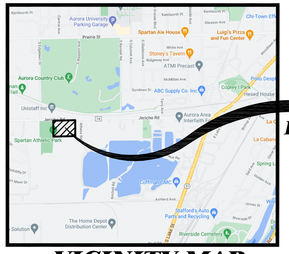
A.L.T.A.\ N.S.P.S.
LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, N KANE COUNTY, ILLINOIS



SITE LOCATION

VICINITY MAP

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 303059 VERSION 1 WITH A COMMITMENT DATE OF DECEMBER 23, 2025.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING S 88°41'23" W (ASSUMED).
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
7. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0401H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
8. PARCEL CONTAINS 598,352 S.F. OR 13.736 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
9. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
10. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
11. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
12. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
13. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
14. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
15. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
16. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
17. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

PARCEL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 907.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 907.50 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 660.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: TITLE SERVICES MIDWEST LLC

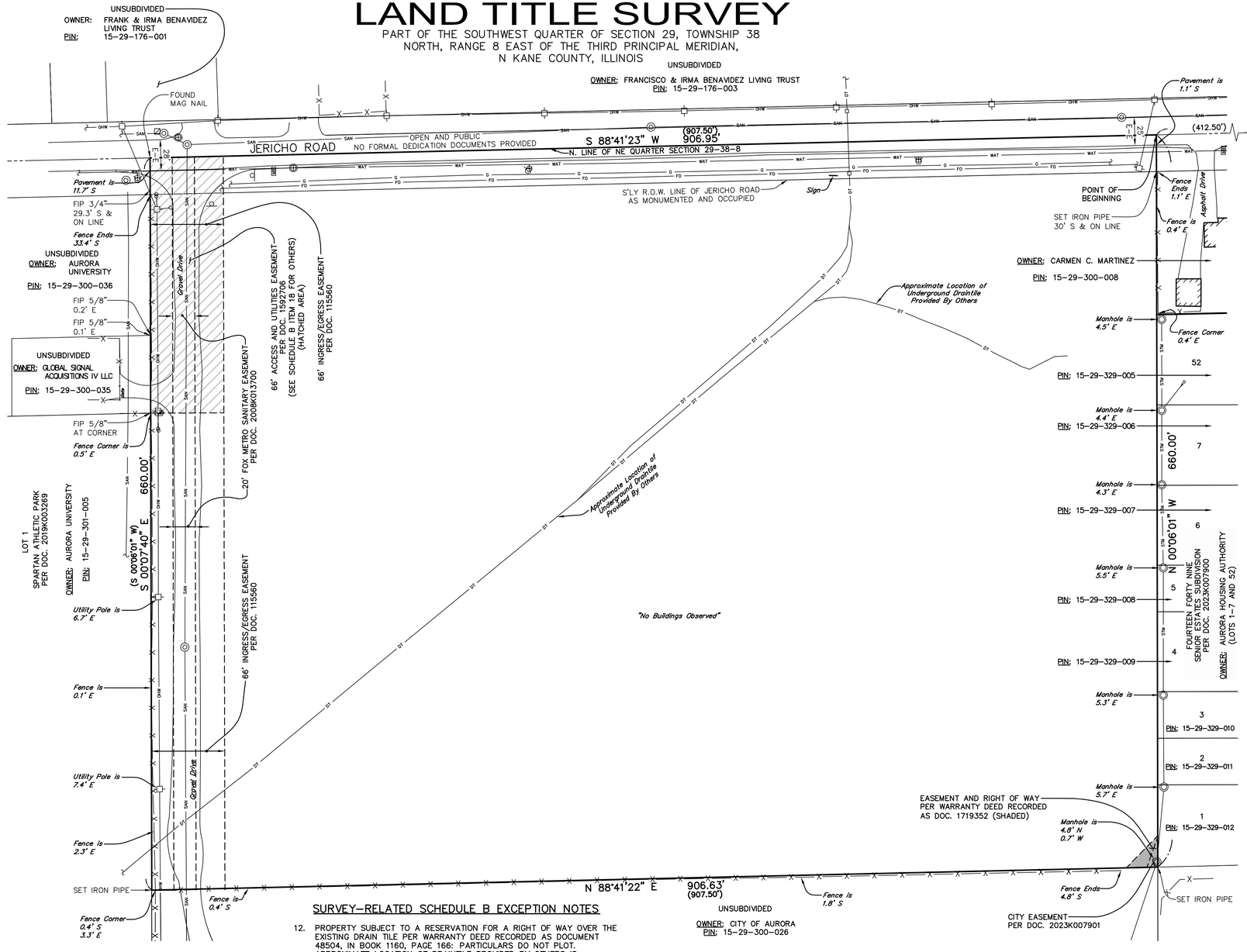
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11 & 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 5, 2025.

DATED THIS _____ DAY OF _____, 20____.

_____
JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



SURVEY-RELATED SCHEDULE B EXCEPTION NOTES

12. PROPERTY SUBJECT TO A RESERVATION FOR A RIGHT OF WAY OVER THE EXISTING DRAIN TILE PER WARRANTY DEED RECORDED AS DOCUMENT 48504, IN BOOK 1160, PAGE 166: PARTICULARS DO NOT PLOT. **APPROXIMATE LOCATION OF DRAINTILE PROVIDED BY OTHERS IS DEPICTED HEREON.**
13. PROPERTY SUBJECT TO A NORTHERN ILLINOIS GAS COMPANY EASEMENT OVER THE SOUTH HALF OF JERICHO ROAD PER DOCUMENT 1060910: **EASEMENT FALLS OUTSIDE OF SUBJECT SITE.**
14. PROPERTY SUBJECT TO A 66 FOOT INGRESS AND EGRESS EASEMENT OVER THE SUBJECT SITE PER DEED RECORDED AS DOCUMENT 1115560 AND REFERENCED ON DEED RECORDED AS DOCUMENT 1202013: **EASEMENT PLOTTED.**
15. PROPERTY SUBJECT TO SEWER DRAIN EASEMENT PER WARRANTY DEED RECORDED AS DOCUMENT 1719352: **EASEMENT PLOTTED.**
16. PROPERTY SUBJECT TO FOX METRO WATER RECLAMATION DISTRICT PLAT OF EASEMENT RECORDED AS DOCUMENT 2008K013700. **EASMENT PLOTTED.**
17. PROPERTY SUBJECT TO CITY OF AURORA EASEMENT RECORDED AS DOCUMENT 2023K007901. **EASMENT PLOTTED.**
18. PROPERTY SUBJECT TO GRANT OF FOR A NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES EASEMENT CONTAINED IN OPTION AGREEMENT RECORDED AS DOCUMENT 1592706, ASSIGNED AND ASSUMED BY ASSIGNMENT OF LEASE BY CHICAGO SMSA LIMITED PARTNERSHIP RECORDED AS DOCUMENT 1754682, AMENDED BY LEASE AGREEMENT RECORDED AS DOCUMENT 1793796, ASSIGNED AND ASSUMED BY ASSIGNMENT OF LEASE BY CROWN CASTLE GT COMPANY RECORDED AS DOCUMENT 2001K028276, MEMORANDUM OF AGREEMENT RECORDED AS DOCUMENT 2006K082528 AND MEMORANDUM OF AMENDEMENT RECORDED AS DOCUMENT 2013K001850. **EASEMENT PLOTTED.**

LINE/SYMBOL/ABBREVIATION LEGEND

———	BOUNDARY LIMITS
———	ADJACENT PROPERTY OR R.O.W. LINE
- - - -	EASEMENT LIMITS
OHW	OVERHEAD WIRES
G	UNDERGROUND GAS LINE
STM	UNDERGROUND STORM LINE
SAN	UNDERGROUND SANITARY LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
P	UNDERGROUND PHONE LINE
FO	UNDERGROUND FIBER OPTIC LINE
X	FENCE
	CABLE TV PEDESTAL
	CABLE TV MARKER POST
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
DT	DRAIN TILE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	VALVE VAULT
	GAS METER
	GAS REGULATOR
	GAS VALVE
	GAS MARKER POST
	HAND HOLE
	ELECTRIC JUNCTION BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	ELECTRIC TRANSFORMER
	LIGHT STANDARD
	UTILITY POLE
	GUY WIRE
	MAILBOX
	SIGN
	FIBER OPTIC MARKER POST
	TELEPHONE PEDESTAL
	TELEPHONE JUNCTION BOX
	UTILITY PEDESTAL CLUSTER W/NUMBER
R.O.W.	RIGHT OF WAY
E-E	EDGE-TO-EDGE

PREPARED BY:
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PROJECT REFERENCE: 850.011
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PLOT FILE CREATED: 1/28/2026 BY: TONY BLUS