

# FINAL PLAT OF SUBDIVISION FOR GRAMERCY SQUARE, UNIT 3

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

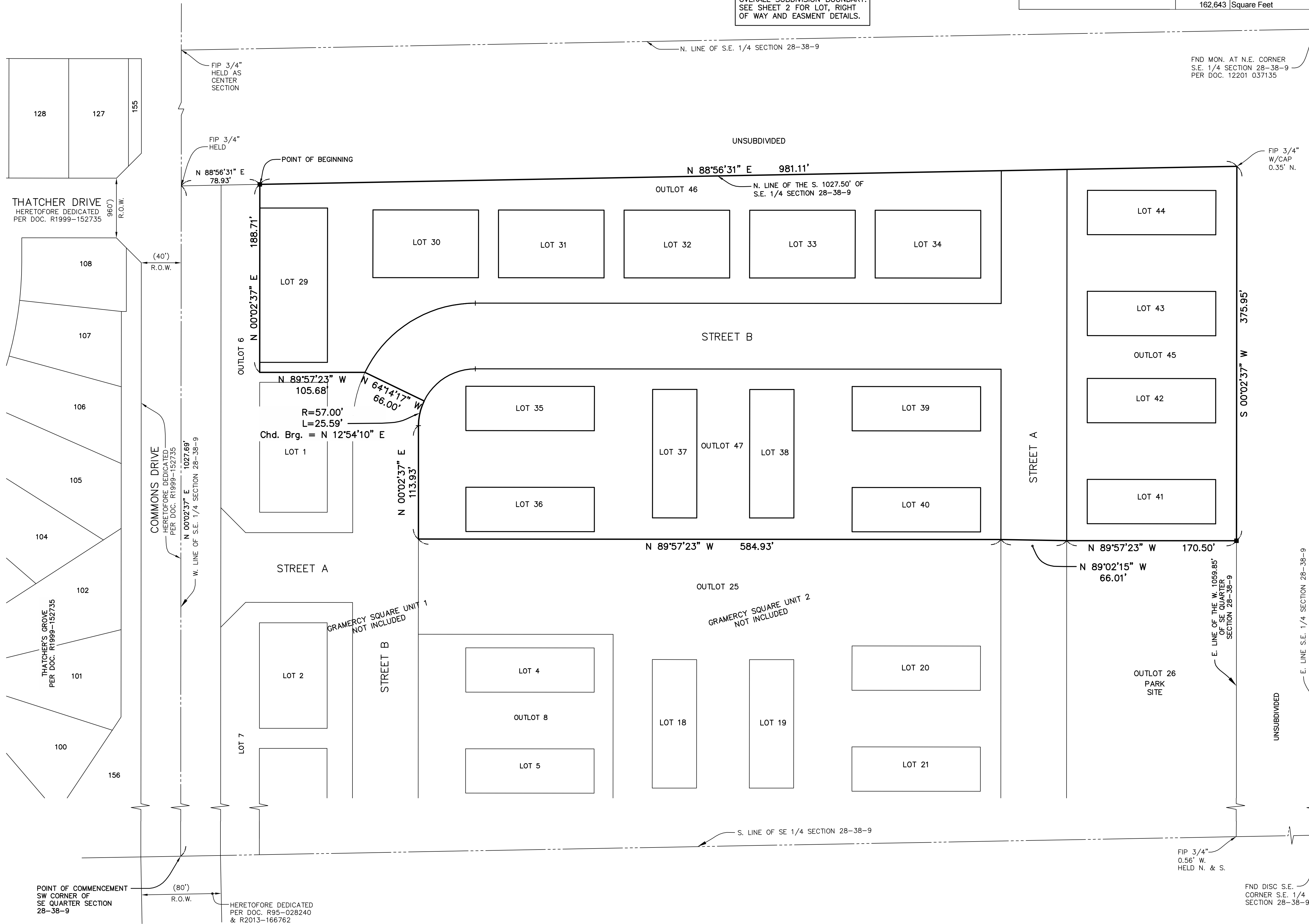
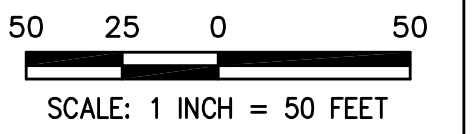
**NOTE:**  
SHEET 1 FOR PRESENTATION OF OVERALL SUBDIVISION BOUNDARY. SEE SHEET 2 FOR LOT, RIGHT OF WAY AND EASMENT DETAILS.

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number (PIN):	07-28-400-010	
b) Subdivided Area	7.637	Acres
	332,661	Square Feet
c) Proposed New Right-of-way	1,516	Acres
	66,028	Square Feet
	1,033	Linear Feet of Centerline
d) Proposed New Easements	3,734	Acres
	162,643	Square Feet

City Resolution: \_\_\_\_\_

Passed On: \_\_\_\_\_

SUBMITTED BY AND PLEASE RETURN TO:  
CITY OF AURORA PLANNING DIVISION  
44 E. DOWNER PLACE  
AURORA, IL 60507



**PARCEL INDEX NUMBER**  
PART OF  
07-28-400-010  
VACANT LAND

**LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- — SET CONCRETE MONUMENT

**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING N 88°56'31" E (ASSUMED).

F.I.P. = FOUND IRON PIPE (# AS SHOWN)

OUTLOTS LOTS 45 THROUGH 47 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CUL DE SACS, PARKWAY ISLANDS/MEDIANS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

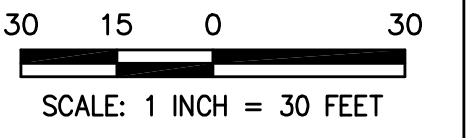
PREPARED FOR:  
**M/I HOMES OF CHICAGO, LLC**  
400 E. DIEHL ROAD, SUITE 230  
NAPERVILLE, IL 60563

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
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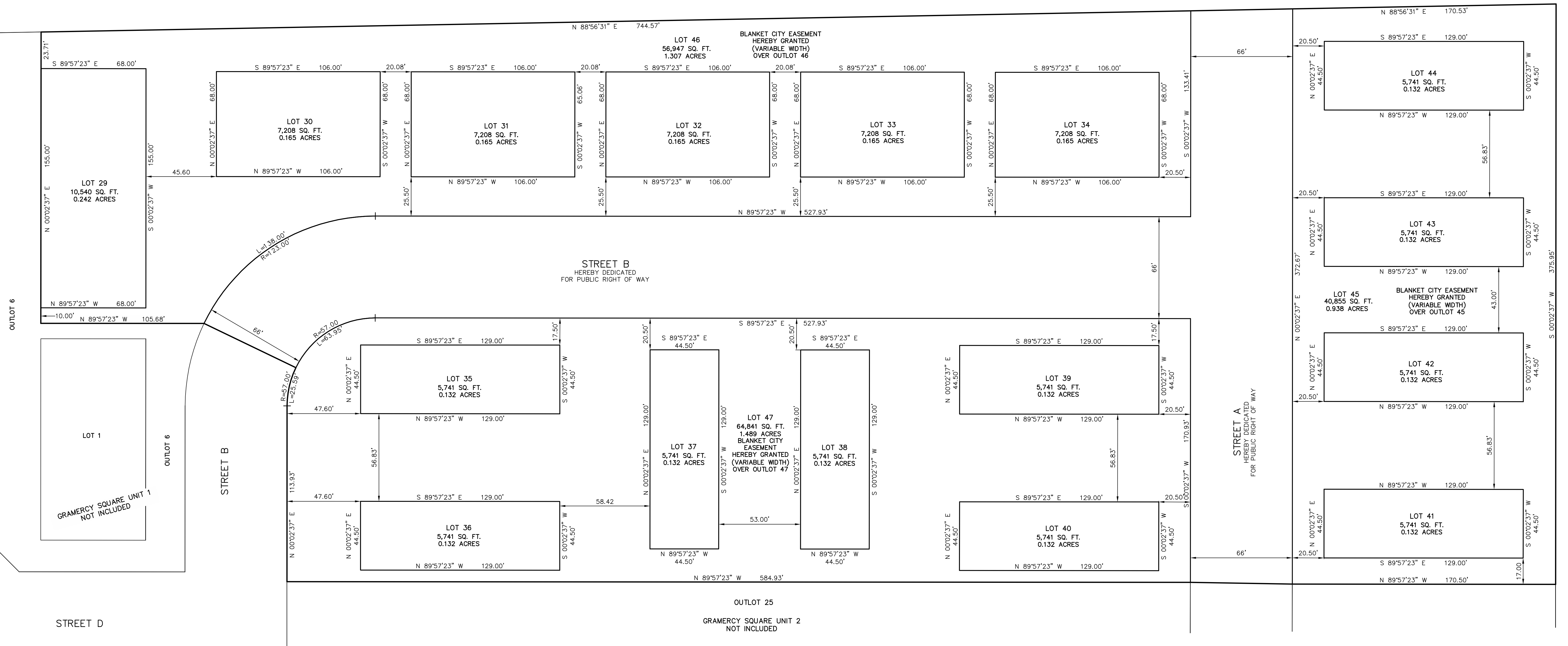
DISC NO.: 743015 FILE NAME: SUBPLAT 3  
DRAWN BY: AJB FLD. BK. / PG. NO.: D73/22-30  
COMPLETION DATE: 03-21-18 JOB NO.: 743.015

REVISIONS		
NO.	DATE	DESCRIPTION
1	04-03-18/AJB	PER CITY REVIEW COMMENTS DATED 3-28-18

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PLOT FILE CREATED: 04-03-18




UNSUBDIVIDED



DRAWING PATH: P:\243015\Survey\Drawings\Subplat 3.dwg

PLOT FILE CREATED: 04-03-18

PREPARED BY:



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OWNER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT M/I HOMES OF CHICAGO, LLC, A LIMITED LIABILITY CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT 204.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

SIGNATURE

PLEASE PRINT NAME, TITLE

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD,
SUITE 230
NAPERVILLE, IL 60563

AFFIX CORPORATE SEAL
IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

NOTARY

PLEASE TYPE/PRINT NAME

AFFIX SEAL

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF DuPAGE )

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1027.69 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH 1027.50 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 78.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 981.11 FEET TO THE EAST LINE OF THE WEST 1059.85 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE, 375.95 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 170.50 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 15 SECONDS WEST, 66.01 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 584.93 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 113.93 FEET; THENCE NORTHERLY, 25.59 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 57.00 FEET, A CHORD BEARING NORTH 12 DEGREES 54 MINUTES 10 SECONDS EAST TANGENT TO THE LAST DESCRIBED COURSE; THENCE NORTH 64 DEGREES 14 MINUTES 17 SECONDS WEST, 66.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 105.68 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 188.71 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 17043C0708H, EFFECTIVE DATE DECEMBER 16, 2004, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2019

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF KANE )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018 BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NO. \_\_\_\_\_

BY: \_\_\_\_\_
MAYOR

ATTEST: \_\_\_\_\_
CITY CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF KANE )

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF KANE )

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

COUNTY CLERK

PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018 AT \_\_\_\_ O'CLOCK \_\_\_\_M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

ENGINEER

OWNER

MY LICENSE EXPIRES ON \_\_\_\_\_

BLANKET CITY EASEMENT PROVISIONS

A BLANKET CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "BLANKET CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET CITY EASEMENT" WHICH ENCRACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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