

HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
10848 SOUTH HALSTED STREET, CHICAGO, ILLINOIS 60628
TEL. 773 253-8539 CELL.: 708 785-1985 FAX: 773 253-8271
www.hyltondonaldson.com e-mail: hdonaldsonassoc@gmail.com

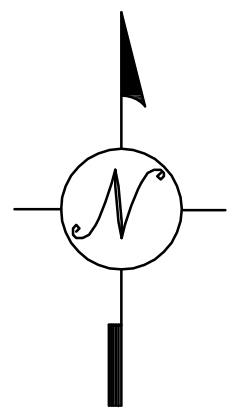
ALTA/NSPS LAND TITLE SURVEY

OF

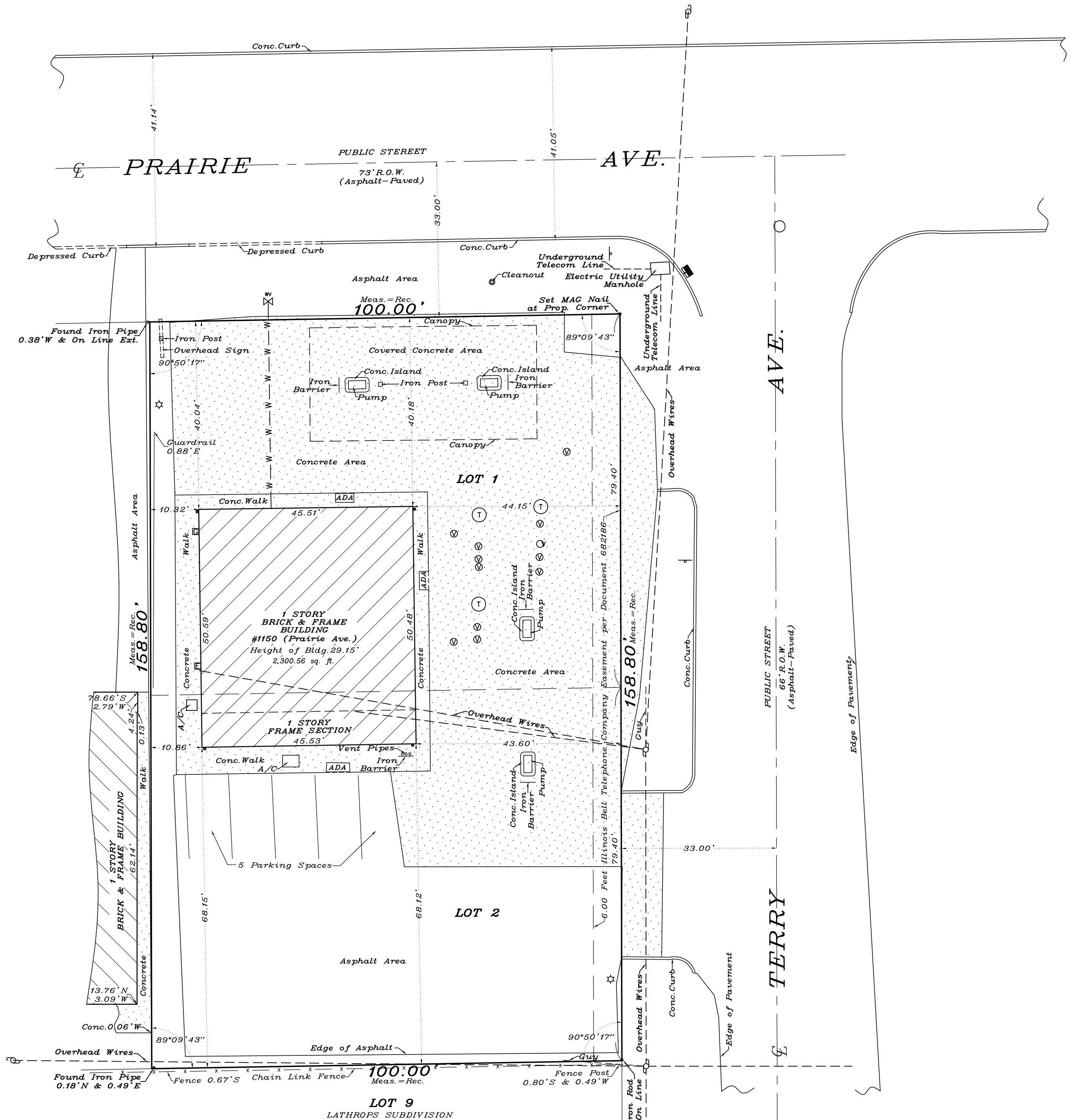
LOTS 1 AND 2 IN BROWN'S SUBDIVISION OF THE EAST 133.0 FEET OF LOT 8 OF
LATHROP'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF
SECTION 29, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THIRD PRINCIPAL MERIDIAN,
AURORA, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

LAND TOTAL AREA: 15,877.49 SQ.FT. = 0.3644 ACRE.

COMMONLY KNOWN AS: 1150 PRAIRIE AVENUE, AURORA, ILLINOIS.



GRAPHIC SCALE
1 INCH = 16 FEET



BASIS:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 3219398
COMMITMENT DATE: MARCH 27, 2026

SURFACE DETAILS OBSCURED BY SNOW AND ICE.

FOR BUILDING LINES, EASEMENTS AND
OTHER RESTRICTIONS NOT SHOWN HEREON,
REFER TO YOUR DEED, TITLE POLICY AND
LOCAL ZONING ORDINANCE, ETC.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 2026-4635

Scale: 1 inch = 16 feet.

Date of Completion of Field Work: February 5, 2026

Ordered by: Cyriac Chandy

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP OF CITY OF AURORA, KANE COUNTY
(UNINCORPORATED AREA) ILLINOIS DATED AUGUST 3, 2009, THE
FLOOD MAP NUMBER 17089C0338H.
THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO
BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR
TO DETERMINE THIS ZONE.

LEGEND:

- - MANHOLE
- ⊕ - TANK COVER
- ⊙ - VALVE COVER
- ☆ - LIGHT POLE
- ⊗ - UTILITY POLE
- ⊕ - WATER VALVE
- ⊕ - TRAFFIC SIGN
- ⊕ - GAS METER
- ⊕ - ELECTRIC METER
- ⊕ - INLET
- - DOWNSPOUT
- REGULAR PARKING SPACES - 5
- TOTAL PARKING SPACES - 5

TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
- CYRIAC CHANDY
- CSAA ONE REAL ESTATE INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1),
7(c), 8, 9 AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 5, 2026.

DATE OF PLAT OR MAP: APRIL 8, 2026.

Hylton E. Donaldson
Hylton E. Donaldson, Professional Land
Surveyor No. 035-002819, State of Illinois
My License Expires on November 30, 2026.

