

Legal Description of Block 59 Shopping Center

Metes and Bounds Legal Description of the Subject Property Prior to Recordation of the Plat of Subdivision:

LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1992 AS DOCUMENT R92-143318, IN DUPAGE COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES IN CASE NUMBER 12ED22 AND AS RECORDED BY COURT ORDER VESTING TITLE AS DOCUMENT R2016-90221, DESCRIBED AS FOLLOWS:

PARCEL A: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 12.65 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 32 SECONDS EAST 122.80 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 83 DEGREES 14 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE 4.86 FEET TO AN ANGLE POINT; THENCE NORTH 89 DEGREES 08 MINUTES 32 SECONDS WEST ALONG SAID SOUTHERLY LINE 76.04 FEET TO AN ANGLE POINT; THENCE NORTH 63 DEGREES 27 MINUTES 32 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; A DISTANCE OF 42.21 FEET TO THE POINT OF BEGINNING;

AND

PARCEL B: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 187.88 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 43 SECONDS WEST 326.05 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 38 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 188.54 FEET TO AN EAST-WEST LINE IN THE WEST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID EAST-WEST LINE 18.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 702.11 FEET TO THE POINT OF BEGINNING

TOGETHER WITH

THAT PART OF LOT 5 IN GLACIER PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2020 AS DOCUMENT R2020-075498 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 AFORESAID, BEING ALSO A POINT ON THE NORTHERLY LINE OF AURORA AVENUE; THENCE NORTH 00 DEGREES 23 MINUTES 04 EAST ALONG THE WEST LINE OF LOT 5 AFORESAID 490.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE 421.35 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 59 SECONDS EAST 47.89 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 01 SECONDS EAST 171.37 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS WEST 93.02 FEET; THENCE SOUTH 44 DEGREES 49 MINUTES 41 SECONDS EAST 67.60 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS WEST 220.39 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS WEST 139.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

LESS AND EXCEPTING

THAT PART OF LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1992 AS DOCUMENT R92-143318, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 1 AFORESAID, 436.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 288.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF LOT 1 AFORESAID 50.88 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS WEST 74.03 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS WEST 236.20 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST 98.68 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Address: 352 to 476 S. Illinois Rte 59 and 2835 Aurora Ave, Naperville, IL 60540