

LEGAL DESCRIPTION:



All bearings shown are based on grid north of the Illinois Coordinate System of 1983 (2011 Adjustment), East Zone (1202) with a GEOID18 (CONUS) North American Vertical Datum of 1988 (NAVD88).

SURVEY NOTES:

1. FIELD SURVEY COMPLETED ON NOVEMBER 2, 2024
2. REFER TO ALTA/NSPS LAND TITLE SURVEY BY COMPASS SURVEYING LTD, SEPTEMBER 17, 2024

SURVEY LEGEND

Lines on Plat

Setbacks
 --- Proposed Ingress/Egress Easement
 --- Power Easement
 --- Sanitary Sewer Easement
 --- Storm Water Management Easement
 --- Site and Proposed Lot Boundaries
 --- Existing Road Centerline
 --- Adjacent Lot Boundaries

CONTROL LEGEND

○	Property Corner (Found)
●	Property Corner (Set)
⊗	R/W Monument Found
⊙	Benchmark
■	Set Concrete Monument

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	5.738	249,960
2	1.878	81,815
3	1.503	65,484
4	2.819	122,812
5	2.626	114,377
6	2.616	113,963
7	2.607	113,542
8	10.018	436,398

**Development Data Table: Preliminary Plat of ORCHARDS CROSSING
SUBDIVISION**

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-07-101-002		
b) Subdivided Area	29.81	Acres
	1,298,351	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	9.41	Acres
	410,054	Square Feet

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 . Said easement shall further grant and

the city CaseFile Number _____ DSJ easement shall further grant, install, reconstruct, repair, remove, replace and operate storm sewer pipes and structures within said easement, and shall be responsible for the maintenance of said storm sewer pipes and structures. No any kind shall be allowed within said easement unless the city has determined that such 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 said easement at any time to inspect, maintain, repair, replace and operate the stormwater control facilities located within said easement. If, upon inspection, the city discovers that the owner heretofore ("owner") has failed to maintain said facilities. The city shall notify owner of its findings, and owner shall make required repairs within 15 days of the date of the city's notification. If the owner fails to make the required repairs, the 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 of such repairs. The city shall have the right to enter said easement at any time to inspect, maintain, repair, replace and operate the stormwater control facilities within the areas designated as "stormwater control easement" which interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the 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 catch catch any debris, to remove any debris, to remove any debris, and to leave the maintenance area in a generally clean and workmanlike condition.

City easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees or licensees for all areas hereon platting 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, along, across, adjacent to, and near the City 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 other utility lines, and to install, reconstruct, repair, remove, replace, inspect, maintain and operate ingress and egress 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 the installation, reconstruction, repair, removal, replacement, inspection, maintenance and operation of the City and its franchisees, permittees 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" for the installation, reconstruction, repair, removal, replacement, inspection, maintenance and operation of the underground transmission and distribution systems and such facilities appurtenant thereto. Following any work to be performed by the City or its franchisees, permittees or licensees within the City Easement, the City shall exercise the easement rights granted herein, said facilities 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 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 be responsible with respect to surface restoration, including but not limited to, the lawn or shrubbery.

INGRESS/EGRESS EASEMENT PROVISIONS

A non-exclusive easement for ingress and egress is hereby reserved for and granted to the owners, their successors and assigns, of the designated lots over the areas designated as ingress/egress easements.

Plan Drafter
Company:
Kimley-Horn and
Associates, Inc.
4201 Winfield Road
Suite 600
Warrenville, Illinois
60555,

Petitioner:
Targa Acquistions
50 South Main Street,
Suite 200
Naperville, IL 60540

Owner:
Toyota Motor Sales,
U.S.A., Inc.
P.O. Box 259001
Plano, TX 75025-9001
PROJECT NO.:168918006

PRELIMINARY PLAT OF
FOURTH RESUBDIVISION
OF TOYOTA SUBDIVISION
AURORA, IL

SCALE: 1" = 100'
DIVISION:
VERSION: 001
DESIGNED BY: MGJ
DRAWN BY: DN
REVIEWED BY: BAS

[illegible]

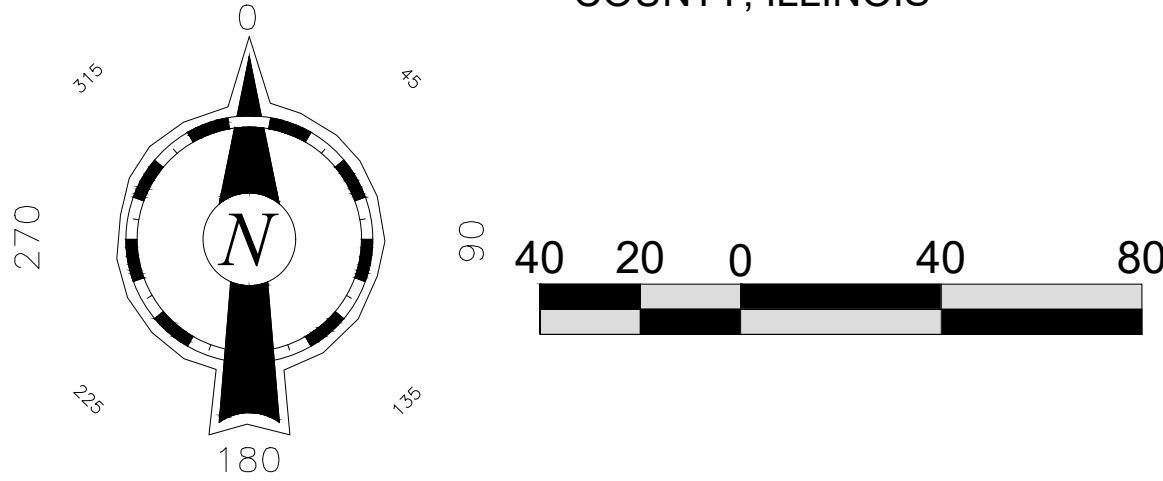
SHEET TITLE:
PRELIMINARY PLAT of ORCHARDS CROSSING SUBDIVISION

SHEET NUMBER:

1 of 3

PRELIMINARY PLAT
OF
FOURTH RESUBDIVISION
OF TOYOTA SUBDIVISION

PART OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE
COUNTY, ILLINOIS



BASIS OF BEARINGS

All bearings shown are based on grid north of the Illinois
Coordinate System of 1983, East Zone (1201), North American
Datum of 1983.

NOTES:

1. FIELD SURVEY COMPLETED ON OCTOBER 22, 2024
2. REFER TO ALTA/NSPS LAND TITLE SURVEY BY COMPASS, SEPTEMBER 16, 2024

INTERSTATE 88
ILLINOIS STATE TOLL HIGHWAY AUTHORITY

PER DOCUMENTS NUMBERED 1861024 AND 1872069

20 FOOT SANITARY SEWER EASEMENT
PER DOCUMENT NUMBER 2006K018183

S88°33'38"E 574.00'

FOUND #5 REBAR
W/CAP AT CORNER

FOUND #5 REBAR
W/CAP AT CORNER

N31°39'06"E 8.35'
N63°10'48"E 286.69'

FOUND 3/4"
IRON PIPE AT
CORNER

S0°03'29"W 324.00'

LOT 1
ADVOCATE HEALTHCARE FINAL
PLAT OF SUBDIVISION
DOCUMENT NO. 2014K021375
PIN: 15-07-101-006
OWNER: HOWARD MCCALL
INVESTMENTS LLC.

20 FOOT SORMWATER MANAGEMENT EASEMENT
PER DOCUMENTS: 90K18677, 91K05268,
2006K018183

FOUND 3/4"
IRON PIPE AT
CORNER

SEQUOIA DRIVE
PER DOCUMENT NUMBER 91K05268

LOT 8

10.018 AC.
436398 SQ. FT.

R=440.00'
L=665.82'
CB=S32°25'49"W
C=604.09'

LOT 1
PIN: 15-07-102-003
OWNER: TOYOTA MOTOR SALES
USA INC.

LOT 7

2.607 AC.
113542 SQ. FT.

113,542 SQ FOOT BLANKET
STORM WATER CONTROL
EASEMENT HEREBY GRANTED

FOUND 1/2"
IRON PIPE AT
CORNER

S10°55'16"E
158.76'

FOUND #5
REBAR AT
CORNER

FOUND 1/2"
IRON PIPE AT
CORNER

L=135.18'

LOT 1
PIN: 15-07-102-003
OWNER: TOYOTA MOTOR SALES
USA INC.

R=460.00'
L=171.84'
CB=N0°13'09"W
C=170.84'

FOUND 1/2"
IRON PIPE AT
CORNER

L=36.65'

LOT 6

2.616 AC.
113963 SQ. FT.

FOUND BROKEN RIGHT
OF WAY MONUMENT AT
CORNER

10' POWER LINE EASEMENT
PER DOCUMENT NUMBER 19822005

N4°26'44"E 832.45'

173.84'

214.47'

617.88'

S89°50'50"W 549.92'

281.54'

268.38'

N0°09'10"W 387.69'

N89°51'34"E 298.65'

N89°51'34"E 311.05'

33 FOOT INGRESS/EGRESS EASEMENT GRANTED

SURVEY LEGEND

Lines on Plat

Setbacks
Proposed Ingress/Egress Easement
Power Easement
Sanitary Sewer Easement
Storm Water Management Easement
Site and Proposed Lot Boundaries
Existing Road Centerline
Adjacent Lot Boundaries

CONTROL LEGEND

Property Corner (Found)
Property Corner (Set)
R/W Monument Found
Benchmark

Plan Drafter
Company:
Kimley-Horn and
Associates, Inc.
4201 Winfield Road
Suite 600
Warrenville, Illinois
60555,

Petitioner:
Targa Acquisitions
50 South Main Street,
Suite 200
Naperville, IL 60540

Owner:
Toyota Motor Sales,
U.S.A., Inc.
P.O. Box 259001
Plano, TX 75025-9001

PROJECT NO.: 168918006

PRELIMINARY PLAT OF
FOURTH RESUBDIVISION
OF TOYOTA SUBDIVISION
AURORA, IL

SCALE: 1" = 40'

DIVISION:

VERSION: 001

DESIGNED BY: MGJ

DRAWN BY: DN

REVIEWED BY: BAS

REV	DATE	DESCRIPTION	CITY COMMENTS
1	10/27/25		

ORIGINAL ISSUE DATE: JUNE 27, 2025

SHEET TITLE:
PRELIMINARY PLAT OF
ORCHARDS CROSSING
SUBDIVISION

SHEET NUMBER:

2 of 3

