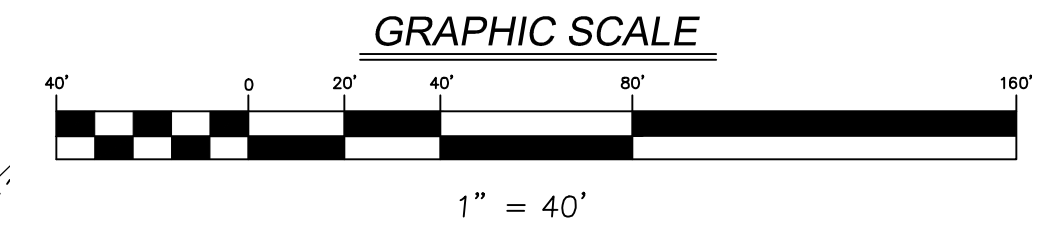
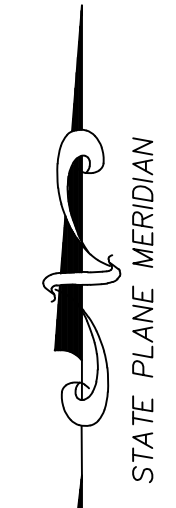


FINAL PLAT OF SUBDIVISION FOR TRANSITIONAL CARE - AURORA

PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSES ON: _____



BASIS OF BEARINGS

U.S. STATE PLANE 1983
IL EAST 1201
US SURVEY FOOT
SCALE FACTOR 1.0000520744

AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1	185,112	4.2496
LOT 2	97,716	2.2432
TOTAL	282,828	6.4928

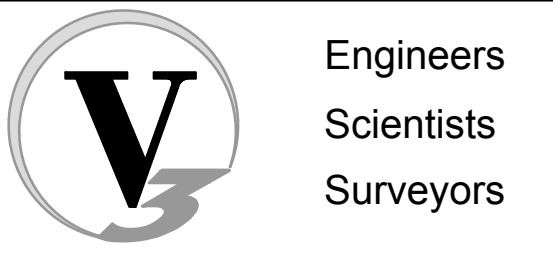
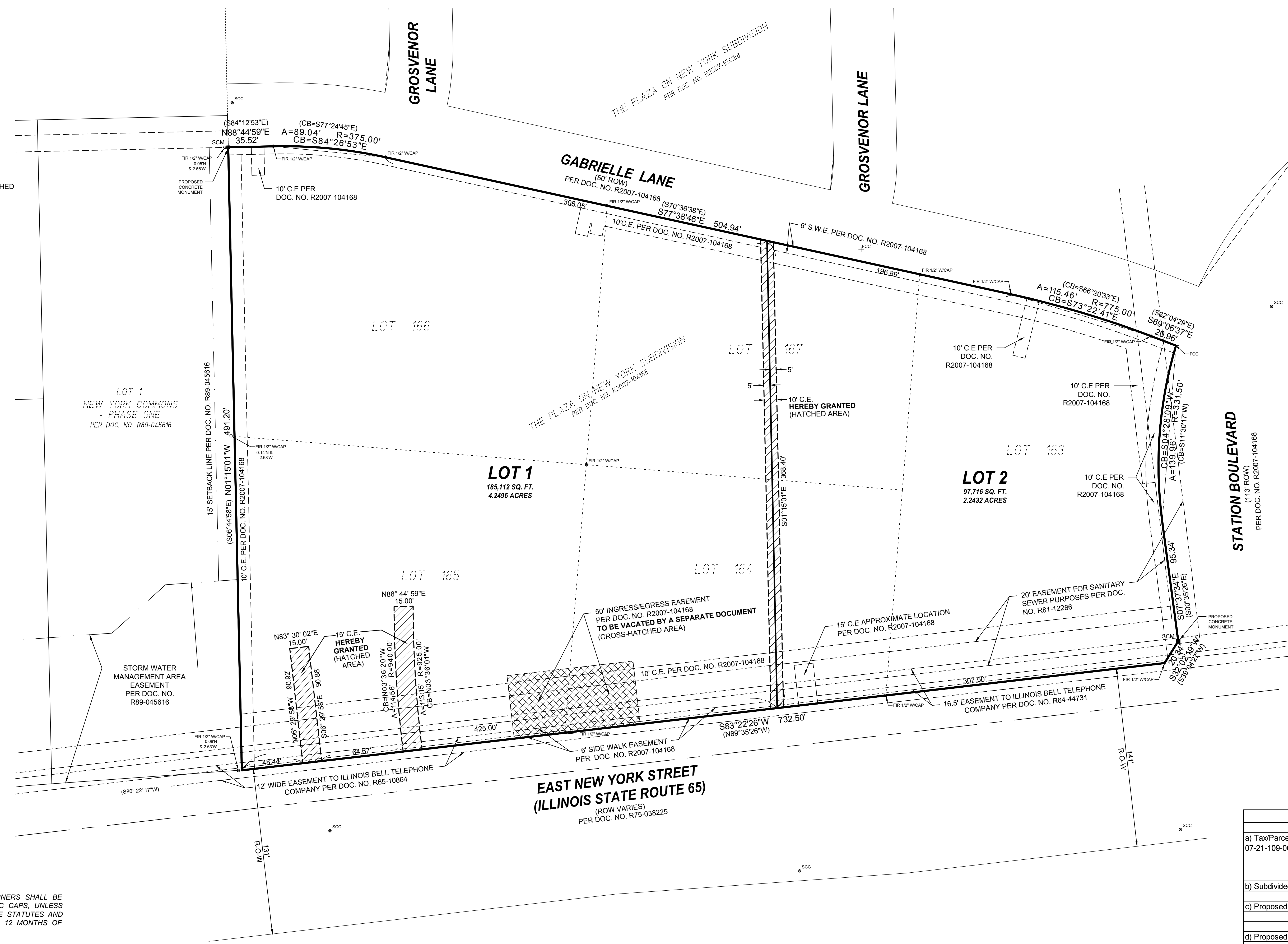
Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-109-001; 07-21-109-002; 07-21-109-003; 07-21-109-004; 07-21-109-005		
b) Subdivided Area	6.493	Acres
	282,830.00	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.155	Acres
	6,755	Square Feet

- ### LEGEND
- SUBDIVISION LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - - - UNDERLYING LOT LINE
 - - - LOT LINE HEREBY ESTABLISHED
 - - - EXISTING EASEMENT LINE
 - - - EASEMENT LINE HEREBY ESTABLISHED
 - - - BUILDING SETBACK LINE HEREBY ESTABLISHED
 - - - SECTION LINE
 - SCC SET CONCRETE MONUMENT
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE

- ### ABBREVIATIONS
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - CB CHORD BEARING
 - A ARC LENGTH
 - R RADIUS
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - C.E. CITY EASEMENT
 - (REC) RECORD DATUM

OWNER/DEVELOPER
IH Fox Valley Owner, LLC
6400 Shafer Ct., Suite 600
Rosemont, Illinois 60018
312 982 1717
Contact : Brad Haber

- ### NOTES:
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.
 - UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL EASEMENTS ARE HEREBY GRANTED PER THIS DOCUMENT.



7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
IH Fox Valley Owner, LLC
6400 Shafer Ct, Suite 600
Rosemont, IL 60018
312-982-1717

REVISIONS		
NO.	DATE	DESCRIPTION
1.	05-18-17	REVISED PER CITY COMMENTS
2.	07-28-17	REVISED PER CITY COMMENTS

FINAL PLAT OF SUBDIVISION				Project No: 16008
TRANSITIONAL CARE - AURORA				Group No: VP04.2
DRAFTING COMPLETED: 03-10-17	DRAWN BY: MLP	PROJECT MANAGER: AJS	SHEET NO. 1 of 2	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 40'		

FINAL PLAT OF SUBDIVISION FOR TRANSITIONAL CARE - AURORA

PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ 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 THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S)
UNIT SCHOOL DIST: DISTRICT 204
COMM COLLEGE DIST: COLLEGE OF DUPAGE 502

DATED THIS _____ DAY OF _____, A.D., 20_____

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX SEAL IF APPROPRIATE

STATE OF _____)
COUNTY OF _____)SS

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., 20_____

NOTARY

PLEASE TYPE/PRINT NAME

NOTARY'S SEAL

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____)SS

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

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

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., 20_____.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 20_____.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

APPROVED THIS _____ DAY OF _____, A.D., 20_____, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. _____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

PERMISSION TO RECORD

STATE OF INDIANA)
COUNTY OF LAKE)SS

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSION LAND SURVEYOR, HEREBY AUTHORIZE THE PLAT OFFICER OF THE CITY OF AURORA AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS ____ DAY OF _____, A.D., 20____.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE)SS

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

LOTS 163 THROUGH 167, INCLUSIVE IN THE PLAZA ON NEW YORK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2007 AS DOCUMENT R2007-104168 IN THE CITY OF AURORA, 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'S FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 17043C0705 H, EFFECTIVE DATE DECEMBER 16, 2004, PART OF THE PROPERTY SHOWN HEREON IS IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PART OF THE PROPERTY IS IN "ZONE A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATION DETERMINED).

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2017.

SIGNATURE

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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 _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

COUNTY CLERK

PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

CITY EASEMENT PROVISIONS

A 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 "CITY EASEMENT (C.E.)", 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 "CITY EASEMENT" WHICH ENCROACH 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 FOR:

IH Fox Valley Owner, LLC
6400 Shafer Ct, Suite 600
Rosemont, IL 60018
312-982-1717

REVISIONS			
NO.	DATE	DESCRIPTION	
1.	05-18-17	REVISED CITY PER COMMENTS	
2.	07-28-17	REVISED PER CITY COMMENTS	

FINAL PLAT OF SUBDIVISION

TRANSITIONAL CARE - AURORA

DRAFTING COMPLETED:	03-10-17	DRAWN BY:	MLP	PROJECT MANAGER:	AJS
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS	SCALE:	1" = 40'

Project No: 16008

Group No: VP04.2

SHEET NO.
1 of 2



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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630.724.9200 voice
630.724.0384 fax
v3co.com