

FINAL PLAT FOR  
EOLA PRESERVE SUBDIVISION

SHEET 1 OF 5

PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE  
SOUTHEAST QUARTER OF SECTION 18, BOTH IN TOWNSHIP 38  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DUPAGE COUNTY, ILLINOIS

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

LINE TABLE				
LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	(N 89°42' E)	S 89°52'51" E	(426.23')	429.33'
L2	---	N 01°11'26" E	(75.01')	75.01'
L3	(S 89°42' W)	N 89°52'51" W	(427.53')	430.63'
L4	(N 89°42' E)	S 89°52'51" E	(100.0')	100.00'

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	6,596
2	8,228
3	6,596
4	4,928
5	8,210
6	4,927
7	4,914
8	8,228
9	4,886
10	6,596
11	6,596
12	8,228
13	9,860
14	18,708
15	507,784
16	105,161
17	24,346
18	14,654
19	73,178

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

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

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

N

80 40 0 80  
SCALE: 1 INCH = 80 FEET

LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple 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 ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.  
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.  
B.S.L. - BUILDING SETBACK LINE  
THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°11'42" E.  
FIP = FOUND IRON PIPE (ø AS SHOWN)  
FIR = FOUND IRON ROD (ø AS SHOWN)  
LOTS 15, 16, 17, 18, 19 AND 20 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER LOT 16. SEE PROVISIONS CONTAINED HEREIN.

DEVELOPMENT DATA TABLE: FINAL PLAT  
EOLA PRESERVE

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	07-17-301-008 07-17-301-011 07-17-301-012 07-18-401-002 PART OF 07-18-401-006
B. SUBDIVIDED AREA	21,581 Acres / 940,063 S.F.
C. PROPOSED R.O.W. DEDICATION	2.461 Ac. / 107,204 S.F. 1,511 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	17,076 Ac. / 743,827 S.F.

PREPARED FOR:

BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

PREPARED BY:

CEMCON, Ltd.

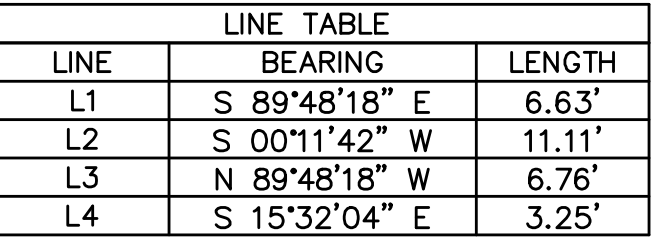
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: 815\52-53  
COMPLETION DATE: 01-07-25 JOB NO.: 847.017  
CHECKED BY:  
REVISED 03-11-25\AJB PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25\AJB REVISED AND RENUMBERED LOTS  
REVISED 03-26-25\AJB MODIFIED LOT 17 AND  
ADDED LOTS 18-20  
REVISED 04-15-25\AJB REMOVED LOT 20

Copyright © 2025 Cemcon, Ltd. All rights reserved.

DRAWING PATH: P:\847017\DWG\SURVEY\DRAWINGS\PLATS\SUBPLATING

PLOT FILE CREATED: 4/15/2025 BY: TONY BLIS



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	27.45'	100.00'	N 07°40'11" W

FOX VALLEY EAST REGION 2  
UNIT 53-PHASE 2  
PER DOC. R96-96567

361

DRAWING PATH: P:\847017\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

PLOT FILE CREATED: 4/15/2025 BY: TONY BLUS

LOT 15  
A BLANKET CITY EASEMENT  
AND A BLANKET STORMWATER  
CONTROL EASEMENT  
ARE HEREBY GRANTED  
OVER ALL OF LOT 15

N 88°56'20" E  
544.00'

-----  
MATCH LINE - SEE SHEET 3

MATCH LINE -  
SEE SHEET 3  
MATCH LINE -  
SEE SHEET 4

67.50  
33  
12

PRESERVE DRIVE  
HEREBY DEDICATED  
FOR PUBLIC RIGHT OF WAY

LOT 14  
A BLANKET CITY EASEMENT  
IS HEREBY GRANTED  
OVER ALL OF LOT 14

PRESERVE DRIVE  
HEREBY DEDICATED  
FOR PUBLIC RIGHT OF WAY

A BLANKET CITY EASEMENT  
IS HEREBY GRANTED  
OVER ALL OF LOT 16

LOT 19  
A BLANKET CITY EASEMENT  
AND A BLANKET STORMWATER  
CONTROL EASEMENT  
ARE HEREBY GRANTED  
OVER ALL OF LOT 19

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  
E-Mail: [cadd@cemcon.com](mailto:cadd@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

DISC NO.: 847017      FILE NAME: SUBPLAT

DRAWN BY: AJB FLD. BK. / PG. NO.: 815\52-53

COMPLETION DATE: 01-07-25 JOB NO.: 847.017

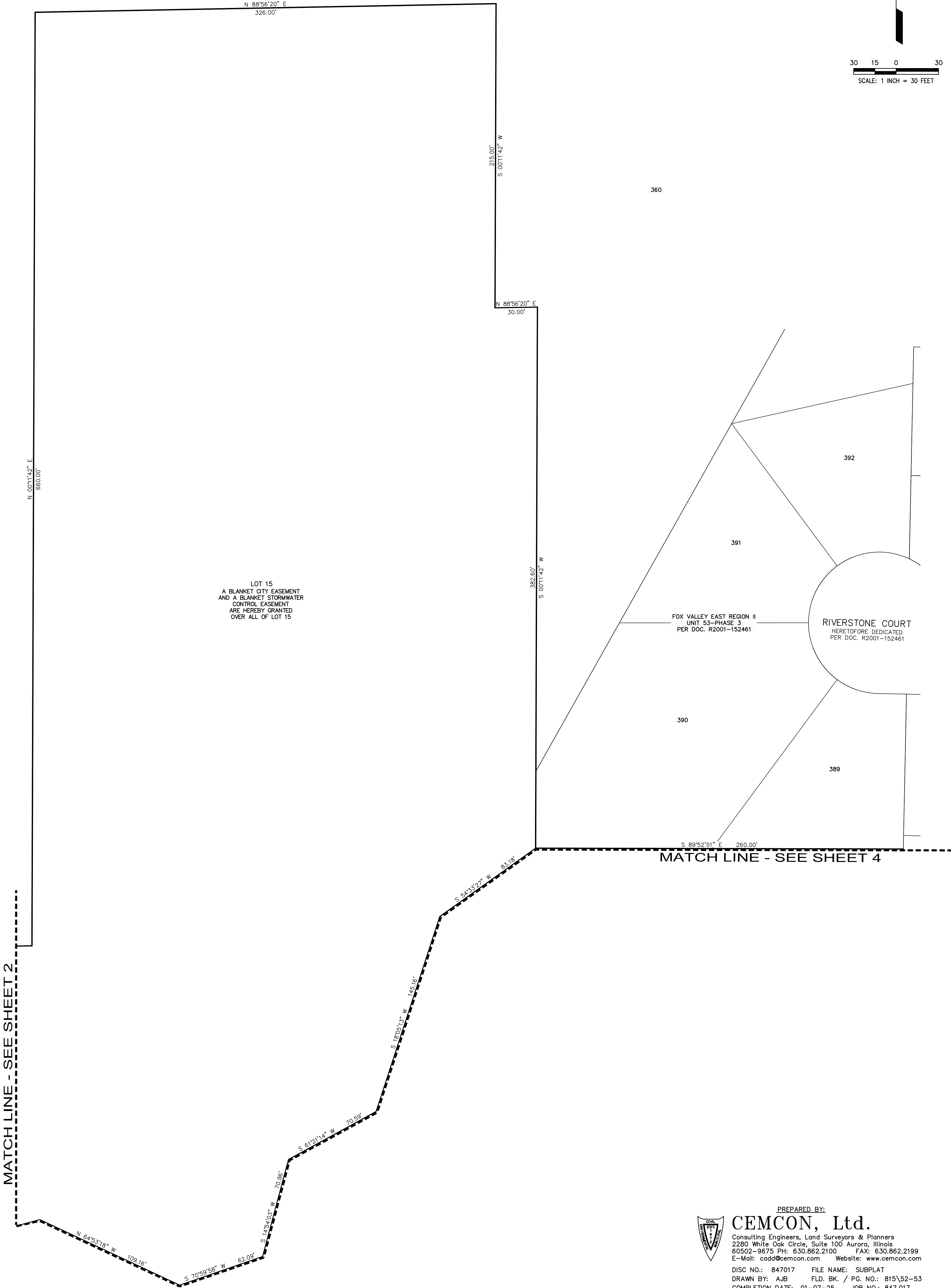
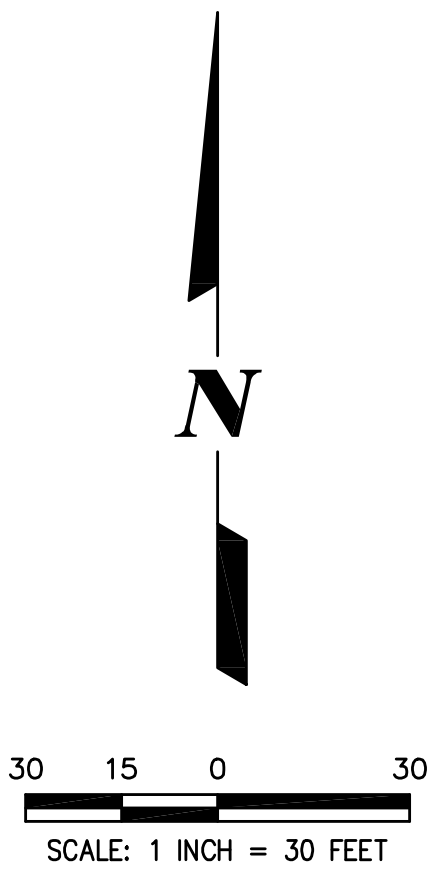
CHECKED BY:

REVISD 03-11-25\AJB PER CITY COMMENTS DATED 02-17-

REVISOR 03-12-25\AJB REVISED AND RENUMBERED LOTS  
REMOVED 03-12-25\AJB REVISED AND RENUMBERED LOTSREVISÉ 03-26-25\AJB MODIFIÉ LOT 17 ET  
AJOUTÉ DES LOTS 18-20

REMOVED LOT 18  
ADDED LOTS 18-20  
REVISED 04-15-25\A.I.B REMOVED LOT 20

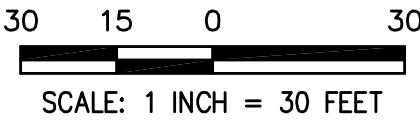
Copyright © 2025 Cemcon, Ltd. All rights reserved.



PREPARED BY:  
**CEMCON, Ltd.**

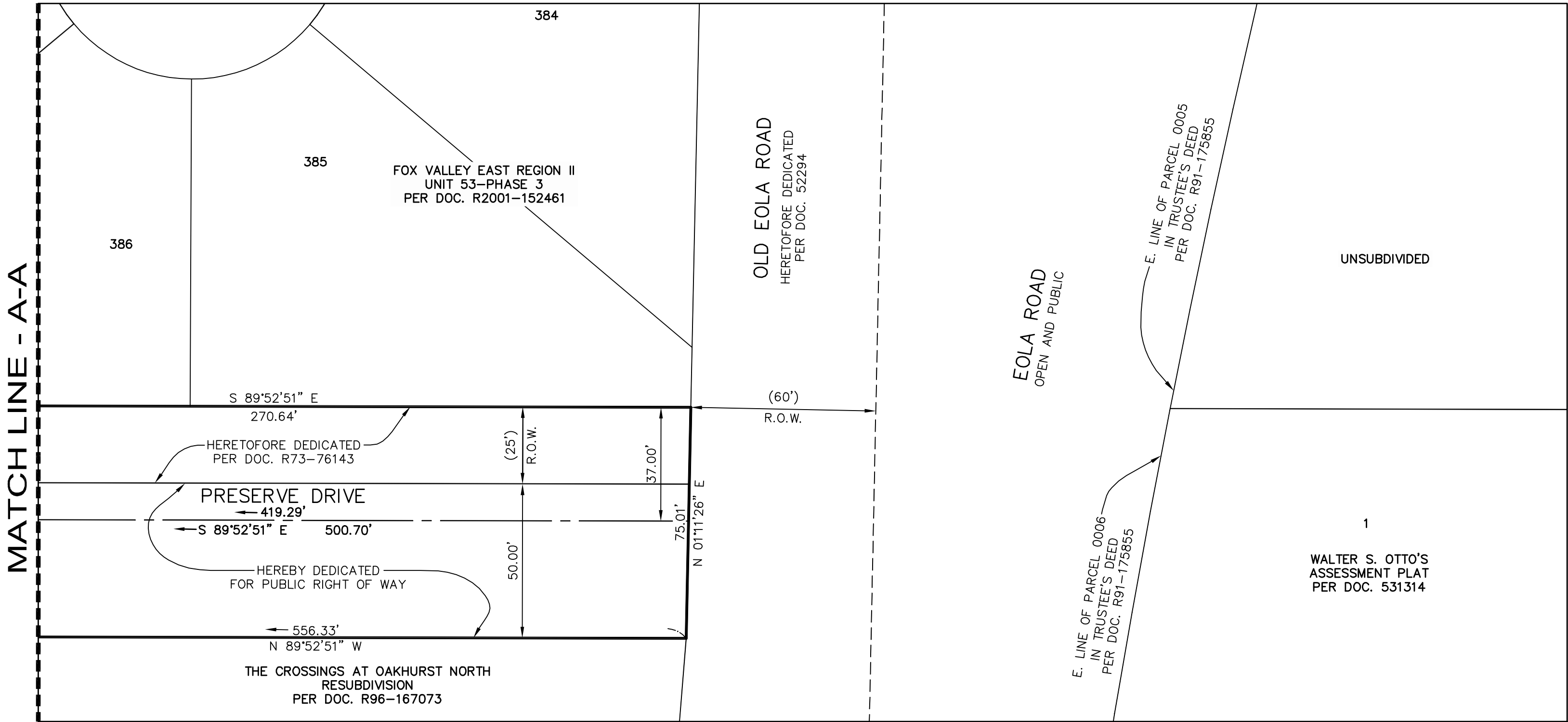
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: 815\52-53  
COMPLETION DATE: 01-07-25 JOB NO.: 847.017  
CHECKED BY:  
REVISED 03-11-25\AJB PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25\AJB REVISED AND RENUMBERED LOTS  
REVISED 03-26-25\AJB MODIFIED LOT 17 AND  
ADDED LOTS 18-20  
REVISED 04-15-25\AJB REMOVED LOT 20

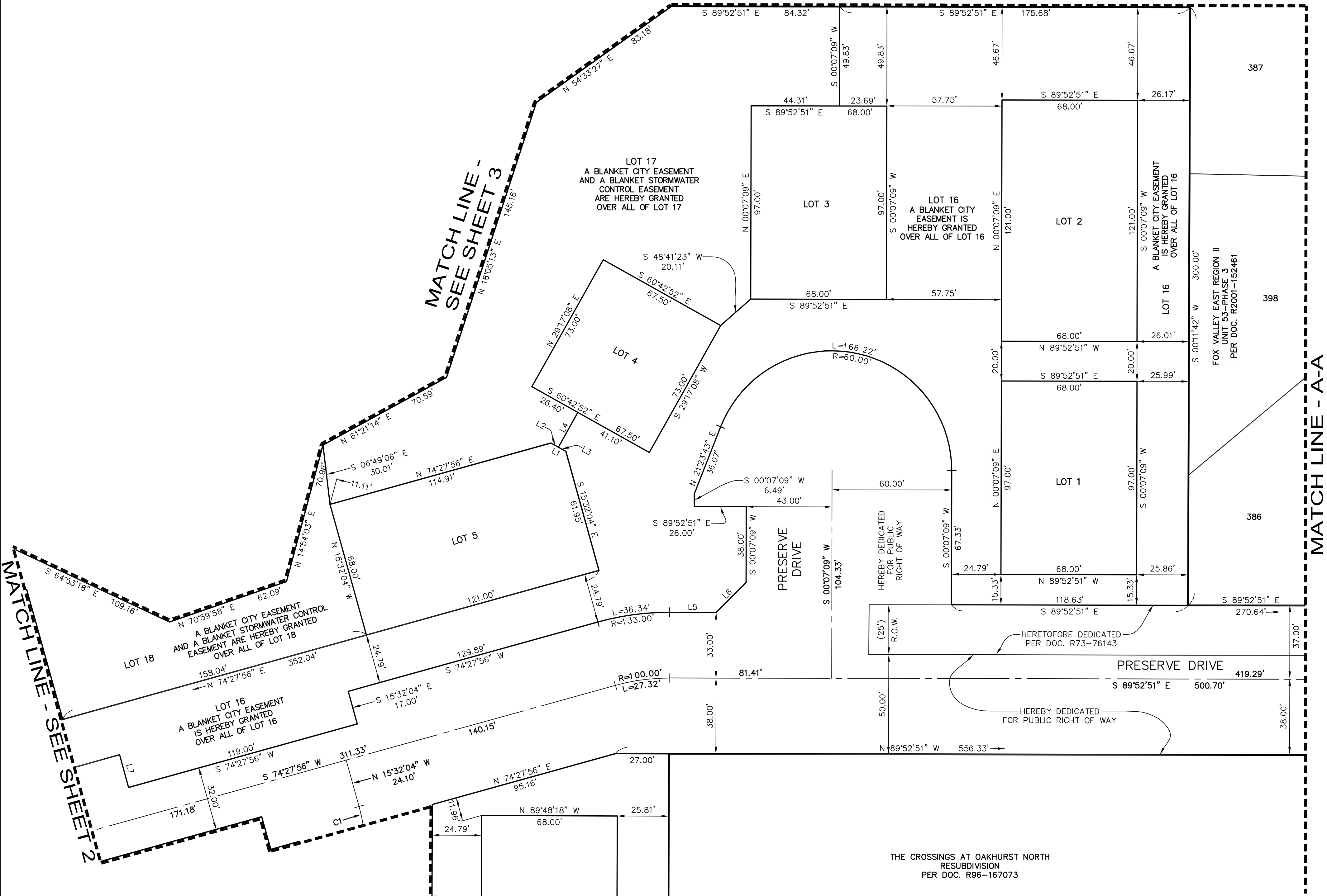


LINE TABLE		
LINE	BEARING	LENGTH
L1	S 60°42'52" E	8.59'
L2	S 60°42'52" E	4.32'
L3	S 60°42'52" E	4.27'
L4	N 29°17'08" E	20.00'
L5	N 89°52'51" W	23.41'
L6	S 45°07'09" W	21.21'
L7	N 15°32'04" W	17.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	27.45'	100.00'	N 07°40'11" W

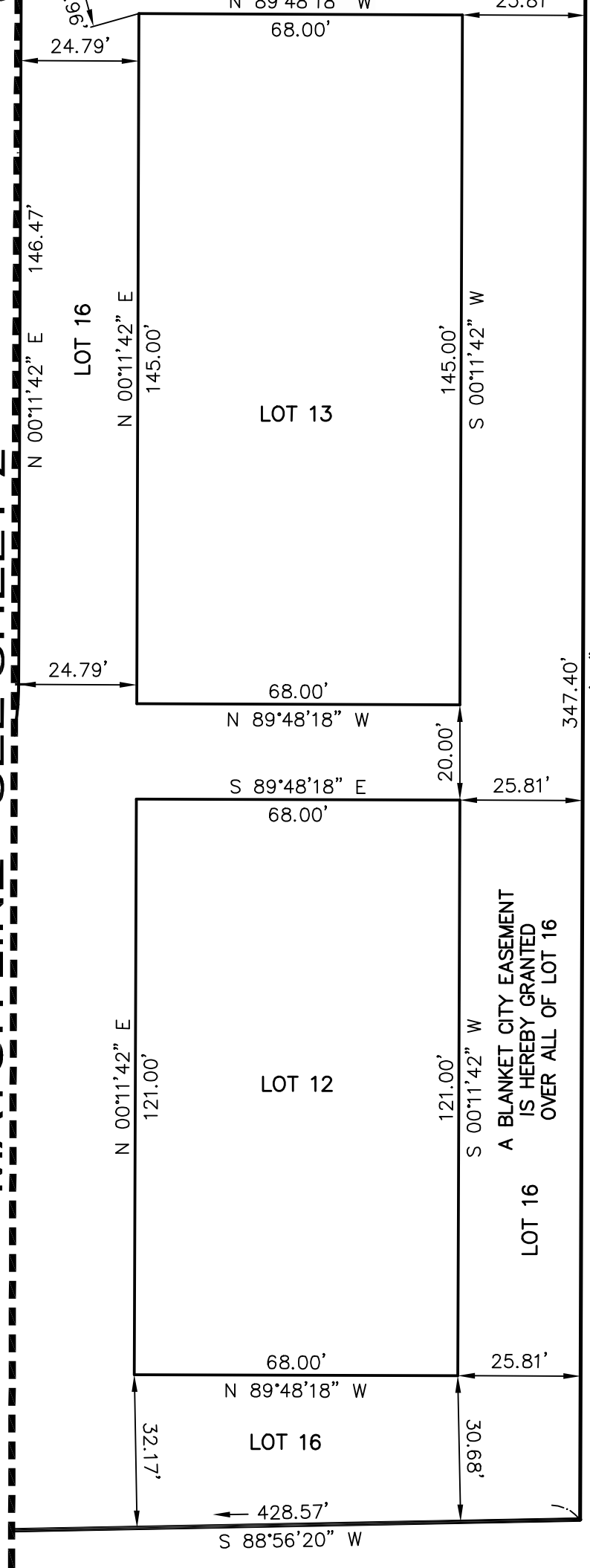


MATCH LINE - SEE SHEET 3



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2



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  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: 815\52-53  
COMPLETION DATE: 01-07-25 JOB NO.: 847.017  
CHECKED BY:  
REVISED 03-11-25\AJB PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25\AJB REVISED AND RENUMBERED LOTS  
REVISED 03-26-25\AJB MODIFIED LOT 17 AND  
ADDED LOTS 18-20  
REVISED 04-15-25\AJB REMOVED LOT 20



OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT BRIDGE STREET PROPERTIES, AN ILLINOIS 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 INDIAN PRAIRIE SCHOOL DISTRICT 204.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

SIGNATURE \_\_\_\_\_

PLEASE PRINT NAME, TITLE \_\_\_\_\_

BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567

AFFIX CORPORATE SEAL  
IF APPROPRIATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

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

**PARCEL A:**  
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 660.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL B:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL C:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL D:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE, THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL E:**  
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE CENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID SEVENTH STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL F:**  
EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

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 1704300138J, EFFECTIVE DATE 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 \_\_\_\_\_, A.D., 20\_\_\_\_.

JEFFREY R. PANKOW  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184--002937  
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
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 AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NO. \_\_\_\_\_

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

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

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
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 WHEATON, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
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 \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY #14, EOLA ROAD PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ COUNTY ENGINEER

PLEASE TYPE/PRINT NAME \_\_\_\_\_

BLANKET CITY EASEMENT

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 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.

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 \_\_\_\_\_. 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 COLLECT 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.

PREPARED BY:



**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
65052-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: 815\52-53  
COMPLETION DATE: 01-07-25 JOB NO.: 847.017  
CHECKED BY:  
REVISED 03-11-25\AJB PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25\AJB REVISED AND RENUMBERED LOTS  
REVISED 03-26-25\AJB MODIFIED LOT 17 AND  
ADDED LOTS 18-20  
REVISED 04-15-25\AJB REMOVED LOT 20