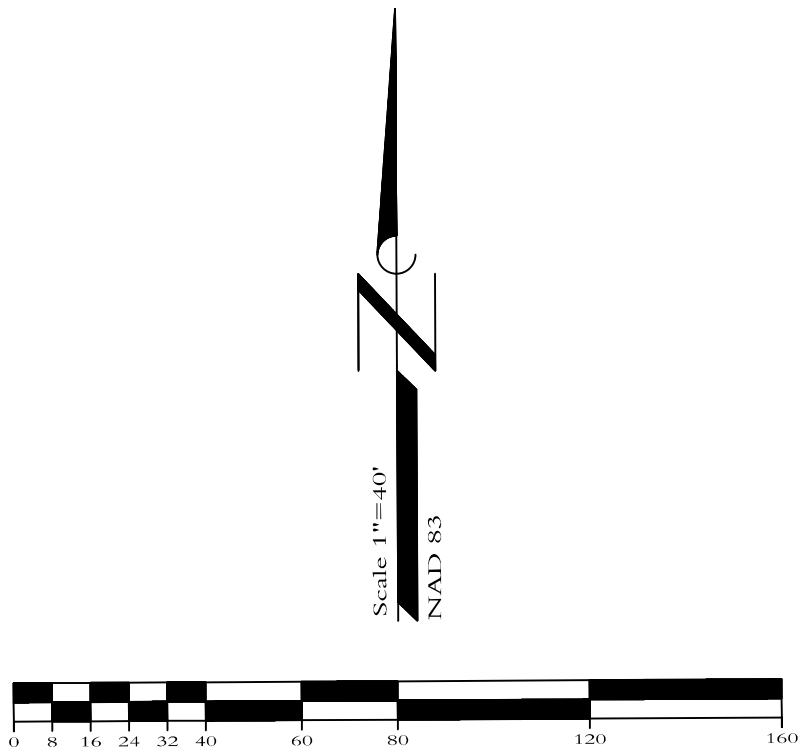




Final Plat of Scooter's Resubdivision

Being a Resubdivision of Lot 2 of Dolan Subdivision of part of Sections 9 and 10, Township 38 north, Range 8 east of the Third Principal Meridian in Kane County, Illinois.



Koru Group, PLLC
2056 Westings Ave.
Suite 170
Naperville, IL 60563
IL Design Firm
8901-0012
331-444-KORU

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Prepared for:
Elevate Aurora LLC

Plat
of
Resubdivision

Date:	7-12-2025	Sheet
File:	24-122RP1	1 of
Job:	24-122	2

Final Plat of
Scooter's Resubdivision

Owner's Certificate

State of Illinois }
County of Cook } S.S.

This is to certify that Elevate Aurora LLC is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, resubdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of West Aurora School District 129.

Given this____day of_____, A.D.2025.

by: _____
(manager)

Notary's Certificate

State of Illinois }
County of Cook } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____, as manager of Elevate Aurora LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of Elevate Aurora LLC.

Given under my hand and notarial seal this____day of_____, A.D.2025.

notary public

Mortgagee's Certificate

State of Illinois }
County of Cook } S.S.

This is to certify that Heartland Bank and Trust Company, as holder of a mortgage interest in the platted lands per that certain mortgage recorded as Document 2021K078727, does hereby grant its consent to the execution and placement of record of the annexed Plat.

Given seal this____day of_____, A.D.2025.

by: _____
(title)

attest: _____
(title)

Notary's Certificate

State of Illinois }
County of Cook } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____, as _____ of Heartland Bank and Trust Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed Plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of Heartland Bank and Trust Company.

Given under my hand and notarial seal this____day of_____, A.D.2025.

notary public

City Engineer's Certificate

State of Illinois }
Counties of Kane, DuPage, } S.S.
Will & Kendall }

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., 20_____.

City Engineer

(type or print name)

Planning and Zoning Commission's Certificate

State of Illinois }
Counties of Kane, DuPage, } S.S.
Will & Kendall }

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., 20_____.

Planning and Zoning Commission, City of Aurora

Chairman

Type or print name

Surveyor's Certificate

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed resubdivided and platted for the uses and purposes therein set forth the following described lands: Lot 2 of Dolan Subdivision, being a Resubdivision of part of the southeast quarter of Section 9, Township 38 north, Range 8 east of the Third Principal Meridian and also being a part of Blocks 1 and 2 and vacated Waubonsie Avenue of the George Acres, Aurora as recorded in Book 17, Page 18 of the Kane County Records in the City of Aurora, Kane County, Illinois.

Dimensions are shown in feet and decimal parts thereof, and are correct at 68° Fahrenheit. I further certify that the land 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 17089C0340H effective 8/3/2009, no portion of the platted lands is located within a special flood hazard area.

Iron pins identify all lot corners as shown on said plat .

Given under my Hand and Seal this____day of_____, A.D.2025.

Illinois Professional Land Surveyor 2967
expires 11/30/26



Stormwater Statement

State of Illinois }
County of DuPage } S.S.

To the best of my knowledge and belief, the drainage of surface waters will not be changed by the development of this subdivision or any part thereof, or that if said surface water drainage will be changed, adequate provision has been made for the collection and diversion of said waters into public areas or drains which the developer has a right to use, and that said surface waters will not be deposited on the lands of adjoining owners in such concentrations as may cause the accrual of damages to said adjoining owners as a result of said development.

Given under my Hand and Seal this____day of_____, A.D.2025.

Steven R. Kudwa, P.E.
Licensed Professional
Engineer 54950



County Clerk's Certificate

State of Illinois }
County of Kane } S.S.

I, John A. Cunningham, 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 sales against any of the land platted hereby. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at Geneva, Illinois, this _____ day of _____, A.D., 20_____.

John A. Cunningham
County Clerk

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.

District Engineer

County Recorder's Certificate

State of Illinois }
County of Kane } S.S.

I, Sandy Wegman, as Recorder of Deeds of Kane County do hereby certify that instrument number _____ was filed for record in the Recorder's Office of Kane County, Illinois on the _____ day of _____, A.D., 20_____ at _____ o'clock ____M.

Sandy Wegman
Kane County
Recorder of Deeds

City Council Certificate

State of Illinois }
Counties of Kane, DuPage, } S.S.
Will & Kendall }

Approved this _____ day of _____, A.D., 20_____ by the City Council of the City of Aurora, pursuant to Ordinance/Resolution Number _____.

By: _____
Mayor

Attest: _____
City Clerk



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Prepared for:
Elevate Aurora LLC

Plat
of
Resubdivision

Date:	2-20-2025	Sheet
File:	24-122RP2	2 of
Job:	24-122	2