



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT/PETITIONER:

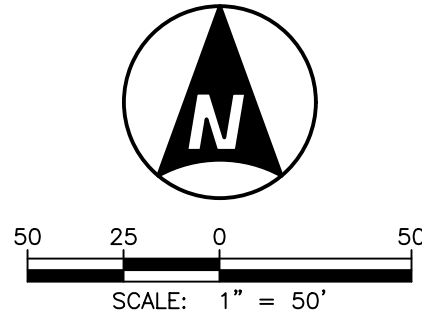
**Fox Valley Developers**  
346 N.LAKE STREET  
AURORA, IL 60506

				DESIGNED	
				DRAWN	KMF
				APPROVED	RPO
				DATE	01-10-20
02-25-20	REVISED PER COMMENTS	KMF		SCALE	1"=50'
DATE	DESCRIPTION OF REVISION	BY			

IN PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

# FINAL PLAT OF C.W. BARDWELL SUBDIVISION

CITY RESOLUTION:  
PASSED ON:



**OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION):**

THIS IS TO CERTIFY THAT \_\_\_\_\_ (NAME)

\_\_\_\_\_ A \_\_\_\_\_

(TYPE/STATE) \_\_\_\_\_ CORPORATION, IS THE  
RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S  
CERTIFICATE AFFIDAVIT 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 DISTRICT(S) \_\_\_\_\_

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

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

AFFIX CORPORATE SEAL IF APPROPRIATE

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'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 AKNOWLEDGE THAT HE OR SHE IS  
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

**PLANNING COMMISSION CERTIFICATE:**

STATE OF ILLINOIS }SS

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 COMMISSION

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

20\_\_\_\_\_

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS }SS

COUNTY OF \_\_\_\_\_ }

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY,  
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT  
GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO  
REDEEMABLE TAX LIES 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 \_\_\_\_\_, A.D.,

20\_\_\_\_\_

COUNTY CLERK

COUNTY CLERK

PLEASE TYPE/PRINT NAME

**SURVEYOR'S CERTIFICATE - SUBDIVISION**

STATE OF ILLINOIS }SS

COUNTY OF COOK }

THIS IS TO CERTIFY THAT WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER  
184-002694, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 3, E. SIMS\* ADDITION TO AURORA, PART OF BLOCK 4, CLARK SEMINARY ADDITION TO AURORA  
PER DOCUMENTS RECORDED AT THE KANE COUNTY RECORDERS OFFICE IN VOLUME 4, PAGE 86 AND VOLUME 2,  
PAGE 134, RESPECTIVELY, TOGETHER WITH PART OF VACATED SEMINARY AVENUE AND PART OF A VACATED ALLEY  
LYING BETWEEN SAID BLOCKS 3 AND 4, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST WESTERLY CORNER OF A TRACT OF LAND OF VACATED SEMINARY AVENUE PER DOCUMENT  
1610206 (SAID POINT BEING 7.00 FEET SOUTHWESTERLY OF THE MOST WESTERLY CORNER OF BLOCK 5, CLARK  
SEMINARY ADDITION TO AURORA) ; THENCE SOUTH 56 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH  
LINE OF SAID TRACT OF LAND 264.10 FEET TO THE MOST EASTERLY CORNER OF VACATED SEMINARY AVENUE PER  
DOCUMENT 1610206; THENCE SOUTH 20 DEGREES 29 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF  
VACATED SEMINARY AVENUE 60.48 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID BLOCK 4; THENCE SOUTH 06  
DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EAST LINE 132.74 FEET TO THE SOUTH LINE OF SAID BLOCK 4;  
THENCE SOUTH 83 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE 19.08 FEET TO THE  
NORTHERLY EXTENSION OF THE EAST LINE OF LOT 7, BLOCK 3 OF SAID E. SIMS' ADDITION TO AURORA; THENCE  
SOUTH 06 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EXTENSION AND EAST LINE 132.09 TO THE SOUTH  
LINE OF SAID BLOCK 3; THENCE NORTH 83 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID SOUTH LINE  
510.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE NORTH 06 DEGREES 26 MINUTES 13  
SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 32.17 FEET TO AN ANGLE POINT THEREIN;  
THENCE NORTH 06 DEGREES 28 MINUTES 13 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 4  
DISTANCE OF 420.42 FEET TO THE MOST WESTERLY CORNER OF VACATED SEMINARY AVENUE; THENCE NORTH 33  
DEGREES 25 MINUTES EAST ALONG THE WEST LINE OF VACATED SEMINARY AVENUE A DISTANCE OF  
59.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE 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 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 170980402H  
EFFECTIVE DATE AUGUST 3, 2009, 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\_\_\_\_\_.

RUSSELL P. ORY  
EMAIL: RORY@MACKIECONSULT.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753  
LICENSE EXPIRES: NOVEMBER 30, 2020

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS }SS

COUNTY OF \_\_\_\_\_ }

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE

COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_ 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

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS }SS

COUNTY OF \_\_\_\_\_ }

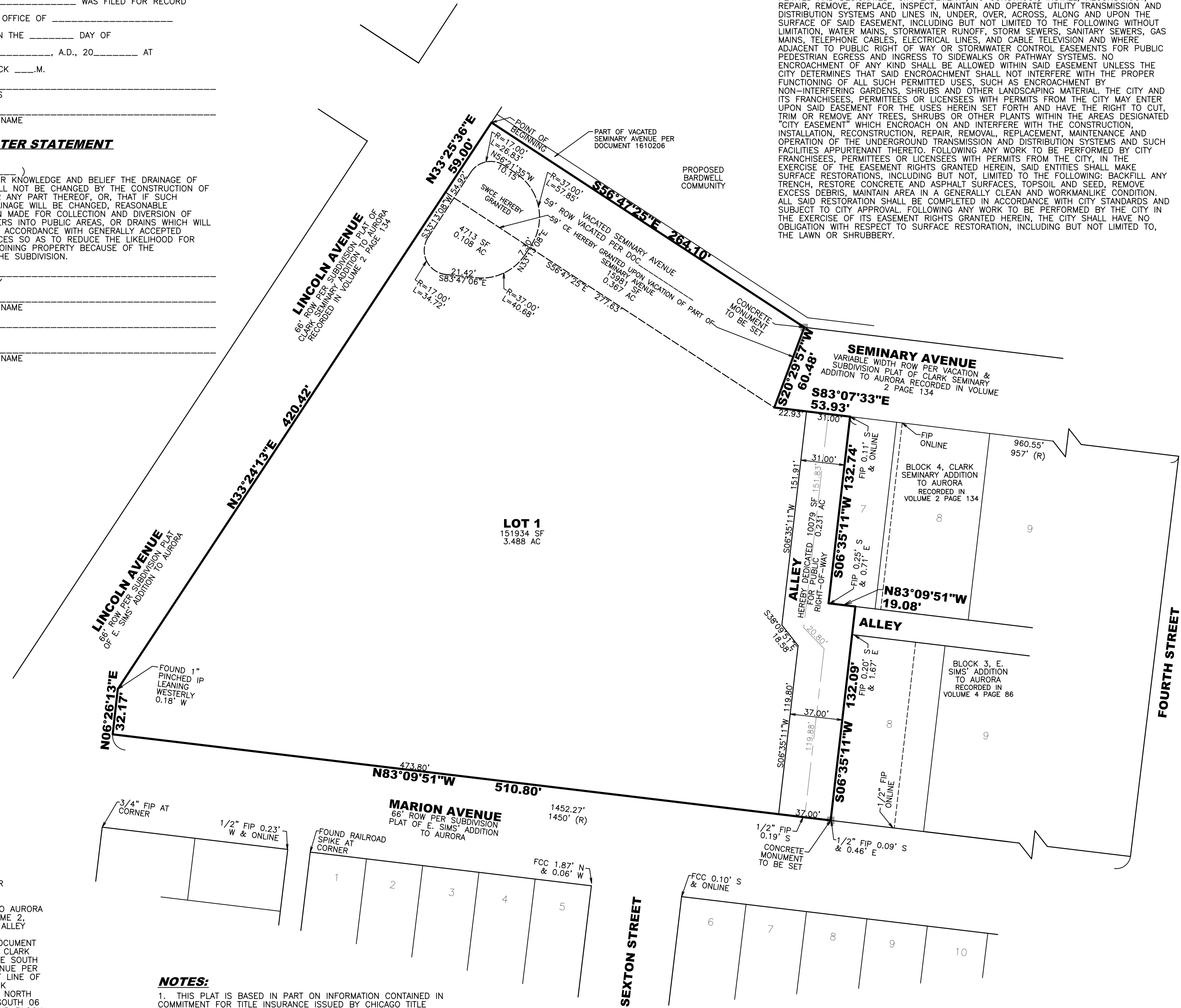
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF  
SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF  
THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH  
SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE  
PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF  
SUCH SURFACE WATERS 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



**NOTES:**

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN  
COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE  
INSURANCE COMPANY COMMITMENT NO. 19015099AU WITH AN EFFECTIVE  
DATE OF AUGUST 28, 2019, AND HAS BEEN USED FOR LEGAL  
DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST  
ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE  
PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS  
AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED  
OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS  
SHOWN OTHERWISE.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF  
EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE  
DOCUMENT.
- ALL AREAS ARE MORE OR LESS.
- ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED  
BY CHORD BEARING.

**LEGEND:**

- BOUNDARY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- FCC FOUND CROSS CUT
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- CE CITY EASEMENT
- CAE CROSS ACCESS EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT
- SWCE STORMWATER CONTROL EASEMENT
- (M) MEASURED
- (R) RECORD
- CONCRETE MONUMENT

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-27-301-001; 15-27-301-022		
b) Subdivided Area	3.719	Acres
	162,013.00	Square Feet
c) Proposed New Right-of-way	0	Acres
	10,079	Square Feet
	292.51	Linear Feet of Centerline
d) Proposed New Easements	0.475	Acres
	20,694	Square Feet

**FINAL PLAT OF  
C.W. BARDWELL SCHOOL  
AURORA, ILLINOIS**

SHEET	
1	OF 1
PROJECT NUMBER:	3730
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