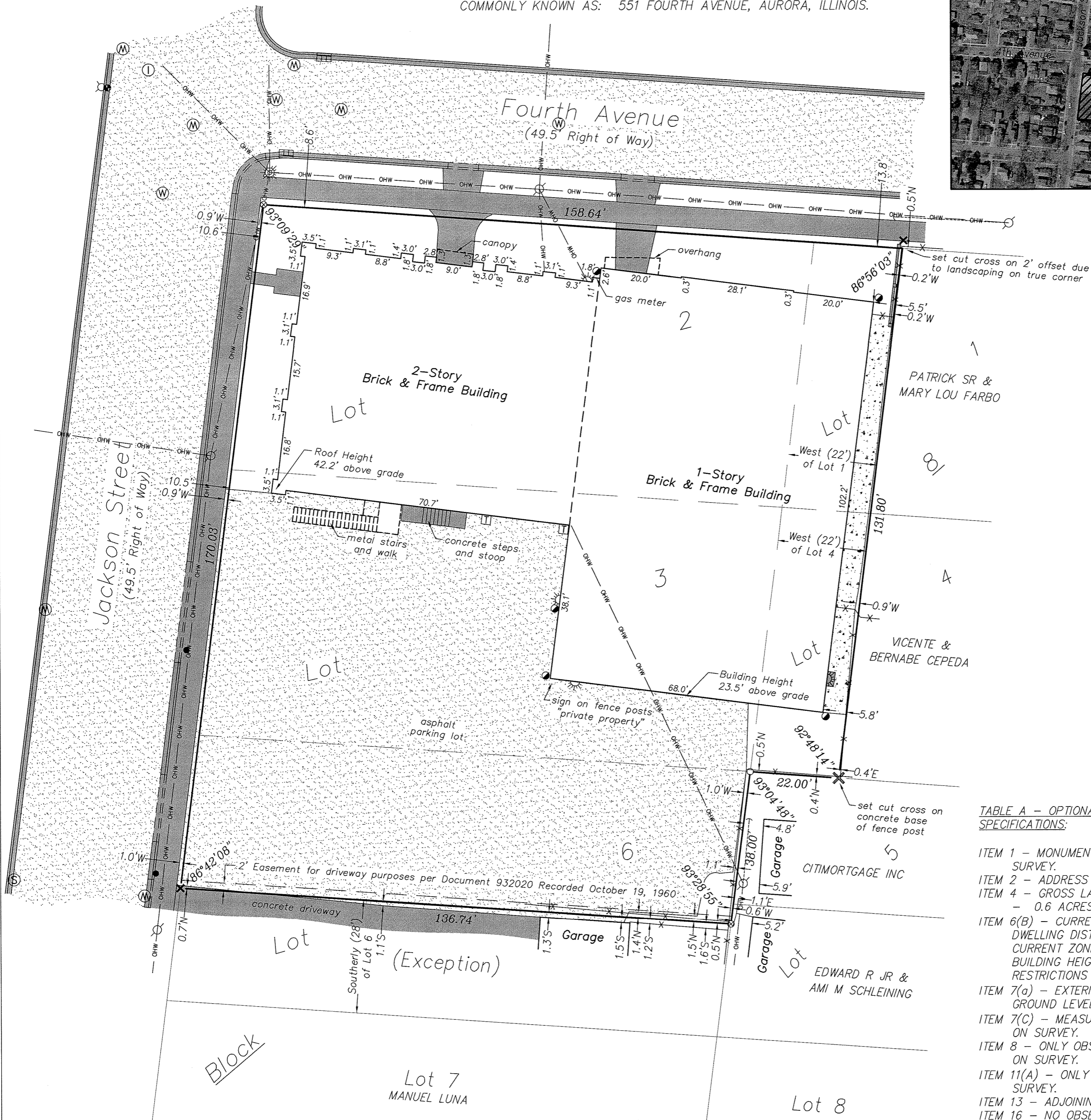
ALL OF LOTS 2 AND 3, LOT 6 EXCEPT THE SOUTHERLY 28 FEET THEREOF AND THE WEST 22 FEET OF LOTS 1 AND 4, ALL IN BLOCK 8 OF HACKNEY'S ADDITION TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Vicinity Map
Not to Scale

COMMONLY KNOWN AS: 551 FOURTH AVENUE, AURORA, ILLINOIS.



Subject Property



- = downspout
- ⊠ = curb inlet
- ⊙ = sanitary manhole
- Ⓜ = Illinois Bell Telephone Manhole
- Ⓜ = manhole
- = b-box
- ⊙ = water valve
- ⊙ = fire hydrant
- Ⓜ = water valve vault
- ⊠ = telephone junction box
- ☀ = light pole with utility pole
- ☀ = light pole
- ⊙ = wall light
- ⊙ = utility pole
- = anchor wire
- OHW — = overhead wires
- = concrete curb
- = depressed curb
- ▨ = gravel
- = concrete
- ▨ = asphalt

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY.
- ITEM 2 - ADDRESS DISCLOSED AS SHOWN ON SURVEY.
- ITEM 4 - GROSS LAND AREA = 26,088.7 SQUARE FEET - 0.6 ACRES, MORE OR LESS.
- ITEM 6(B) - CURRENT ZONING: R-2 (S) - ONE FAMILY DWELLING DISTRICT WITH A SPECIAL USE. CURRENT ZONING SPECIFICATIONS FOR SETBACKS, BUILDING HEIGHTS AND FLOOR SPACE AREA RESTRICTIONS NOT PROVIDED BY CLIENT OR INSURER.
- ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY.
- ITEM 7(c) - MEASURED HEIGHT OF BUILDINGS AS SHOWN ON SURVEY.
- ITEM 8 - ONLY OBSERVED FEATURES AS SHOWN ON SURVEY.
- ITEM 11(A) - ONLY OBSERVED UTILITIES AS SHOWN ON SURVEY.
- ITEM 13 - ADJOINING OWNERS AS SHOWN ON SURVEY.
- ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ITEM 18 - NO EVIDENCE OBSERVED OF SITE USED AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ITEM 21 - PROFESSIONAL LIABILITY INSURANCE POLICY PROVIDED.

TO: NORTHERN LIGHTS DEVELOPMENT CORPORATION;
ATTORNEYS TITLE GUARANTY FUND, INC.;
OLD SECOND NATIONAL BANK;
MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.;
EMMANUEL EVANGELICAL LUTHERAN CHURCH; AND
J MANAGEMENT SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(b), 7(a), 7(c), 8, 11(a), 13, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2015.

DATED AT YORKVILLE, ILLINOIS ON July 9th, 2015.

ERIC C. POKORNY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3818

SURVEYOR'S NOTES:

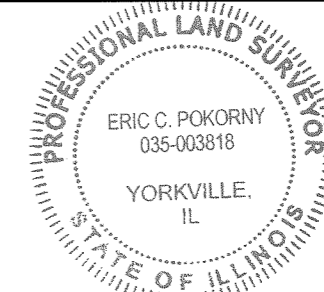
1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS: TELEPHONE, ELECTRIC, WATER, SEWER, STORM, AND CABLE T.V.
6. THIS IS AN ALTA/ACSM SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER OMC 10735499 PREPARED BY ATTORNEYS TITLE GUARANTEE FUND, INC. WITH AN EFFECTIVE DATE OF MAY 15, 2015. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT.

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
1304 Sunset Avenue, Suite E
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.



Client:	
Northern Lights Development Corporation	
Book #:	2278
Drawn By:	MF, EP
Plat #:	317
Reference:	
Field Work Completed:	06/16/2015
Rev. Date	Rev. Description
Project Number:	
2015-0790 ALTA	

Scale: 1" = 20'

○ = Found 3/4" Dia. Pinched Pipe
⊙ = Found 1/2" Dia. Iron Pipe
✕ = Set Cut Cross

N = North E = East
S = South W = West

(XX.XX)' = Record Distance
XX.XX' = Measured Distance