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.

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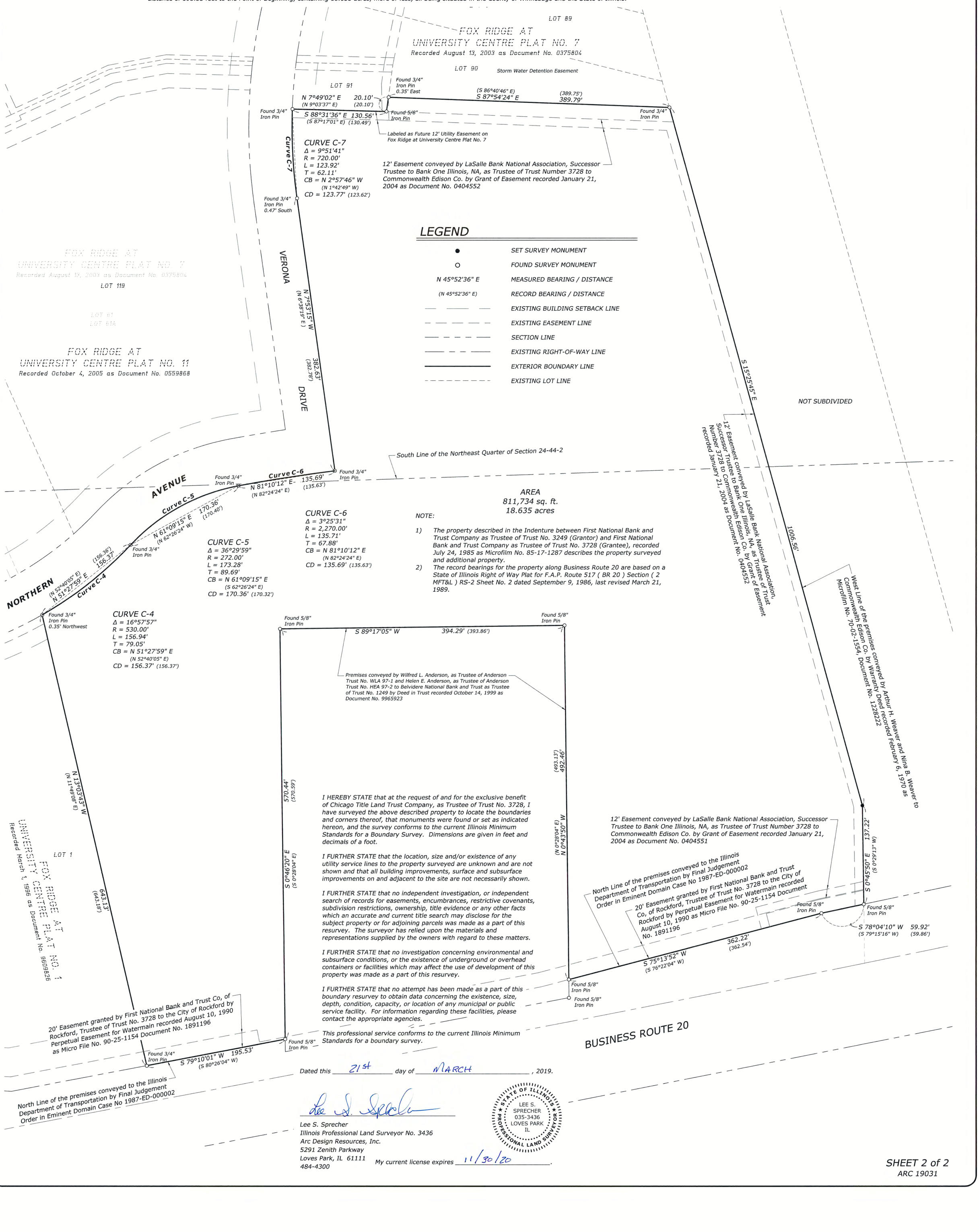
Design Firm License No. 184-001334

REPORT OF SURVEY
FOR PROPERTY DESCRIBED AS:

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

Beginning at the Southeast corner of Lot 1 as designated upon Fox Ridge at University Centre Plat No. 1, being a subdivision of part of the South Half of Section 24, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded March 1, 1996 as Document No. 9609826 in the Recorder's Office of Winnebago County, Illinois; thence North 13 degrees 03 minutes 43 seconds West along the East line of said Lot 1, a distance of 643.13 feet to the Northeast corner thereof, said point also lying in the Southerly line of a public road designated Northern Avenue as depicted upon Fox Ridge at University Centre Plat No. 7, being a subdivision of part of the East Half of Section 24, Township 44 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded August 13, 2003 as Document No. 0375804 in said Recorder's Office; thence Easterly along the Southerly line of said Northern Avenue, along a circular curve to the left whose radius is 530.00 feet and whose center lies to the North, the long chord of which curve bears North 51 degrees 27 minutes 59 seconds East, a chord distance of 156.37 feet; thence continuing Easterly along the Southerly line of said Northern Avenue, along a circular curve to the left whose radius is 272.00 feet and whose center lies to the South, the long chord of which curve bears North 61 degrees 09 minutes 15 seconds East, a chord distance of 170.36 feet; thence continuing Easterly along the Southerly line of said Northern Avenue, along a circular curve to the right whose radius is 2,270.00 feet and whose center lies to the South, the long chord of which curve bears North 81 degrees 10 minutes 12 seconds East, a chord distance of 135.69 feet to the East line of a public road designated Verona Drive as depicted upon said Fox Ridge at University Centre Plat No. 7; thence North 7 degrees 53 minutes 15 seconds West along the East line of said Verona Drive, a distance of 382.63 feet; thence Northerly along the Easterly line of said Verona Drive, along a circular curve to the right whose radius is 720.00 feet and whose center lies to the East, the long chord of which curve bears North 2 degrees 57 minutes 46 seconds West, a chord distance of 123.77 feet to the Southwest corner of Lot 91 as designated upon said Fox Ridge at University Centre Plat No. 7; thence South 88 degrees 31 minutes 36 seconds East along the South line of said Lot 91, a distance of 130.56 feet to the Southeast corner thereof; thence North 7 degrees 49 minutes 02 seconds East along the East line of said Lot 91, a distance of 20.10 feet to the South line of Lot 90 as designated upon said Fox Ridge at University Centre Plat No. 7; thence South 87 degrees 54 minutes 24 seconds East along the South line of said Lot 90, a distance of 389.79 feet to a point in the Westerly line of the premises conveyed by Arthur H. Weaver and Nina B. Weaver to Commonwealth Edison Co. by Warranty Deed recorded February 6, 1970 as Microfilm No. 70-02-1554, Document No. 1228222 in said Recorder's Office; thence South 15 degrees 25 minutes 45 seconds East along the Westerly line of said premises conveyed by Arthur H. Weaver and Nina B. Weaver to Commonwealth Edison Co., a distance of 1006.56 feet; thence South 0 degrees 45 minutes 50 seconds East along the Westerly line of said premises conveyed by Arthur H. Weaver and Nina B. Weaver to Commonwealth Edison Co., a distance of 137.22 feet to the North Line of the premises conveyed to the Illinois Department of Transportation by Final Judgement Order in Eminent Domain Case No 1987-ED-000002; thence South 78 degrees 04 minutes 10 seconds West along the North line of said premises conveyed to the Illinois Department of Transportation, a distance of 59.92 feet; thence South 75 degrees 13 minutes 52 seconds West along the North line of said premises conveyed to the Illinois Department of Transportation, a distance of 362.22 feet to point in the East line of the premises conveyed by Wilfred L. Anderson, as Trustee of Anderson Trust No. WLA 97-1 and Helen E. Anderson, as Trustee of Anderson Trust No. HEA 97-2 to Belvidere National Bank and Trust as Trustee of Trust No. 1249 by Deed in Trust recorded October 14, 1999 as Document No. 9965923 in said Recorder's Office; thence North 0 degrees 43 minutes 50 seconds West along the East line of said premises so conveyed, a distance of 492.46 feet to the Northeast corner thereof; thence South 89 degrees 17 minutes 05 seconds West along the North line of said premises so conveyed, a distance of 394.29 feet to the Northwest corner thereof; thence South 0 degrees 46 minutes 20 seconds East along the West line of said premises so conveyed, a distance of 570.44 feet to the North line of said premises conveyed to the Illinois Department of Transportation; thence South 79 degrees 10 minutes 01 second West along the North line of said premises conveyed to the Illinois Department of Transportation, a distance of 195.53 feet to the Point of Beginning, containing 18.635 acres, more or less, all being situated in the County of Winnebago and the State of Illinois.

N O R T H
0 60' 90' 120'



I HEREBY STATE that at the request of and for the exclusive benefit of Chicago Title Land Trust Company, as Trustee of 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 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 21st day of MARCH, 2019.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
484-4300

STATE OF ILLINOIS
LEE S. SPRECHER
035-3436
LOVES PARK IL
PROFESSIONAL LAND SURVEYOR

My current license expires 11/30/20.