



# 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.

## **LEGEND**

= PROPERTY LINE --- -- = EASEMENT LINE ----- = SECTION LINE ---- = BUILDING SETBACK LINE 

# **ABBREVIATIONS**

C.E. = CITY EASEMENT HEREBY GRANTED

# SUBMITTED BY/RETURN TO:

CITY OF AURORA 44 EAST DOWNER PLACE, AURORA, IL 60505

Development Data Table: Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs):		
Part of: 07-01-18-100-010-0020		
b) Subdivided Area	1.520	Acres
	66,195	Square Feet
c) Proposed New Right-of-way	0.000	Acres
	0	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.000	Acres
	0	Square Feet

SUBDIVISION CITY OF AURORA, ILLINOIS

OLN CROSSING SUBDIVISION PHAS

LINC

PROJ. MGR.: <u>JI</u> PROJ. ASSOC.: JID 03/25/24

<u>1"=50'</u>

PULAUIL01

## FINAL PLAT

OF

# LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1B

OWNER'S CERTIFICATE		
THE PROPERTY DESCRIBED IN	THE SURVEYOR'S CERTIFICATE AFFIXE PPERTY, AND THE VARIOUS DEDICATIONS	TY CORPORATION, IS THE RECORD OWNER OF D HEREON, AND DOES HEREBY CONSENT TO S, GRANTS AND RESERVATIONS OF EASEMENT
KNOWLEDGE AND BELIEF, SA	AT THE PROPERTY BEING SUBDIVIDED A ID SUBDIVISION LIES ENTIRELY WITHIN HOOL DISTRICT) AND COMMUNITY COLLE	FORESAID AND, TO THE BEST OF OWNER'S N THE LIMITS OF SCHOOL DISTRICTS #308 GE DISTRICT #516.
DATED THIS DAY	Y OF	, A.D., 2024
SIGNATURE		
PLEASE TYPE/PRINT NAME		
PULTE HOME COMPANY, LLC 1900 EAST GOLF ROAD, SUITE SCHAUMBURG, ILLINOIS 60173	300	
STATE OF ILLINOIS COUNTY OF	) )ss )	
THAT THE FOREGOING SIGN THE SAME PERSON WHOSE INDIVIDUAL APPEARED AND CORPORATION AND THAT SA IS A CUSTODIAN OF THE CO CORPORATION TO SAID INST	ATOR OF THE OWNER'S CERTIFICATE NAME IS SUBSCRIBED TO THE FOOD DELIVERED SAID INSTRUMENT AS AID INDIVIDUAL DID ALSO THEN AND ORPORATE SEAL OF SAID CORPORATE OF THE OWN FREED CORPORATION, AS OWNER, FOR THE	ID COUNTY AND STATE, DO HEREBY CERTIFY TE IS PERSONALLY KNOWN TO ME TO BE DREGOING INSTRUMENT, AND THAT SAID S A FREE AND VOLUNTARY ACT OF THE D THERE ACKNOWLEDGE THAT HE OR SHE TION AND DID AFFIX SAID SEAL OF SAID AND VOLUNTARY ACT AND AS THE FREE TUSES AND PURPOSES THEREIN SET FORTH
GIVEN UNDER MY HAND AND N	NOTARIAL SEAL THIS DAY OF A.D., 2024.	=
NOTARY		
PLEASE TYPE/PRINT NAME		
CITY ENGINEER'S CERTIFIC STATE OF ILLINOIS ) )SS COUNTY OF KANE )	CATE_	
	THAT THIS DOCUMENT IS APPROVED UN	ANE, DUPAGE, KENDALL AND WILL COUNTIES, IDER MY OFFICES THIS DAY OF
CITY ENGINEER		
PLEASE TYPE/PRINT NAME		
PLANNING AND ZONING O	COMMISSION CERTIFICATE	
)SS COUNTY OF KANE )		
DUPAGE, WILL AND KENDALL C	OUNTIES, ILLINOIS, DO HEREBY CERTIFY	COMMISSION OF THE CITY OF AURORA, KANE, THAT THIS DOCUMENT HAS BEEN APPROVED BY, A.D., 2024.
PLANNING AND ZONING COMMIS	SSION, CITY OF AURORA	
CHAIRMAN		
PLEASE TYPE/PRINT NAME		
TAX MAPPING CERTIFICAT	<u>E</u>	
STATE OF ILLINOIS ) ) SS		
COUNTY OF WILL )		
DESCRIPTION ON THE PLAT A AND CORRECT. THE PROPERTY	ILL COUNTY, DO HEREBY CERTIFY THE GAINST AVAILABLE COUNTY RECORDS HEREIN DESCRIBED IS LOCATED ON TAX	S AND FIND SAID DESCRIPTION TO BE TRUE K MAP
	N)	
		, A.D., 2024.

CITY COUNCIL CERTIFICATE			
STATE OF ILLINOIS )			
)SS COUNTY OF KANE )			
APPROVED THIS DAY OF		_, A.D., 20	, BY THE CITY COUNCIL
OF THE CITY OF AURORA, PURSUANT TO ORDINA	ANCE/RESOLUTION NUME	BER	·
BY:			
ATTEST:			
CITY CLERK			
COUNTY CLERK'S CERTIFICATE			
STATE OF ILLINOIS )			
)SS COUNTY OF WILL )			
HE UNDERSIGNED, AS COUNTY CLERK OF WILL C			
HERE ARE NO DELINQUENT GENERAL TAXES, NO NNY OF THE LAND DEPICTED HEREON. I FURTHER	UNPAID OR FORFEITED CERTIFY THAT I HAVE	TAXES, AND NO REDER	EMABLE TAX SALES AGAINST ORY FEES IN CONNECTION
WITH THE PLAT DEPICTED HEREON.	ITV 01 FDV 1 T		WALKING THE
GIVEN UNDER MY HAND AND SEAL OF THE COUNDAY OF, A			., ILLINOIS, IHIS
DAT OF, A	1.D., 20		
COUNTY CLERK			
COUNTY CLERK			
PLEASE TYPE/PRINT NAME			
COUNTY RECORDER'S CERTIFICATE			
STATE OF ILLINOIS ) )SS			
COUNTY OF WILL )			
, THE UNDERSIGNED, AS THE RECORDER OF DEE			
NSTRUMENT NUMBER			
COUNTY, ILLINOIS, ON THE	DAY OF	, A	.D.,
2024 AT O'CLOCKM.			
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 CONSTRUCTION OF THIS SUBDIVISION OR ANY F	PART THEREOF, OR, TH	HAT IF SUCH SURFACE	WATER DRAINAGE WILL BE
CHANGED, REASONABLE PROVISION HAS BEEN N PUBLIC AREAS, OR DRAINS WHICH WILL BE PL	ANNED FOR IN ACCORI	DANCE WITH GENERALL	Y ACCEPTED ENGINEERING
PRACTICES SO AS TO REDUCE THE LIKELIHO CONSTRUCTION OF THE SUBDIVISION.	OOD FOR DAMAGE TO	THE ADJOINING PRO	PERTY BECAUSE OF THE
		10	PHM. 10VIN
OVALES OR A SECRETARY		frice	:062-069635:
OWNER OR ATTORNEY	ILLINOIS PROFE	WINELLI SSIONAL ENGINEER NO. 06	
	LICENSE EXPIRI	ES NOVEMBER 30, 2025	PROFESSIONAL ENGINEER OF
PLEASE TYPE/PRINT NAME	_		LI INO IS
			EXP. 11–30–25
			LAI . 11-30-23

#### PERMISSION TO RECORD

STATE OF ILLINOIS )
)SS
COUNTY OF LAKE )

I, JACOB I. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION

TO VERONICA HEINEMAN OR JOANNE BOWERS, TO RECORD THIS PLAT ON OR BEFORE OCTOBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF

DATED THIS 18TH DAY OF APRIL, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2024



### ACCESS NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. HIGHWAY 30 TO OR FROM LOT 101.

#### 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.

JOSE RIOS, P.E. DATE REGION ONE ENGINEER

#### 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 EASÉMENT", 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.

#### SCREEN PLANTING EASEMENT

A SCREEN PLANTING EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO PULTE HOME COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER LOT 101 WITHIN THE AREA SHOWN BY DASHED LINES ON THE PLAT AND MARKED "SCREEN PLANTING EASEMENT" TO PLANT TREES, SHRUBS, BUSHES AND OTHER FORMS OF VEGETATION AND CONSTRUCTING BERMS FOR THE PURPOSES OF SCREENING, PROTECTING AND SEPARATING RESIDENTIAL LOTS FROM EOLA ROAD AND US HIGHWAY 30. NO PERMANENT BUILDINGS, STRUCTURES (EXCEPT FOR MONUMENT SIGNAGE), FENCES, DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS (EXCEPT FOR FIRE LANES AND PEDESTRIAN PATHWAYS) SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "SCREEN PLANTING EASEMENT".

INITIAL PLANTING AND MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BE THE RESPONSIBILITY OF PULTE HOME COMPANY. UPON NOTIFICATION BY PULTE HOME COMPANY TO THE SUCCESSOR OWNERS HEREOF AND/OR LAND OWNERS ASSOCIATION, MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BECOME THE RESPONSIBILITY OF SAID OWNERS OF SAID LOTS AND/OR LAND OWNERS ASSOCIATION.

IN THE EVENT THAT THE SUCCESSOR OWNERS AND/OR THE LANDOWNERS ASSOCIATION FAIL TO MAINTAIN SAID EASEMENT, THE CITY MAY ESTABLISH A SPECIAL SERVICE AREA OVER THE PROPERTY SUBJECT OF THIS PLAT TO MAINTAIN SAID EASEMENT.

#### SURVEYOR'S CERTIFICATE

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

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

COMMENCING AT THE SOUTHWEST CORNER OF LOT 559 IN LINCOLN PRAIRIE BY DEL WEBB — PHASE 1A RECORDED AS DOCUMENT NUMBER R2022-037215; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 559, A DISTANCE OF 9.28 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 1206.06 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET, TO A LINE BEING 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT—OF—WAY LINE OF US HIGHWAY 30 PER DOCUMENT NUMBER 355964; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE AND ALONG SAID NORTHEASTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 809.74 FEET TO THE SOUTHEASTERLY RIGHT—OF—WAY LINE OF EOLA ROAD PER DOCUMENT NUMBER R2020—116928; THENCE NORTH 17 DEGREES 28 MINUTES 25 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 28.65 FEET; THENCE NORTH 62 DEGREES 28 MINUTES 58 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 59.75 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 830.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 66,195 SQUARE FEET (1.520 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 THE CITY OF AURORA, 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 18TH DAY OF APRIL, 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.



DATE REVISIONS

04/18/24 REVISED PER CITY COMMENTS

Road, Suite 600, Lombard, L. 60146 phis30, 691 8500 fr. 630, 691 8585 manhard.
Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Environmental Scientists | Landscape Architects | Plannipropose | Proposed Development For:

OWNER: LINCOLN PRAIRIE AURORA LLC
PETITIONER: PULTE HOME COMPANY
1900 E GOLF ROAD, SUITE 300
20 CHAINMEIDE II 60173

CITY OF AURORA, ILLINOIS INAL PLAT OF SUBDIVISION

**UBDIVISION** 

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O

PROJ. MGR.: JI

PROJ. ASSOC.: JID

DRAWN BY: PGA

DATE: 03/25/2

SCALE: NA
SHEET

OF