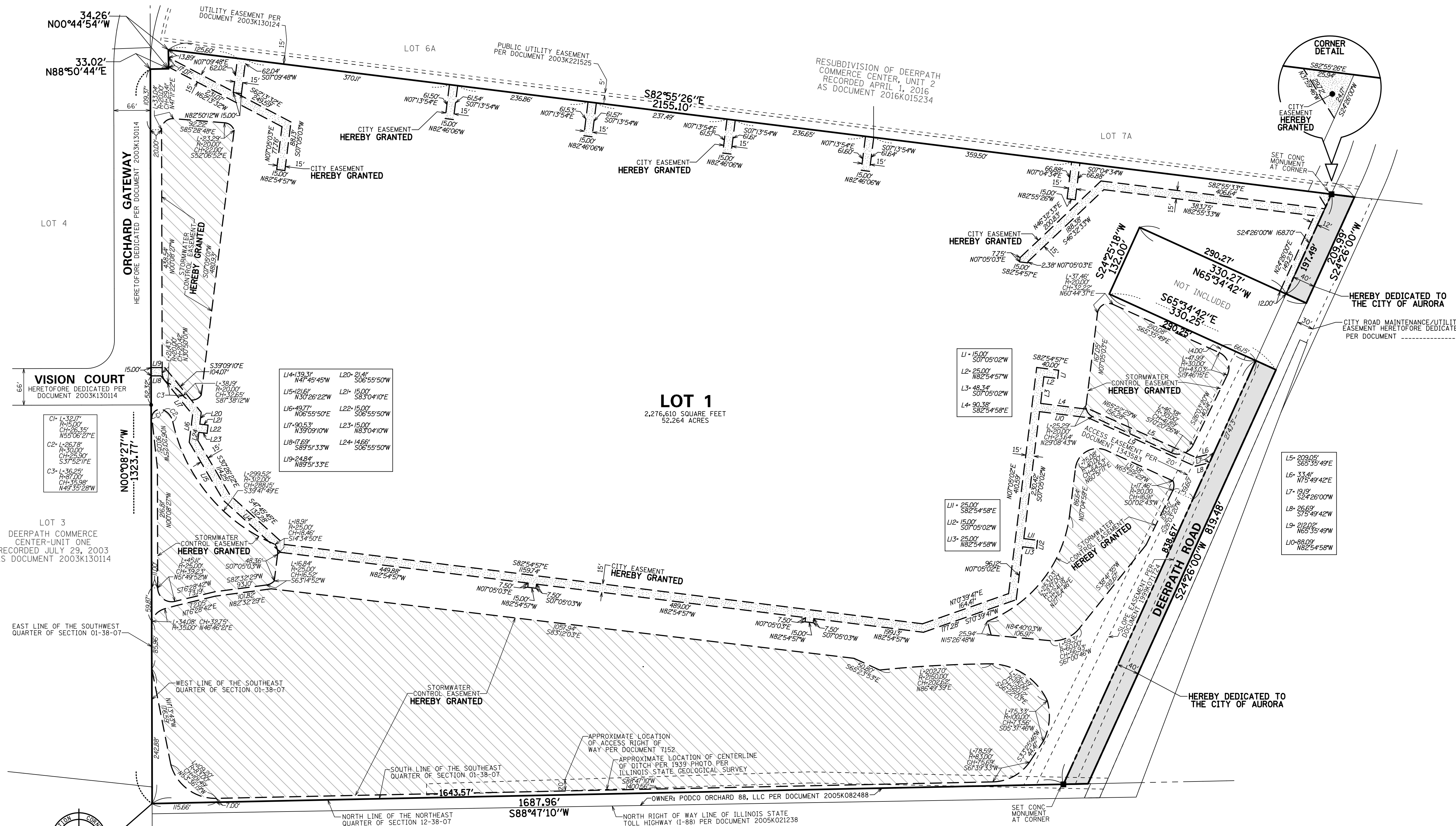


# FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS  
(NEW LOT LAYOUT AND EASEMENTS)

CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_



**LOT 1**  
2,276,610 SQUARE FEET  
52.264 ACRES

**LEGEND**

- BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE/LOT LINE
- NEW LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- FOUND IRON PIPE (IP)
- FOUND IRON ROD (IR)
- SET CONCRETE MONUMENT
- ▨ STORMWATER CONTROL EASEMENT HEREBY GRANTED
- ▩ CITY EASEMENT HEREBY GRANTED
- ▧ PORTION OF ROADWAY HEREBY DEDICATED

DEVELOPMENT DATA TABLE		
FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINs): 14-01-400-004 14-01-400-005		
b) SUBJECT PROPERTY AREA	53.212	ACRES
c) DEDICATED RIGHT-OF-WAY	2,317,923	SQUARE FEET
	0.348	ACRES
	41,313	SQUARE FEET
	1,033	LINEAR FEET OF CENTERLINE
d) PROPOSED EASEMENTS		
STORMWATER CONTROL	14.757	ACRES
CITY WATERMAIN	642,833	SQUARE FEET
	1.025	ACRES
CITY SANITARY	44,665	SQUARE FEET
	0.360	ACRES
	15,669	SQUARE FEET

**OWNER:**  
BRICKS, INC. AND CBC  
BRICKS, INC.  
723 SOUTH LASALLE STREET  
AURORA, ILLINOIS 60505

**PETITIONER:**  
PDC CHICAGO IPIV, LLC  
C/O PANATTONI  
DEVELOPMENT COMPANY  
6250 NORTH RIVER ROAD  
SUITE 4050  
ROSEMONT, ILLINOIS 60018

## FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1

REVISIONS: 11/14/2018 12/05/2018		<b>CONSULTING ENGINEERS</b> <b>SITE DEVELOPMENT ENGINEERS</b> <b>LAND SURVEYORS</b>	DATE: 10/16/2018 JOB NO: 10087 FILENAME: 10087SUB-01 SHEET 1 OF 3
--	--	---	--

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

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

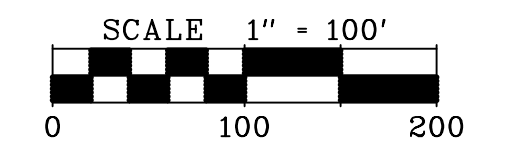
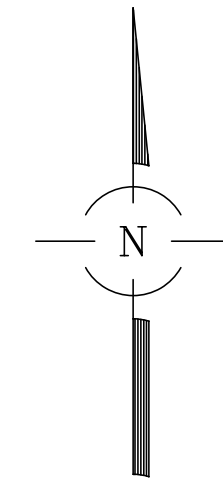
S:\Projects\10087\SURVEY\10087SUB-01.dwg Default User: jleskovick

# FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1

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

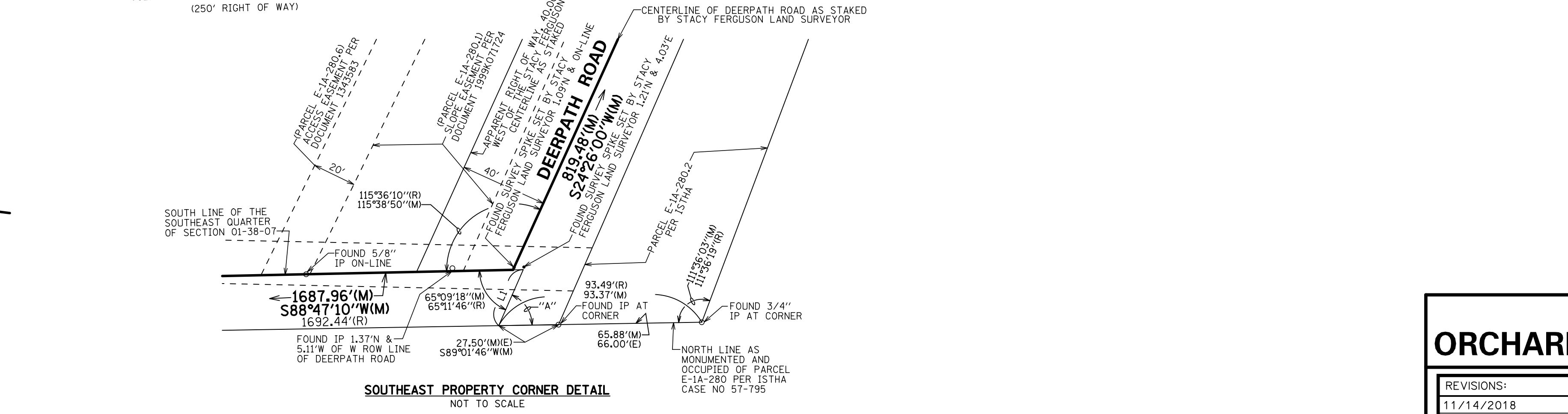
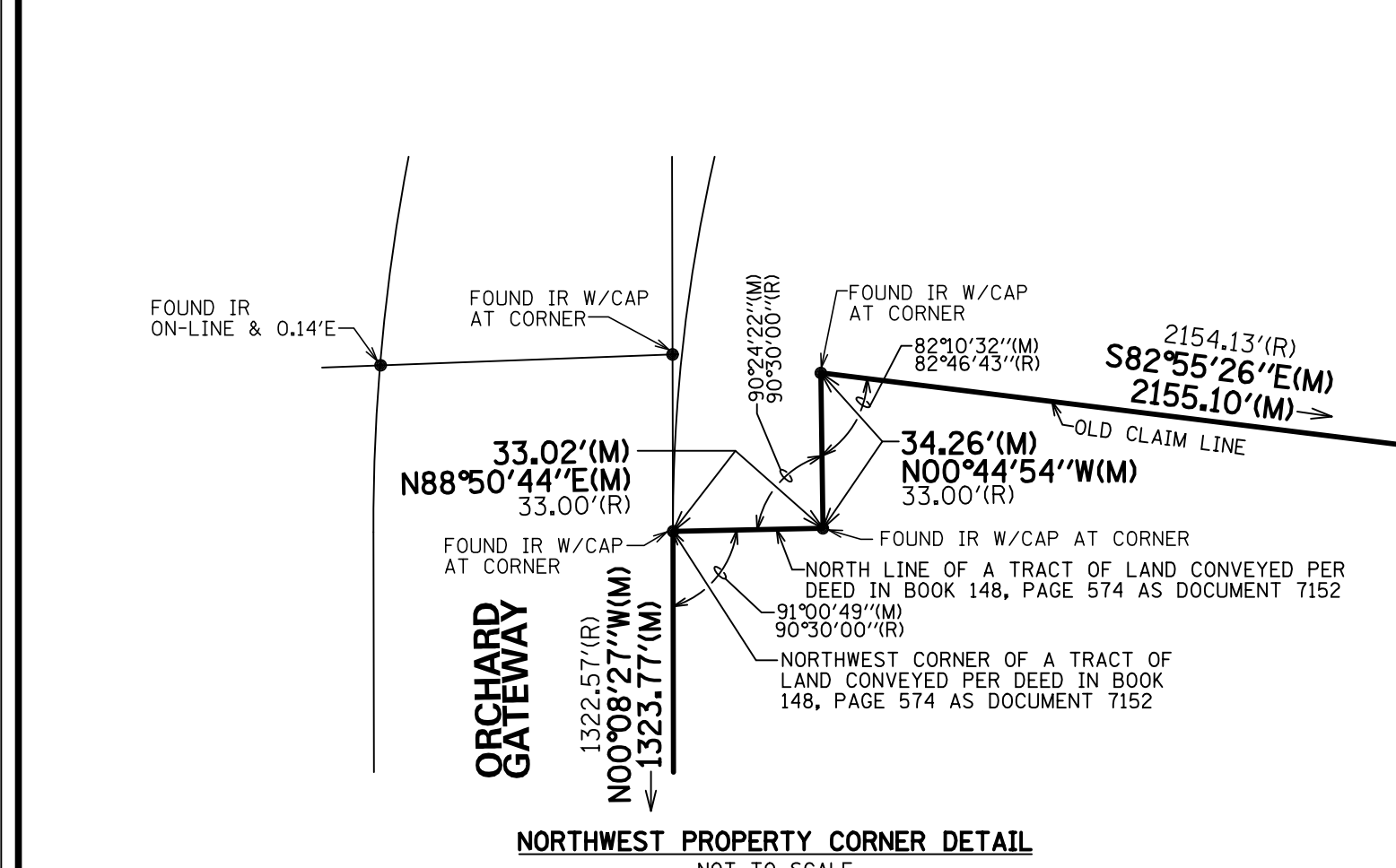
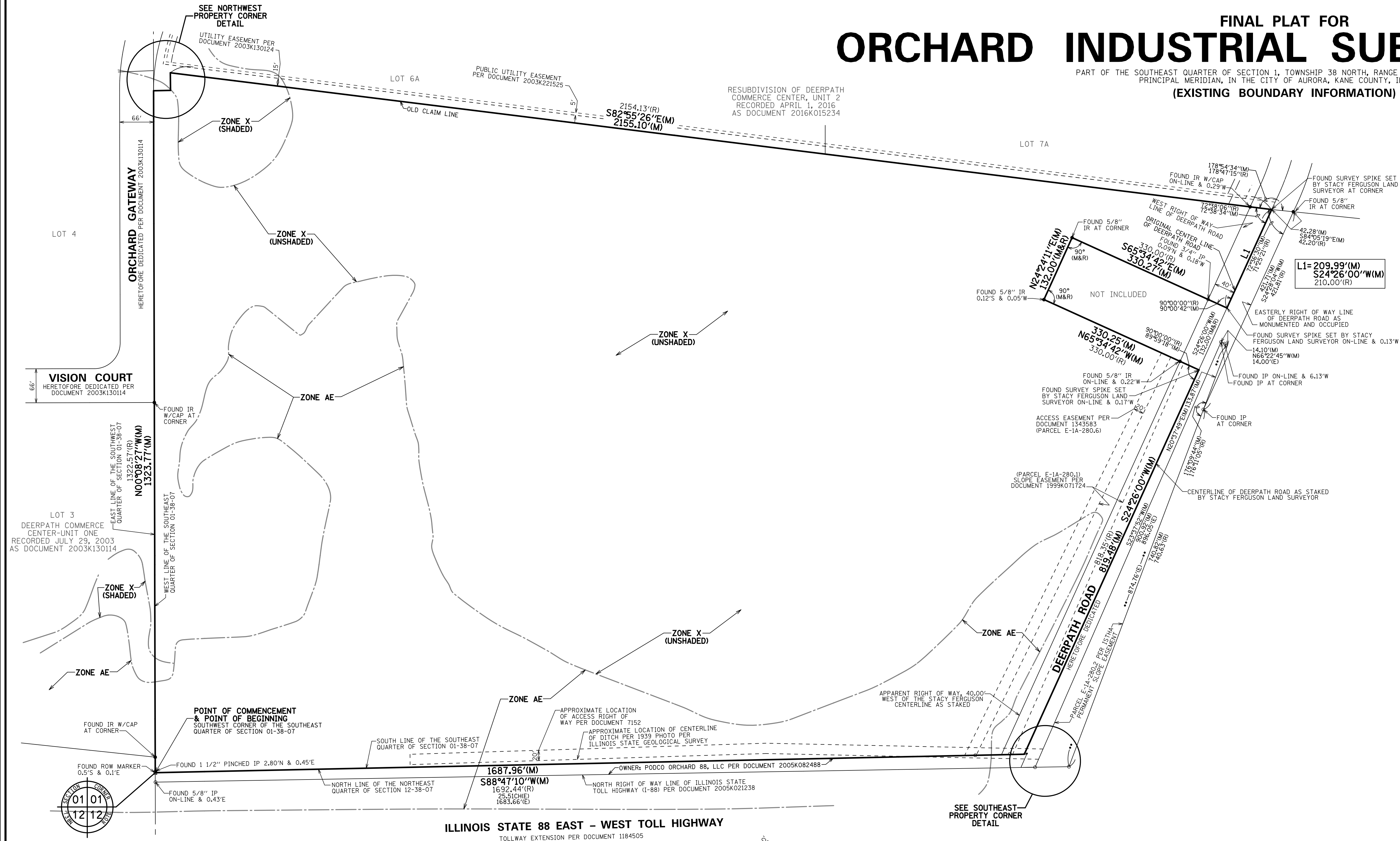
CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE/LOT LINE
	NEW LOT LINE
	EASEMENT LINE
	SETBACK LINE
	FOUND IRON PIPE (IP)
	FOUND IRON ROD (IR)
	SET CONCRETE MONUMENT
	MEASURED
	RECORD
	RECORD DIM FOR PARCEL E-1A-208.2
	ISTHA ILLINOIS STATE TOLL HIGHWAY AUTHORITY
	POH PLAT OF HIGHWAYS
	ROW RIGHT OF WAY



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

NORTHWEST PROPERTY CORNER DETAIL  
NOT TO SCALE

SOUTHEAST PROPERTY CORNER DETAIL  
NOT TO SCALE

L1 = 28.14'(M)  
N2°37'52\"/>

<b>FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1</b>		DATE: 10/16/2018	
REVISIONS: 11/14/2018 12/05/2018		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	JOB NO: 10087
FILENAME: 10087SUB-01		SHEET 2 OF 3	
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			

# FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

P.L.N.61  
14-01-400-004  
14-01-400-005

CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

THIS IS TO CERTIFY THAT PDC CHICAGO IPV, LLC, (C/O PANATTONI DEVELOPMENT COMPANY) 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  
COMMUNITY COLLEGE DISTRICT 516

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
JOHN PAGLIARI  
AUTHORIZED SIGNATORY

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

**NOTARY PUBLIC CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

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 SO 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

**MORTGAGE CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF \_\_\_\_\_)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON \_\_\_\_\_

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 \_\_\_\_\_, A.D., 20 \_\_\_\_.

SIGNATURE

PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**NOTARY PUBLIC 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

PRINTED 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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

OWNER OR ATTORNEY

PRINTED NAME

ILLINOIS PROFESSIONAL ENGINEER

PRINTED 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 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 )  
                          ) SS  
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 )  
                          ) SS  
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, 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, ELECTRIC 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 CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
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 \_\_\_\_\_, 20 \_\_\_\_.

COUNTY CLERK

PRINTED NAME

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
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

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1322.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 25, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7158; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 2154.13 FEET TO A POINT OF AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FORMING AN ANGLE OF 72 DEGREES 38 MINUTES 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 210.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET TO THE ORIGINAL CENTERLINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 818.35 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 115 DEGREES 36 MINUTES 10 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 1692.44 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING, IN 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 (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 170320C0317H MAP WITH AN MAP REVISED OF AUGUST 3, 2009, IT IS OUR CONSIDERED OPINION THAT THIS PART OF THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. PART OF THE PROPERTY LIES IN ZONE AE (SHADED) - THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR WITH BASE FLOOD ELEVATIONS DETERMINED. PART OF THE PROPERTY LIES IN ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD. APPROXIMATE LIMITS OF SAID FEMA FLOOD ZONES SHOWN HEREON AND IS NOTED AS SUCH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841  
LICENSE EXPIRES: 11-30-2020  
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

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

<b>FINAL PLAT FOR ORCHARD INDUSTRIAL SUBDIVISION, LOT 1</b>			
REVISIONS: 11/14/2018 12/05/2018		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 10/16/2018 JOB NO: 10087 FILENAME: 10087SUB-01 SHEET 3 OF 3
		9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	

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