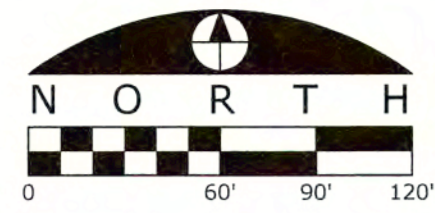


# BOUNDARY SURVEY

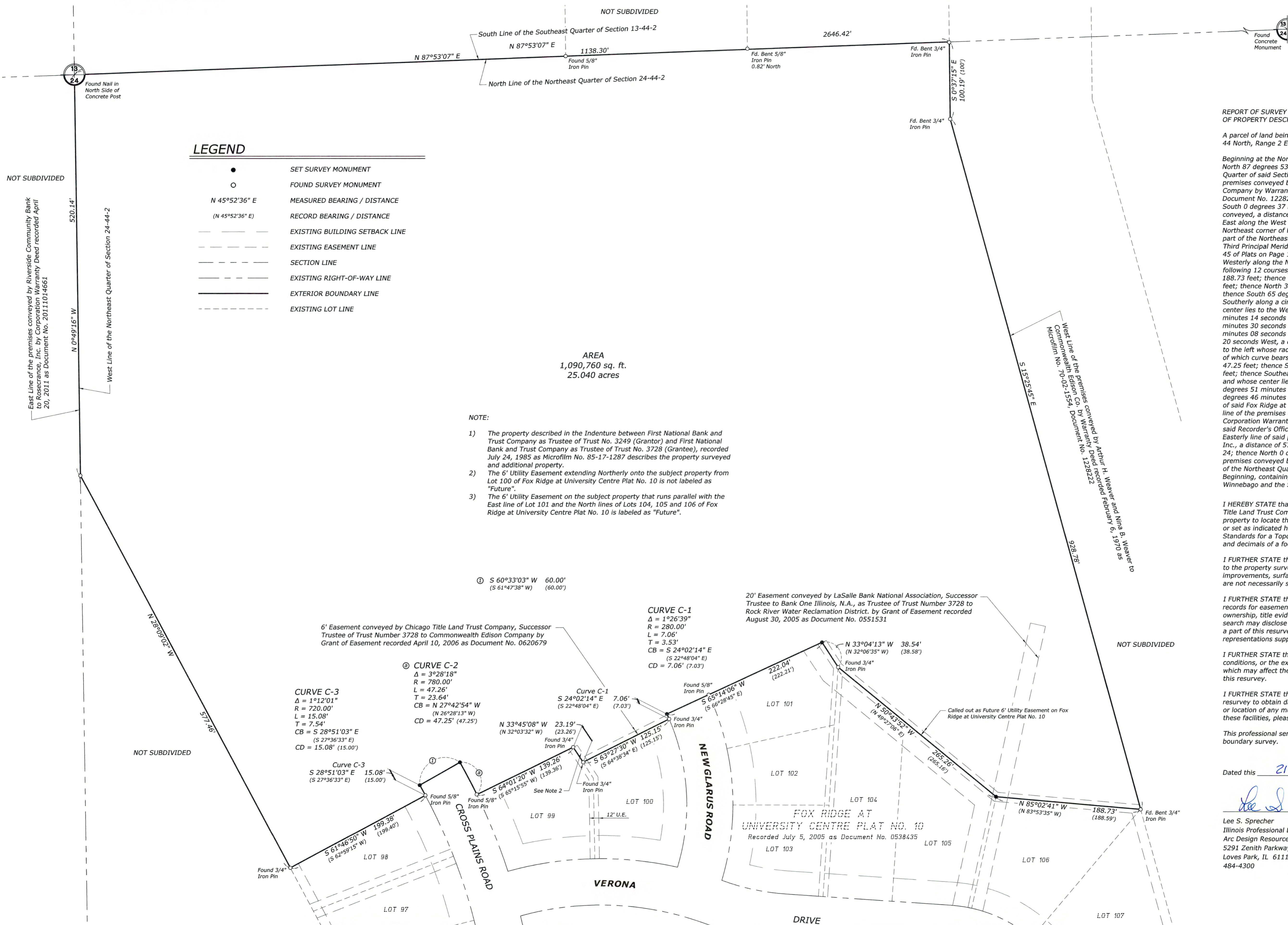
OF  
PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 44 NORTH, RANGE  
2 EAST OF THE THIRD PRINCIPAL MERIDIAN, WINNEBAGO COUNTY,  
ILLINOIS



**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
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FAX: (815) 484-4303

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Design Firm License No. 184-001334



**LEGEND**

●	SET SURVEY MONUMENT
○	FOUND SURVEY MONUMENT
N 45°52'36" E	MEASURED BEARING / DISTANCE
(N 45°52'36" E)	RECORD BEARING / DISTANCE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING EASEMENT LINE
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXTERIOR BOUNDARY LINE
---	EXISTING LOT LINE

AREA  
1,090,760 sq. ft.  
25.040 acres

- NOTE:
- The property described in the Indenture between First National Bank and Trust Company as Trustee of Trust No. 3249 (Grantor) and First National Bank and Trust Company as Trustee of Trust No. 3728 (Grantee), recorded July 24, 1985 as Microfilm No. 85-17-1287 describes the property surveyed and additional property.
  - The 6' Utility Easement extending Northerly onto the subject property from Lot 100 of Fox Ridge at University Centre Plat No. 10 is not labeled as "Future".
  - The 6' Utility Easement on the subject property that runs parallel with the East line of Lot 101 and the North lines of Lots 104, 105 and 106 of Fox Ridge at University Centre Plat No. 10 is labeled as "Future".

REPORT OF SURVEY  
OF PROPERTY DESCRIBED AS:

A parcel of land being located in part of the Northeast Quarter of Section 24, Township 44 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 24; thence North 87 degrees 53 minutes 07 seconds East along the North line of the Northeast Quarter of said Section 24, a distance of 1138.30 feet to the Northwest corner of the premises conveyed by Arthur H. Weaver and Nina B. Weaver to Commonwealth Edison Company by Warranty Deed recorded February 6, 1970 as Microfilm No. 70-02-1554, Document No. 1228222 in the Recorder's Office of Winnebago County, Illinois; thence South 0 degrees 37 minutes 15 seconds East along the West line of said premises so conveyed, a distance of 100.19 feet; thence South 15 degrees 25 minutes 45 seconds East along the West line of said premises so conveyed, a distance of 928.78 feet to the Northeast corner of Fox Ridge at University Centre Plat No. 10, being a subdivision of part of the Northeast Quarter of Section 24, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded July 5, 2005 in Book 45 of Plats on Page 152 as Document No. 0538435 in said Recorder's Office; thence Westerly along the Northerly line of said Fox Ridge at University Centre Plat No. 10 the following 12 courses, North 85 degrees 02 minutes 41 seconds West, a distance of 188.73 feet; thence North 50 degrees 43 minutes 52 seconds West, a distance of 265.26 feet; thence North 33 degrees 04 minutes 13 seconds West, a distance of 38.54 feet; thence South 65 degrees 14 minutes 06 seconds West, a distance of 222.04 feet; thence Southerly along a circular curve to the right whose radius is 280.00 feet and whose center lies to the West, the long chord of which curve bears South 24 degrees 02 minutes 14 seconds East, a chord distance of 7.06 feet; thence South 63 degrees 27 minutes 14 seconds West, a distance of 125.15 feet; thence North 33 degrees 45 minutes 08 seconds West, a distance of 23.19 feet; thence South 64 degrees 01 minute 20 seconds West, a distance of 139.26 feet; thence Northwesterly along a circular curve to the left whose radius is 780.00 feet and whose center lies to the Southwest, the chord of which curve bears North 27 degrees 42 minutes 54 seconds West, a chord distance of 47.25 feet; thence South 60 degrees 33 minutes 03 seconds West, a distance of 60.00 feet; thence Southeasterly along a circular curve to the right whose radius is 720.00 feet and whose center lies to the Southwest, the long chord of which curve bears South 28 degrees 51 minutes 03 seconds East, a chord distance of 15.08 feet; thence South 61 degrees 46 minutes 50 seconds West, a distance of 199.38 feet to the Northwest corner of said Fox Ridge at University Centre Plat No. 10, said point also lying in the Easterly line of the premises conveyed by Riverside Community Bank to Rosecrance, Inc. by Corporation Warranty Deed recorded April 20, 2011 as Document No. 20111014661 in said Recorder's Office; thence North 28 degrees 09 minutes 02 seconds West along the Easterly line of said premises conveyed by Riverside Community Bank to Rosecrance, Inc., a distance of 577.45 feet to the West line of the Northeast Quarter of said Section 24; thence North 0 degrees 49 minutes 16 seconds West along the East line of said premises conveyed by Riverside Community Bank to Rosecrance, Inc. and the West line of the Northeast Quarter of said Section 24, a distance of 520.14 feet to the Point of Beginning, containing 25.040 acres, more or less, all being situated in the County of Winnebago and the State of Illinois.

I HEREBY STATE that at the request of and for the exclusive benefit of Chicago Title Land Trust Company, Trust No. 3728, I have surveyed the above described property to locate the boundaries and corners thereof, that monuments were found or set as indicated hereon, and the survey conforms to the current Illinois Minimum Standards for a Topographic and Boundary Survey. Dimensions are given in feet and decimals of a foot.

I FURTHER STATE that the location, size and/or existence of any utility service lines to the property surveyed are unknown and are not shown and that all building improvements, surface and subsurface improvements on and adjacent to the site are not necessarily shown.

I FURTHER STATE that no independent investigation, or independent search of records for easements, encumbrances, restrictive covenants, subdivision restrictions, ownership, title evidence or any other facts which an accurate and current title search may disclose for the subject property or for adjoining parcels was made as a part of this resurvey. The surveyor has relied upon the materials and representations supplied by the owners with regard to these matters.

I FURTHER STATE that no investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this resurvey.

I FURTHER STATE that no attempt has been made as a part of this boundary resurvey to obtain data concerning the existence, size, depth, condition, capacity, or location of any municipal or public service facility. For information regarding these facilities, please contact the appropriate agencies.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Dated this 21<sup>st</sup> day of MARCH, 2019.

*Lee S. Sprecher*  
Lee S. Sprecher  
Illinois Professional Land Surveyor No. 3436  
Arc Design Resources, Inc.  
5291 Zenith Parkway  
Loves Park, IL 61111  
484-4300  
My current license expires 11/30/20

