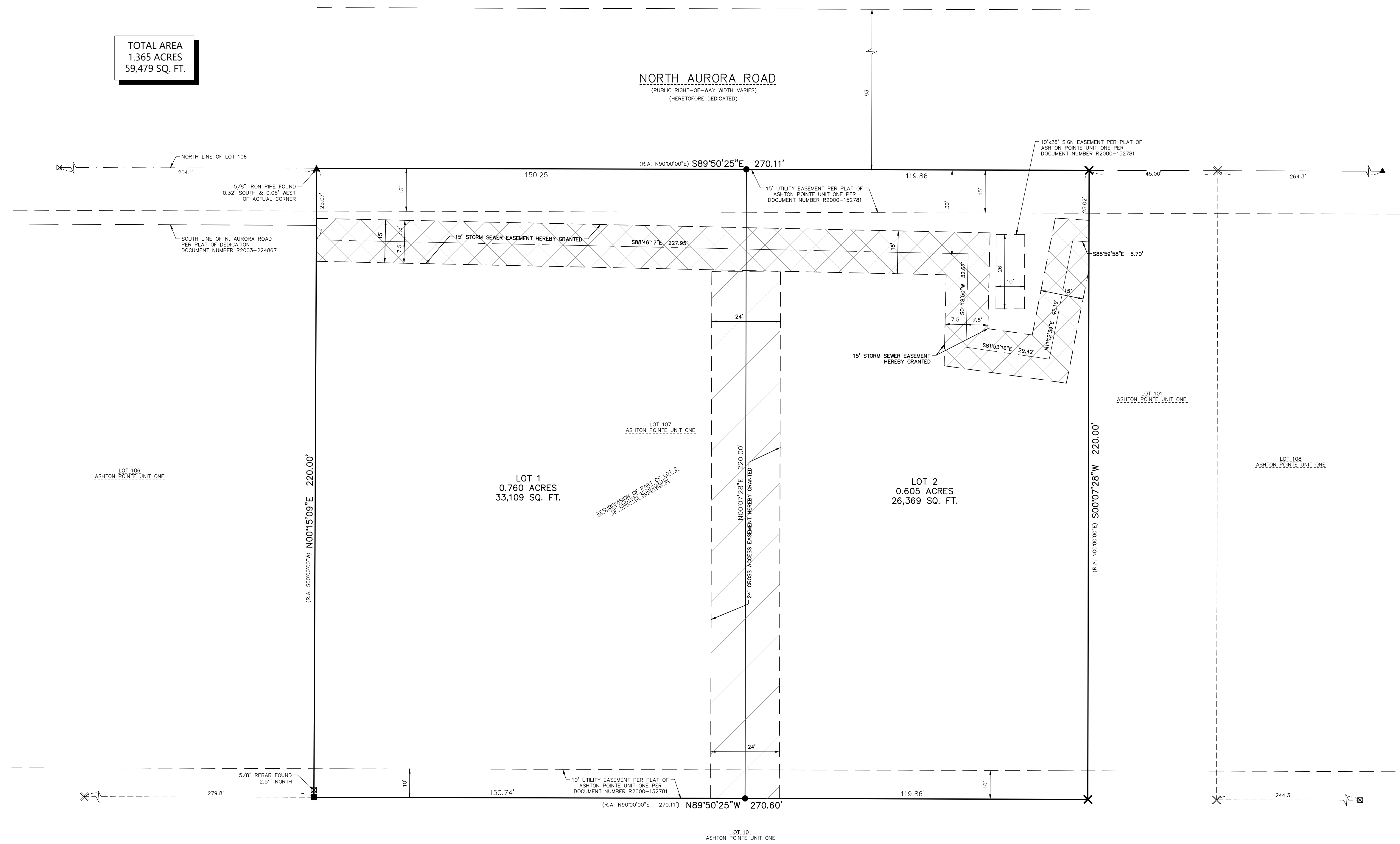


FINAL PLAT FOR THE RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE

BEING A RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE, BEING A RESUBDIVISION OF PART OF LOT 2 OF KNIGHTS SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2000 AS DOCUMENT NO. R2000-152781, IN DUPAGE COUNTY, ILLINOIS.

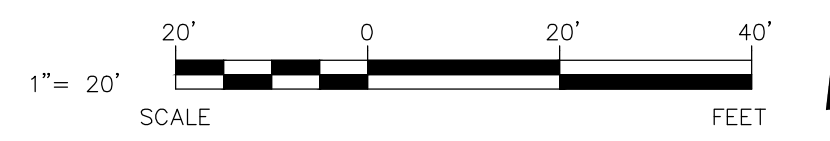
TOTAL AREA
1.365 ACRES
59,479 SQ. FT.



PROPERTY SUBJECT TO VARIOUS BLANKET EASEMENTS PER DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS PER DOCUMENT NUMBER R2000-156347

LEGEND:

- CONCRETE MONUMENT SET
- 3/4" REBAR SET
- ✕ CUT "X" SET IN CONCRETE
- ▲ 5/8" IRON PIPE FOUND
- ⊠ 5/8" REBAR FOUND
- ✕ CUT "X" FOUND
- (R.A.) "RECORDED AS" INFORMATION
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83). THE SOUTH RIGHT-OF-WAY LINE OF N. AURORA ROAD HAS A BEARING OF SOUTH 89°-50'-25" EAST.

CROSS-ACCESS EASEMENT

An easement of access is hereby reserved over the portions of the property designated as the "Cross Access Easement" for the benefit of the owners from time to time of Lot 1 and Lot 2 in FINAL PLAT FOR THE RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE subdivision plotted hereon and their respective tenants, agents, employees, vendors and invitees, to use the easement area for access to the buildings, structures and facilities constructed and installed thereon. The use and enjoyment of the easement herein reserved shall be subject to terms and provisions set forth below.

Except to the extent otherwise provided on a final plan, the easement area shall be used solely and exclusively for the movement of both vehicular and pedestrian traffic in both directions.

No cars, trucks or other motor vehicles shall be parked or left unattended on the easement areas and no vehicular or other obstructions shall be placed on the easement areas which shall interfere with or prevent the free movement of vehicles over the easement areas.

All owners shall cooperate and work together to maintain, repair and replace the driveways and roadways installed within the easement areas with all needed maintenance, repairs and replacements being undertaken at such times and in such a manner so as to minimize the disruption of access to the buildings. Structures and facilities located on such lots while such work is being undertaken and, except for emergency repairs, shall not be closed to vehicular traffic.

No permanent structures shall be located on the surface of or above the easement areas which interfere with the free movement of vehicular traffic thereon. The foregoing does not prohibit the installation of directional traffic signage thereon or the installation of lighting so long as such signs and lighting is installed in the locations set forth on the final plans as approved by the city.

The easements hereby reserved are easements appurtenant to Lot 1 and Lot 2 in FINAL PLAT FOR THE RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE subdivision plotted hereon and are intended to run with the land and be binding upon and inure to the benefit of all future owners, occupants and holders of security interests therein.

OWNER:
LAKE STREET LAND OWNER LLC
6160 N. CICERO AVENUE, STE 508
CHICAGO, IL 60646

PETITIONER:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
300 INTERNET BOULEVARD, STE 570
FRISCO, TX 75034

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-17-109-008		
b) Subdivided Area	1.365	Acres
	59,479	Square Feet
c) Proposed New Right-of-way	0	Acres
	0	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.218	Acres
	9,490	Square Feet

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

FINAL PLAT FOR THE RESUBDIVISION OF
LOT 107 IN ASHTON POINTE UNIT ONE
3141 N. AURORA ROAD • AURORA, IL 60502

PROFESSIONAL SEAL

SHEET DATAS

ISSUE DATE FEB. 25, 2026

REVISIONS
MAR. 24, 2026

JOB NUMBER
250433200

SHEET NUMBER
1 OF 2

FINAL PLAT FOR THE RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE

BEING A RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE, BEING A RESUBDIVISION OF PART OF LOT 2 OF KNIGHTS SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2000 AS DOCUMENT NO. R2000-152781, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

State of Wisconsin)
)SS
County of Fond du Lac)

This is to certify that I, Ryan Wilgreen, Illinois Professional Land Surveyor, No. 3601, have surveyed and subdivided the following described property:

Lot 107 in Ashton Pointe Unit One, being a resubdivision of part of Lot 2 of Knights Subdivision of part of Section 17, Township 38 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 29, 2000 as document no. R2000-152781, 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 Community Number 17043C0136J and 17043C0138J, Panel Number 0136J and 0138J, effective date of August 1, 2019, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal this _____ day of _____, 20____.

Ryan Wilgreen
Illinois Professional Land Surveyor No. 3601
License Expires: 11/30/2026

OWNER'S CERTIFICATE

This is to certify that Lake Street Land Owner LLC is the record owner of the property described in the Surveyor's Certificate affixed hereon, and do 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 Indian Prairie School District #204.

Dated this _____ day of _____, A.D., 20_____.

Signature

Printed Name

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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 for the uses and purposes therein set forth in the aforesaid instrument.

Given under my hand and notarial seal this _____ day of _____, A.D. 20_____.

Notary Public

Printed Name

(Commission Expires)

SURFACE WATER STATEMENT

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Owner or Attorney

Printed Name

Engineer

Printed 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, Kendall and Will Counties, Illinois, do hereby certify that this document is approved under my offices this _____ day of _____, A.D., 20_____.

City Engineer

Printed Name

PLANNING AND ZONING COMMISSION CERTIFICATE

State of Illinois)
)SS
County of Kane)

I, the undersigned, as Chairman of the Planning and Zoning 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 and Zoning Commission this _____ day of _____, A.D., 20_____.

Planning and Zoning Commission, City of Aurora

City Engineer

Printed Name

CITY COUNCIL CERTIFICATE

State of Illinois)
)SS
County of Kane)

Approved this _____ day of _____, A.D., 20_____, by the City Council of the City of Aurora, pursuant to Ordinance/Resolution Number _____.

Mayor

City Clerk

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)SS
County of DuPage)

I, the undersigned, as County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid or forfeited taxes, and no redeemable tax sales against any of the land 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 DuPage County, Illinois, this _____ day of _____, A.D., 20_____.

County Clerk

Printed Name

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., 20_____ at _____ o'clock ____M.

Recorder of Deeds

Printed Name

OWNER:
LAKE STREET LAND OWNER LLC
6160 N. CICERO AVENUE, STE 508
CHICAGO, IL 60646

PETITIONER:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
300 INTERNET BOULEVARD, STE 570
FRISCO, TX 75034



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

FINAL PLAT FOR THE RESUBDIVISION OF
LOT 107 IN ASHTON POINTE UNIT ONE
3141 N. AURORA ROAD • AURORA, IL 60502

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE FEB. 25, 2026

REVISIONS

MAR. 24, 2026

JOB NUMBER

250433200

SHEET NUMBER

2 OF 2