SUBMITTED BY:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173

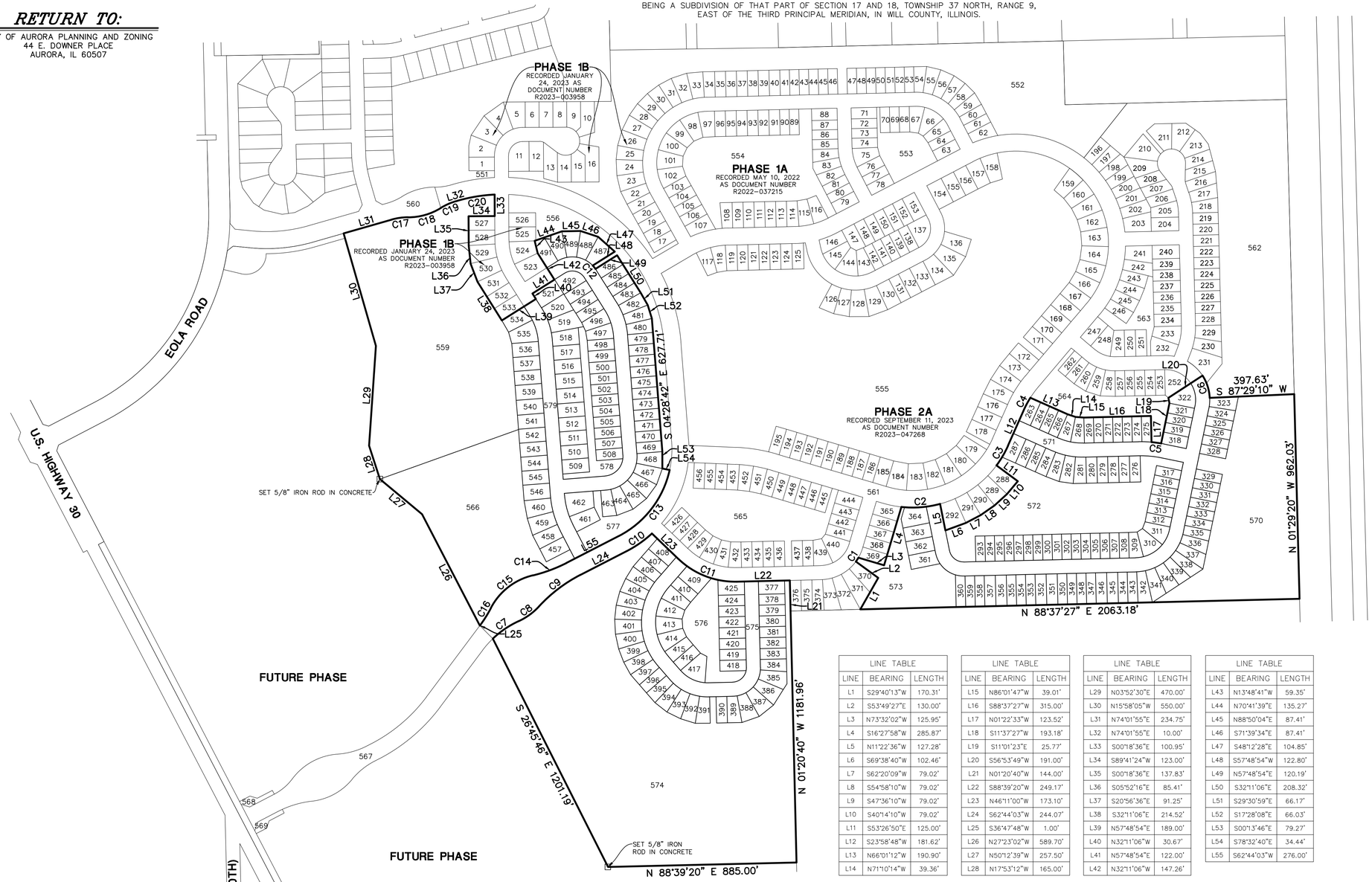
RETURN TO:

CITY OF AURORA PLANNING AND ZONING
44 E. DOWNER PLACE
AURORA, IL 60507

FINAL PLAT OF LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____



GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

ABBREVIATIONS

C.E. = CITY EASEMENT HEREBY GRANTED

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = RIGHT OF WAY LINE
- = EASEMENT LINE
- = SECTION LINE
- = BUILDING SETBACK LINE
- = SET CONCRETE MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°40'13"W	170.31'
L2	S53°49'27"E	130.00'
L3	N73°32'02"W	125.95'
L4	S16°27'58"W	285.87'
L5	N11°22'36"W	127.28'
L6	S69°38'40"W	102.46'
L7	S62°20'09"W	79.02'
L8	S54°58'10"W	79.02'
L9	S47°36'10"W	79.02'
L10	S40°14'10"W	79.02'
L11	S53°26'50"E	125.00'
L12	S23°58'48"W	181.62'
L13	N66°01'12"W	190.90'
L14	N71°10'14"W	39.36'

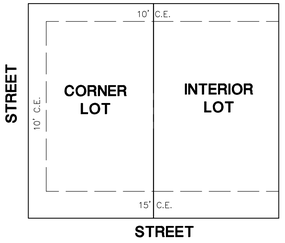
LINE TABLE		
LINE	BEARING	LENGTH
L15	N86°01'47"W	39.01'
L16	S88°37'27"W	315.00'
L17	N01°22'33"W	123.52'
L18	S11°37'27"W	193.18'
L19	S11°01'23"E	25.77'
L20	S56°53'49"W	191.00'
L21	N01°20'40"W	144.00'
L22	S88°39'20"W	249.17'
L23	N46°11'00"W	173.10'
L24	S62°44'03"W	244.07'
L25	S36°47'48"W	1.00'
L26	N27°23'02"W	589.70'
L27	N50°12'39"W	257.50'
L28	N17°53'12"W	165.00'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N03°52'30"E	470.00'
L30	N15°58'05"W	550.00'
L31	N74°01'55"E	234.75'
L32	N74°01'55"E	10.00'
L33	S00°18'36"E	100.95'
L34	S89°41'24"W	123.00'
L35	S00°18'36"E	137.83'
L36	S05°52'16"E	85.41'
L37	S20°56'36"E	91.25'
L38	S32°11'06"E	214.52'
L39	N57°48'54"E	189.00'
L40	N32°11'06"W	30.67'
L41	N57°48'54"E	122.00'
L42	N32°11'06"W	147.26'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N13°48'41"W	59.35'
L44	N70°41'39"E	135.27'
L45	N88°50'04"E	87.41'
L46	S71°39'34"E	87.41'
L47	S48°12'28"E	104.85'
L48	S57°48'54"W	122.80'
L49	N57°48'54"E	120.19'
L50	S32°11'06"E	208.32'
L51	S29°30'59"E	66.17'
L52	S17°28'08"E	66.03'
L53	S00°13'46"E	79.27'
L54	S78°32'40"E	34.44'
L55	S62°44'03"W	276.00'

TYPICAL LOT DETAIL

UNLESS OTHERWISE NOTED ON THE PLAT



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	208.00'	21.68'	N33°11'25"E	21.67'
C2	490.00'	183.22'	N85°28'25"E	182.15'
C3	490.00'	107.52'	N30°15'59"E	107.31'
C4	460.00'	67.23'	S28°10'01"W	67.17'
C5	533.00'	45.68'	N82°20'01"W	45.67'
C6	208.00'	111.05'	N17°48'31"W	109.73'
C7	440.00'	146.72'	S55°49'36"W	146.04'
C8	300.00'	119.05'	N54°00'39"E	118.27'
C9	700.00'	245.46'	S52°41'18"W	244.21'
C10	540.00'	145.27'	N55°01'38"E	144.83'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	383.00'	301.88'	S68°45'50"E	294.13'
C12	133.00'	20.19'	N39°36'30"W	20.17'
C13	460.00'	404.31'	N37°33'15"E	391.42'
C14	734.19'	169.42'	N69°40'08"E	169.04'
C15	300.00'	256.86'	S52°04'31"W	249.09'
C16	600.00'	96.87'	N32°10'18"E	96.76'
C17	280.00'	78.05'	S82°01'02"W	77.79'
C18	290.00'	161.67'	N74°01'55"E	159.58'
C19	280.00'	78.05'	S66°02'48"W	77.79'
C20	760.00'	174.69'	S80°37'00"W	174.30'

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
Part of: 07-01-17-100-026-0000, Part of: 07-01-17-100-027-0000,		
Part of: 07-01-18-200-010-0000, Part of: 07-01-18-400-008-0020,		
07-01-18-200-008-0030		
b) Subdivided Area	116.057	Acres
	5,055,452	Square Feet
c) Proposed New Right-of-way	10.874	Acres
	473,675	Square Feet
	7,430	Linear Feet of Centerline
d) Proposed New Easements	48.352	Acres
	2,106,212	Square Feet

SHEET INDEX

SHEET 1:	OVERALL BOUNDARY
SHEET 2:	SHEET LAYOUT DETAIL
SHEETS 3-8:	LOT AND EASEMENT DETAILS
SHEET 9:	CERTIFICATES

NOTES

-THE PRIVATE INTERNAL ROADWAYS WITHIN THE DEL WEBB DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

-A BACK UP SPECIAL SERVICE AREA (SSA) IS ESTABLISHED FOR THE LONG TERM MANAGEMENT OF THE STORMWATER MANAGEMENT FACILITIES SHOULD THE HOMEOWNER ASSOCIATION FAIL TO PERFORM ITS STORMWATER MANAGEMENT OBLIGATIONS.

DATE	REVISIONS	DRAWN BY
07/30/24	REVISED PER CITY COMMENTS	PGA

Manhard CONSULTING LTD
Civil Engineers / Land Surveyors / Water Resource Engineers / Water Resource Scientists
Structural Engineers / Traffic Engineers / Landscape Architects / Environmental Scientists
OWNER: LINCOLN PRAIRIE AURORA LLC
PULTE HOME CORPORATION, MICHIGAN
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRUSLEY, P.E.
(630) 772-2073
PROPOSED DEVELOPMENT FOR:

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 04/25/24
SCALE: 1"=50'

SHEET 1 OF 9

PULAUIL01

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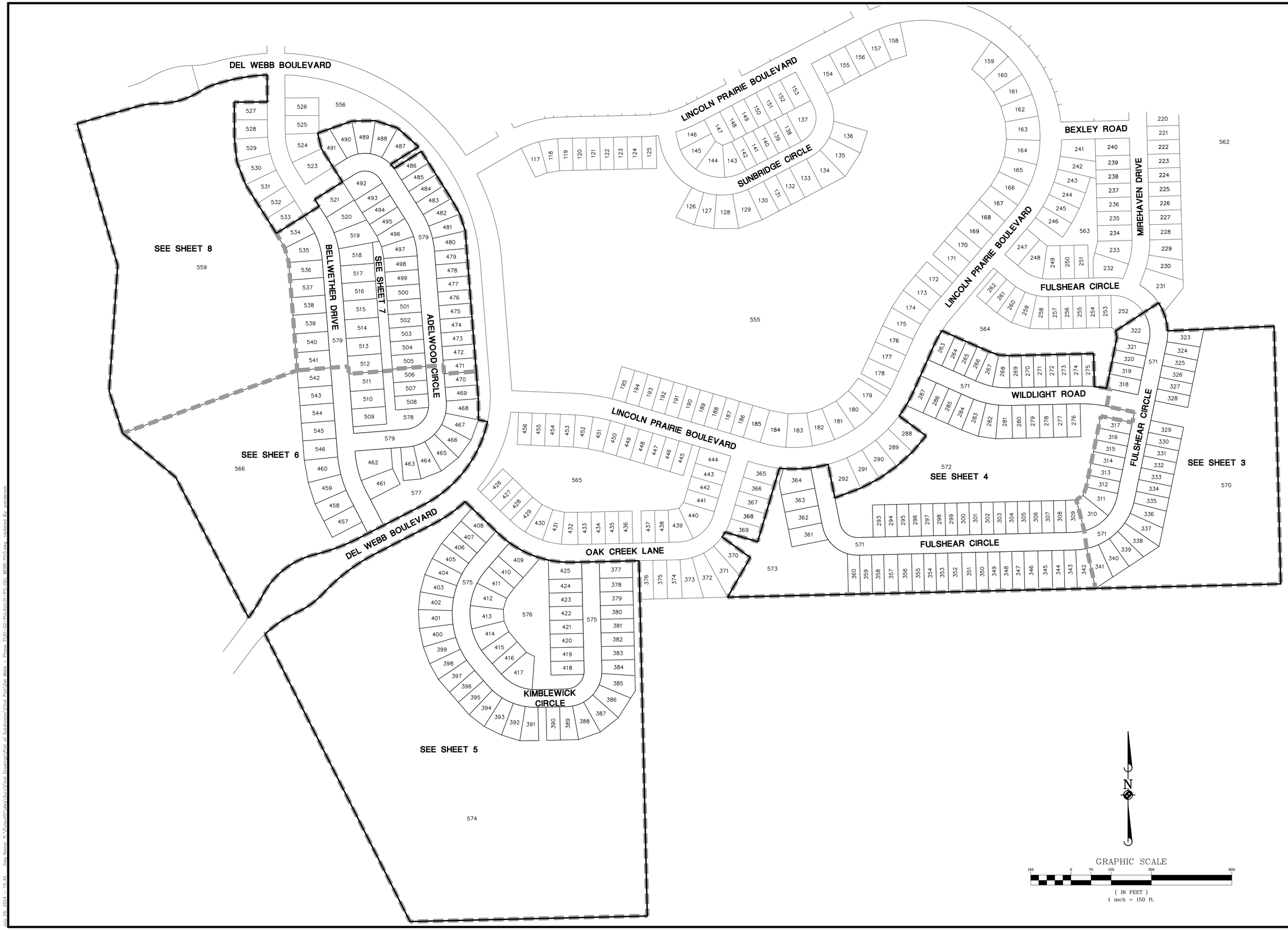

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Manhard CONSULTING LTD

Civil Engineers • Land Surveyors • Water Resource Engineers • Water Management Engineers
Structural Engineers • Landscape Architects • Planners • Environmental Scientists

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
PETITIONER: PULTE HOMES OF ILLINOIS
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRUSLEY, P.E.
(630) 772-2073

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	04/25/24
SCALE:	1"=50'

SHEET 2 OF 9

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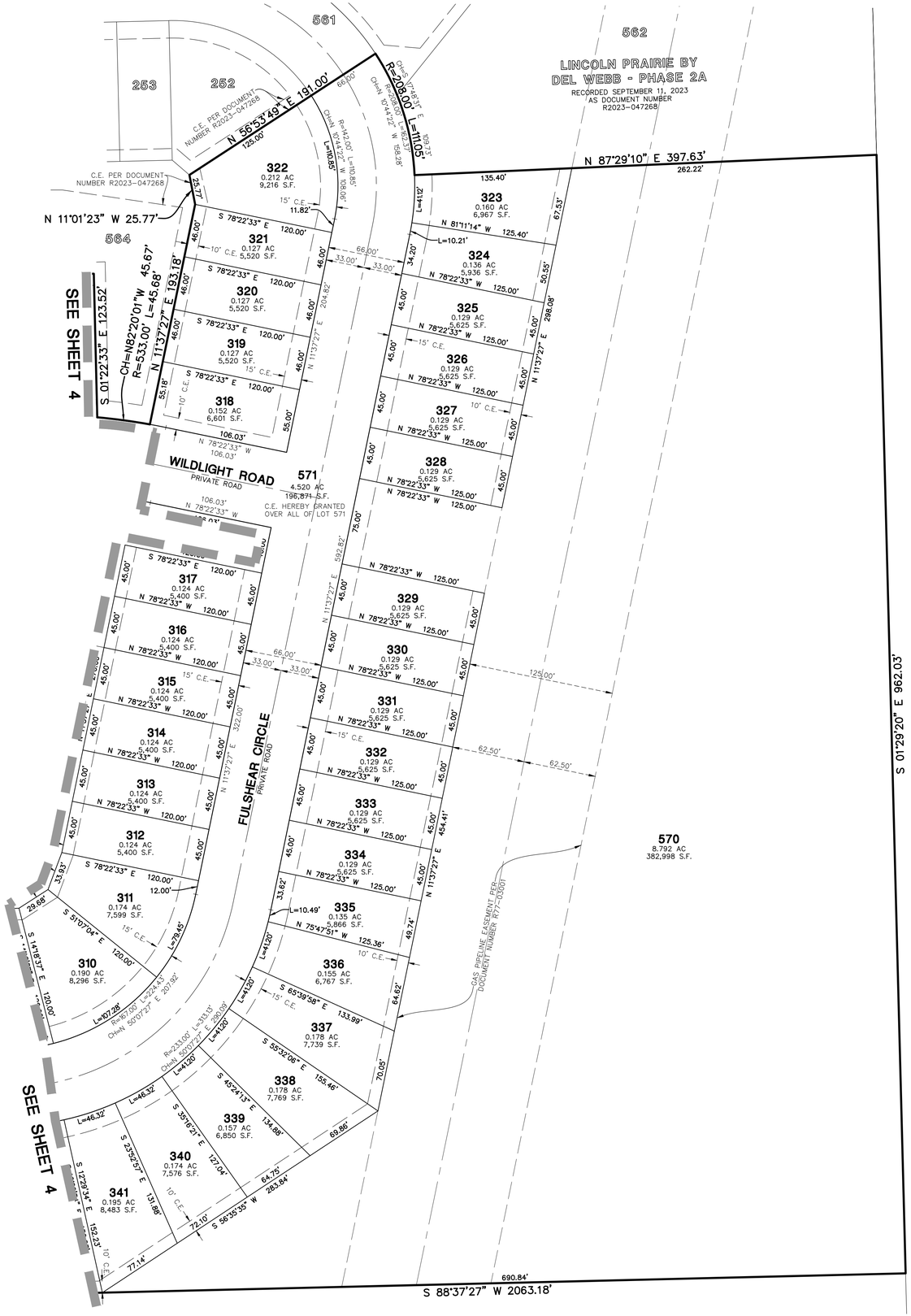

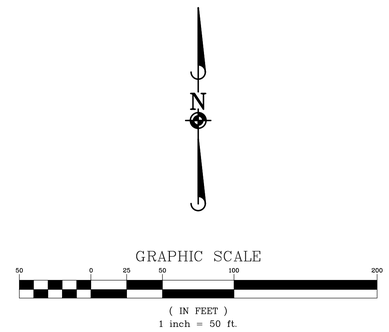

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Civil Engineers • Surveyors • Water Resource Engineers • Water Consultants • Planners
Geotechnical • Environmental • Landscape Architects • Construction Services • Sustainable Services

PROPOSED DEVELOPMENT FOR:

OWNER: LINCOLN PRAIRIE AURORA LLC
FEIGLEY LAND DEVELOPMENT COMPANY
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 777-2573

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	04/25/24
SCALE:	1"=50'

SHEET 3 OF 9

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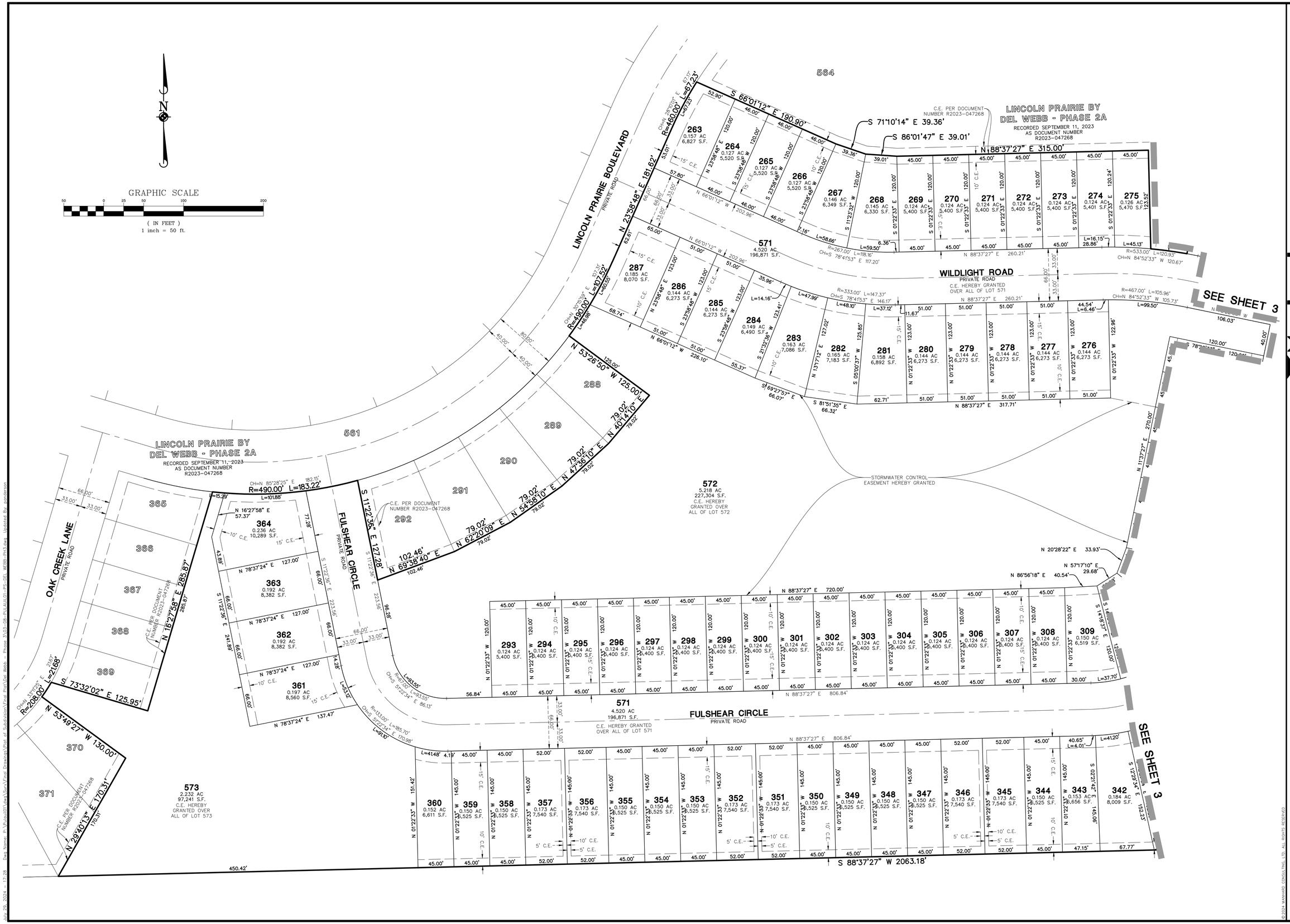

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Geotechnical • Environmental • Landscape Architects • Planners • Transportation Engineers
Construction Observation • Materials Testing • Environmental Services • Surveying
1500 E GOLF ROAD, SUITE 1000
AURORA, ILLINOIS 60502
CONTACT: MATT BRULLEY, P.E.
(630) 772-2073

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
FEE OWNER: LINCOLN PRAIRIE AURORA LLC
1900 E GOLF ROAD, SUITE 1000
SCHAUMBURG, ILLINOIS 60173
CONTACT: MATT BRULLEY, P.E.
(630) 772-2073

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	04/25/24
SCALE:	1"=50'

SHEET 4 OF 9

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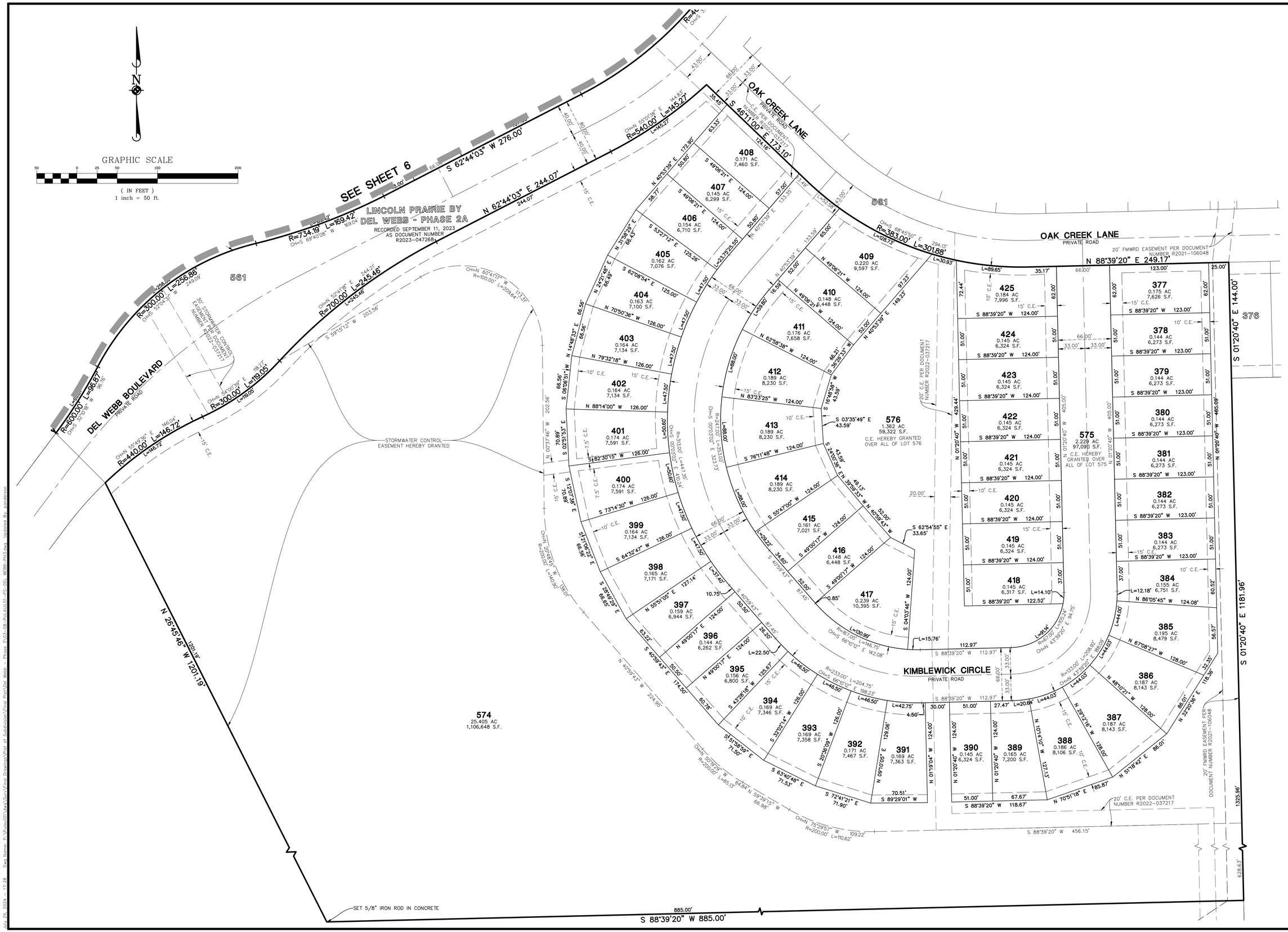

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Traffic Engineers • Landscape Architects • Environmental Scientists
Geotechnical Engineers • Wetland Specialists • Planners • Construction Services

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
ATTN: MATT BRULEY, VICE PRESIDENT
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
CONTACT: MATT BRULEY, P.E.
(630) 777-2973

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	04/25/24
SCALE:	1"=50'

SHEET 5 OF 9
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Manhard CONSULTING LTD
Civil Engineers / Surveyors / Water Resource Engineers / Water Resource Scientists / Landscape Architects / Environmental Scientists / Planners / Transportation Engineers
OWNER: LINCOLN PRAIRIE AURORA LLC
PETER FOLEY, MANAGING MEMBER
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 772-2073
PROPOSED DEVELOPMENT FOR:

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
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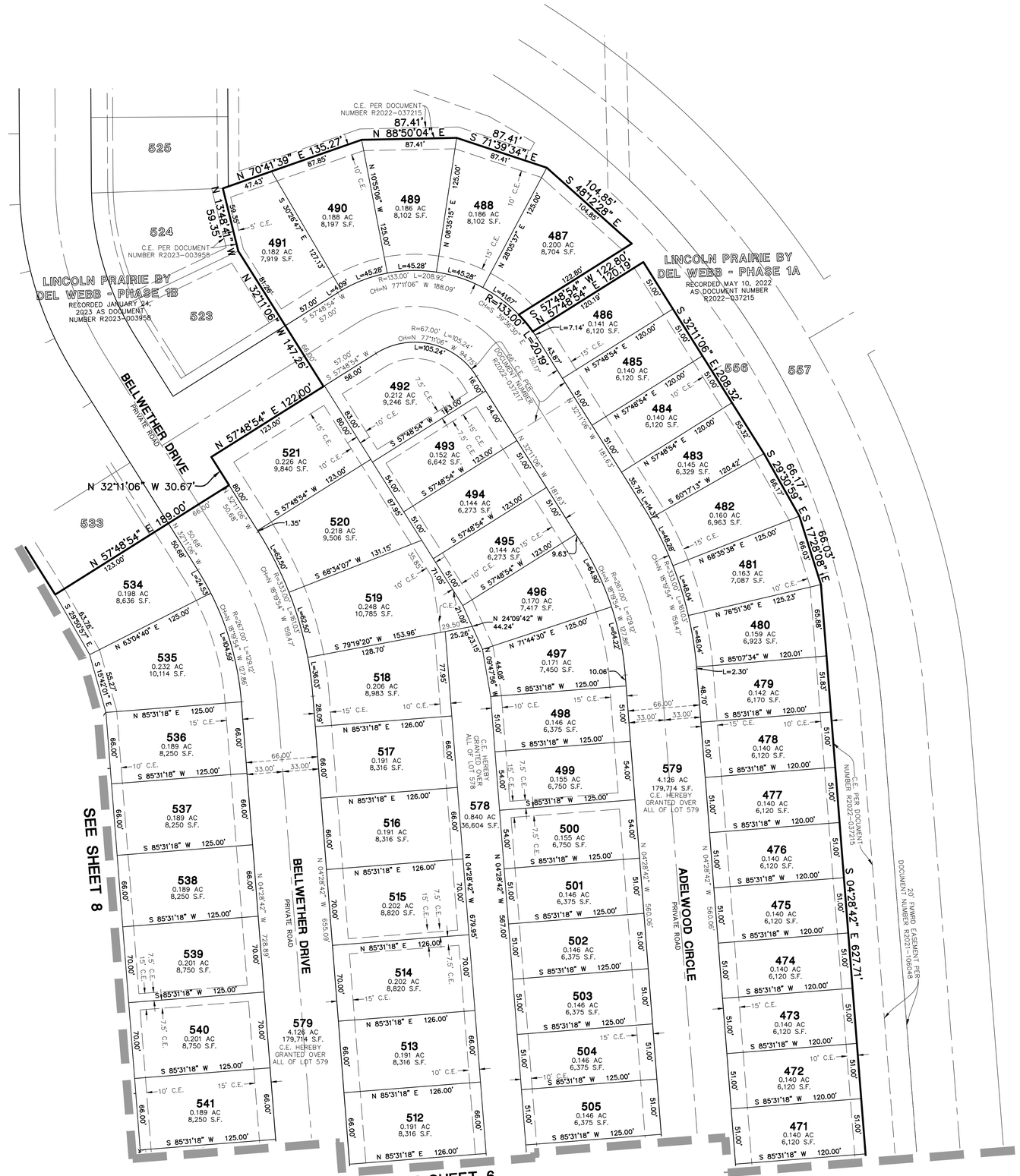

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Traffic Engineers • Landscape Architects • Environmental Scientists

PROPOSED DEVELOPMENT FOR:

OWNER: LINCOLN PRAIRIE AURORA LLC
FEUERSTEIN & MAIN MANAGEMENT
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 777-2573

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
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SHEET 7 OF 9

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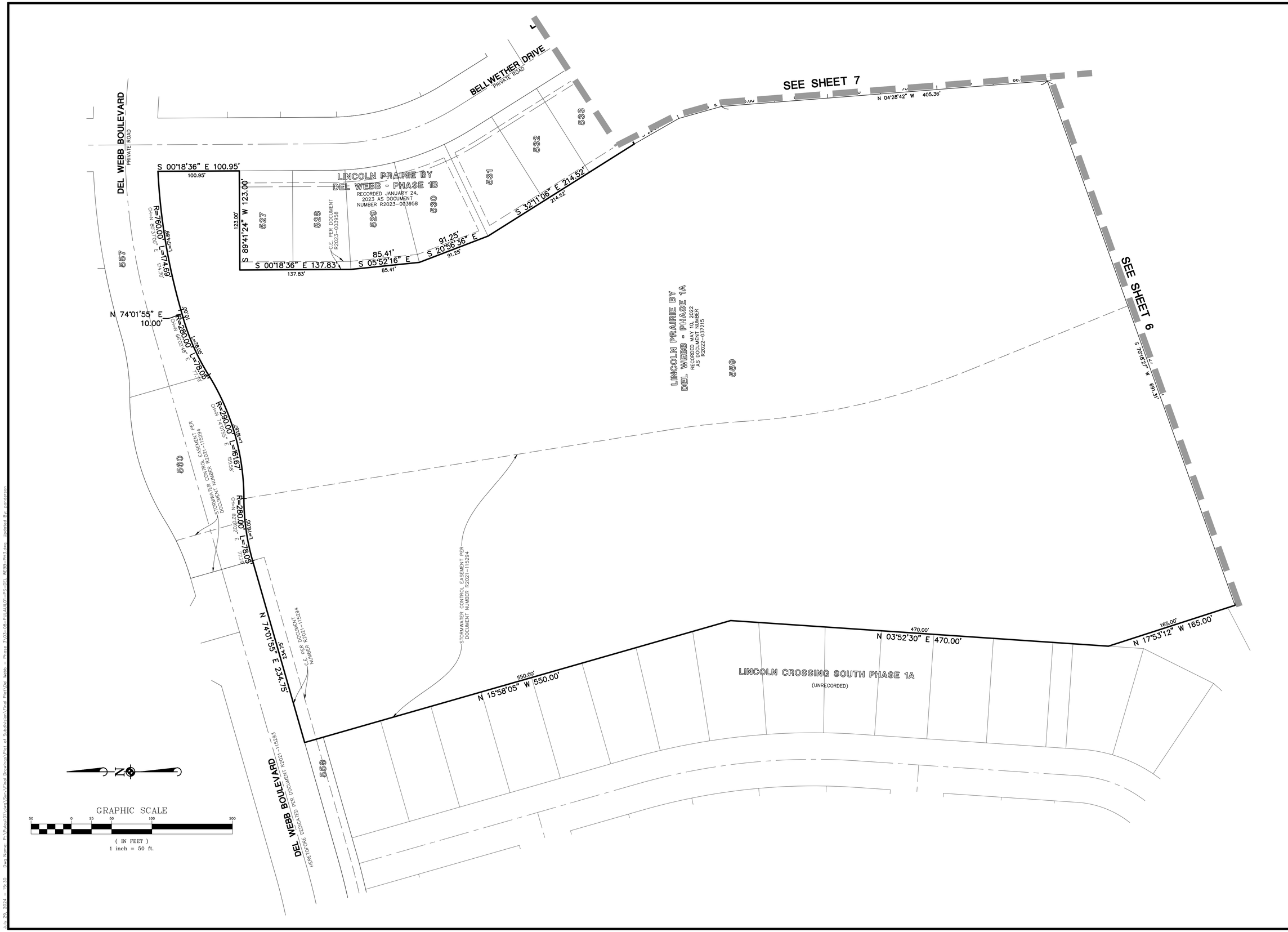

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Landscape Architects • Land Planners • Environmental Scientists

OWNER: LINCOLN PRAIRIE AURORA LLC
FEUERBORN DEVELOPMENT COMPANY
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 777-2973

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	04/25/24
SCALE:	1"=50'

SHEET 8 OF 9

PULAUIL01

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FINAL PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB, PHASE 3

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, A LIMITED LIABILITY CORPORATION, IS THE RECORD OWNER OF PART 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 DISTRICTS #308 (OSWEGO COMMUNITY UNIT SCHOOL DISTRICT) AND COMMUNITY COLLEGE DISTRICT #516.

DATED THIS __________ DAY OF ______________________________, A.D., 2024

____
SIGNATURE

____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

PULTE HOME COMPANY, LLC
1900 EAST GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173

STATE OF ILLINOIS)
)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 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., 2024.

____
NOTARY

____
PLEASE TYPE/PRINT NAME

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LINCOLN PRAIRIE COMMUNITY ASSOCIATION, LLC, A LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF PART OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON (LOT 559 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A), 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 DISTRICTS #308 (OSWEGO COMMUNITY UNIT SCHOOL DISTRICT) AND COMMUNITY COLLEGE DISTRICT #516.

DATED THIS __________ DAY OF ______________________________, A.D., 2024

____
SIGNATURE

____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

LINCOLN PRAIRIE COMMUNITY ASSOCIATION, LLC
456B N. WEBER ROAD
ROMEOVILLE, ILLINOIS 60446

STATE OF ILLINOIS)
)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 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., 2024.

____
NOTARY

____
PLEASE TYPE/PRINT 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., 2024.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

____
CHAIRMAN

____
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS __________ DAY OF _____________, A.D., 2024, BY THE CITY COUNCIL

OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER ______________.

BY: ____
MAYOR

ATTEST: ____
CITY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, ____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP

____ AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (PIN) ______________________________.

____.

DATED THIS ______ DAY OF ________________________________, A.D., 2024.

____
DIRECTOR

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THE UNDERSIGNED, AS COUNTY CLERK OF WILL 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., 2024.

____
COUNTY CLERK

____
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR WILL COUNTY DO HEREBY CERTIFY

THAT INSTRUMENT NUMBER ____________________________ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF WILL COUNTY, ILLINOIS, ON THE ________ DAY OF ______________________, A.D.,

2024 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 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

____
JOSEPH M. IOVINELLI
ILLINOIS PROFESSIONAL ENGINEER NO. 062-069635
LICENSE EXPIRES/RENEWS: NOVEMBER 30, 2025

JOSEPH M. IOVINELLI
062-069635
LICENSED PROFESSIONAL ENGINEER OF
ILLINOIS
EXP. 11-30-25

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., 2024.

____
CITY ENGINEER

____
PLEASE TYPE/PRINT NAME

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER WH17/1-24.198-Fpn/Fsd. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES. THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

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, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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", 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.

DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB

THE PROPERTY HEREBY SUBDIVIDED SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB, WHICH DECLARATION SHALL BE RECORDED UPON APPROVAL BY THE CITY AS A CONDITION TO THE ISSUANCE OF THE FIRST RESIDENTIAL OCCUPANCY PERMIT FOR THE PROPERTY, AND SHALL SET FORTH OTHER RIGHTS, EASEMENTS AND OBLIGATIONS INTEGRAL TO THE CONTEMPLATED FUNCTION OF THE DEVELOPMENT, WHICH RIGHTS, EASEMENTS AND OBLIGATIONS MAY BE AMENDED PURSUANT TO THE TERMS MORE SPECIFICALLY SET FORTH IN THE DECLARATION.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE CONVEYANCE OF THE FIRST RESIDENTIAL DWELLING UNIT CONSTRUCTED ON THE PROPERTY, THEN AND ONLY THEN, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS RESERVED FOR AND GRANTED TO EACH INDIVIDUAL OWNER, THEIR SUCCESSORS AND ASSIGNS, OVER THE PRIVATE ROAD CONSTRUCTED WITHIN LOTS 571, 575, AND 579.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE PLAT OF SUBDIVISION, THEN AND ONLY THEN, THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY WHICH HAS JURISDICTION OVER THE PROPERTIES SHALL HAVE A NON-EXCLUSIVE EASEMENT OF ACCESS OVER ROADS, DRIVEWAYS, AND WALKWAYS LOCATED ON THE COMMON ARES FOR POLICE, FIRE, AMBULANCE, WASTE REMOVAL, OR FOR THE PURPOSE OF FINISHING MUNICIPAL OR EMERGENCY SERVICES TO THE PROPERTIES.

SURVEYOR'S CERTIFICATE

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

LOT 559 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022, AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 566 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2023, AS DOCUMENT R2023047268, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 556 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1A, RECORDED AS DOCUMENT NUMBER R2022037215, SAID CORNER BEING A POINT ON THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING SOUTH 37 DEGREES 33 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 391.42 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 233.00 FEET; (3) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.00 FEET; (4) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 120.00 FEET; (5) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.08 FEET; (6) THENCE NORTH 20 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.94 FEET; (7) THENCE NORTH 06 DEGREES 40 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.02 FEET; (8) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 738.83 FEET; THENCE NORTH 15 DEGREES 42 MINUTES 01 SECONDS WEST, A DISTANCE OF 57.22 FEET; THENCE NORTH 31 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 64.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 533 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1B, RECORDED AS DOCUMENT NUMBER R2023003958; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 533 AND THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 66.00 FEET (2) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 30.67 FEET; (3) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.00 FEET; (4) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 523 IN SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1B; THENCE ALONG THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB – PHASE 1B FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 81.26 FEET; (2) THENCE NORTH 13 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 59.35 FEET; (3) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.29 FEET TO THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.99 FEET; (2) THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 87.41 FEET; (3) THENCE SOUTH 71 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 87.41 FEET; (4) THENCE SOUTH 48 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 104.85 FEET; (5) THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 122.80 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 20.19 FEET, A CHORD BEARING SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 20.17 FEET TO A POINT OF NON-TANGENCY; (7) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.19 FEET; (8) THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 208.32 FEET; (9) THENCE SOUTH 29 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.17 FEET; (10) THENCE SOUTH 17 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 66.03 FEET; (11) THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 627.71 FEET; (12) THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 79.27 FEET; (13) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 372 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES: (1) THENCE NORTH 29 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 170.31 FEET; (2) THENCE NORTH 53 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING NORTH 33 DEGREES 11 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 125.95 FEET; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 285.87 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING NORTH 85 DEGREES 28 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; (7) THENCE SOUTH 11 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 127.28 FEET; (8) THENCE NORTH 69 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 102.46 FEET; (9) THENCE NORTH 62 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 79.02 FEET; (10) THENCE NORTH 54 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (11) THENCE NORTH 47 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (12) THENCE NORTH 40 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (13) THENCE NORTH 53 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING NORTH 30 DEGREES 15 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF TANGENCY; (15) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; (16) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING NORTH 28 DEGREES 10 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF NON-TANGENCY; (17) THENCE SOUTH 66 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 190.90 FEET; (18) THENCE SOUTH 71 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 39.36 FEET; (19) THENCE SOUTH 86 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 39.01 FEET; (20) THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 315.00 FEET; (21) THENCE SOUTH 01 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 123.52 FEET TO A POINT OF NON-TANGENT CURVATURE; (22) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING SOUTH 82 DEGREES 20 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; (23) THENCE NORTH 11 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 193.18 FEET; (24) THENCE NORTH 11 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.77 FEET; (25) THENCE NORTH 56 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 191.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (26) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING SOUTH 17 DEGREES 48 MINUTES 31 SECONDS EAST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; (27) THENCE NORTH 87 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 397.63 FEET TO THE WEST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY DEDICATED PER DOCUMENT NUMBER 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 962.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2063.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 376 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1201.19 TO A POINT ON THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: (1) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 146.72 FEET, A CHORD BEARING NORTH 55 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 146.04 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING NORTH 54 DEGREES 00 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING NORTH 52 DEGREES 41 MINUTES 18 SECONDS EAST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING NORTH 55 DEGREES 01 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF NON-TANGENCY; (6) THENCE SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.10 FEET TO A POINT OF CURVATURE; (7) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING SOUTH 68 DEGREES 45 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; (8) THENCE NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 249.17 FEET; (9) THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,055,452 SQUARE FEET (116.057 ACRES), MORE OR LESS

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 PANEL NUMBER 17197C0030G, EFFECTIVE DATE FEBRUARY 15, 2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF JULY, A.D., 2024.

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
EMAIL ADDRESS: JDUNHAM@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025.

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
07/30/24	REVISED PER CITY COMMENTS	PGA

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
PETITIONER: PULTE HOME COMPANY
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BROLLEY, P.E.
(630) 777-2973

LINCOLN PRAIRIE BY DEL WEBB, PHASE 3
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 04/25/24
SCALE: 1"=50'

SHEET
9 OF 9
PULAUIL01

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July 29, 2024 – 14:23 Dwg Name: P:\Pulauil01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\Del Webb – Phase 3\09-10-PULAUIL01-PS-DEL WEBB-PH3.dwg Updated By: panderson