

Parcel Line Table		
Line #	Direction(R=M)	Length
L1	N83°16'06"E	102.94'(R=M)
L2	N6°45'33"W	46.55'(R=M)
L3	N83°14'27"E	0.08'(R=M)
L4	N6°45'33"W	74.42'(R=M)
L5	N83°14'27"E	25.00'(R=M)
L6	N6°45'33"W	127.58'(R=M)
L7	S83°14'27"W	25.00'(R=M)
L8	N6°45'33"W	73.71'(R=M)
L9	N83°14'27"E	0.08'(R=M)
L10	N6°45'33"W	80.74'(R=M)
L11	N32°36'12"E	46.42'(R=M)
L12	N12°15'06"W	184.94'(R=M)
L13	S51°11'44"E	25.61'(R=M)
L14	N77°43'13"E	39.84'(R=M)
L15	S12°15'06"E	239.35'(R=M)
L16	N71°19'45"E	89.22'(R=M)
L17	N83°13'56"E	67.36'(R=M)
L18	S51°46'04"E	99.64'(R=M)
L19	N38°13'56"E	64.28'(R=M)
L20	N83°13'56"E	80.55'(R=M)
L21	N6°45'47"W	125.07'(R=M)
L22	N83°25'42"E	27.57'(R=M)
L23	S83°54'48"W	175.01'(R=M)
L24	S71°19'45"W	54.95'(R=M)
L25	N12°15'06"W	206.17'(R=M)
L26	N77°43'13"E	4.07'(R=M)
L27	N34°02'40"E	22.06'(R=M)
L28	S12°17'00"E	190.96'(R=M)
L29	N71°19'45"E	31.54'(R=M)
L30	S87°05'56"E	60.00'(R=M)
L31	N12°07'28"E	36.81'(R=M)
L32	N6°53'49"W	72.72'(R=M)
L33	S47°03'27"E	24.88'(R=M)
L34	N83°15'21"E	80.03'(R=M)
L35	N26°00'23"E	29.53'(R=M)
L36	S6°41'45"E	78.52'(R=M)
L37	S12°32'38"W	36.88'(R=M)
L38	S57°45'34"W	103.87'(R=M)
L39	S21°41'23"W	29.16'(R=M)
L40	S23°20'02"E	14.96'(R=M)
L41	S16°03'11"E	80.73'(R=M)
L42	N16°14'30"W	79.83'(R=M)
L43	N22°50'31"W	14.96'(R=M)
L44	N68°11'38"W	20.50'(R=M)
L45	S16°06'11"E	168.35'(R=M)
L46	N15°39'23"E	165.37'(R=M)
L47	N73°10'41"E	263.49'(R=M)
L48	N17°27'46"W	27.50'(R=M)
L49	S51°34'43"E	28.51'(R=M)

Curve Table				
Curve #	Length	Radius	Chord Length(R=M)	Chord Bearing(R=M)
C1	358.54'(R=M)	1686.23'(R=M)	357.87'	N55°54'32"W
C2	17.14'(R=M)	1061.69'(R=M)	17.14'	N70°50'30"E
C3	190.93'(R=M)	2302.01'(R=M)	190.88'	N73°41'26"E
C4	100.34'(R=M)	2513.24'(R=M)	100.34'	S85°02'29"W
C5	511.59'(R=M)	2329.51'(R=M)	510.56'	S77°36'21"W
C6	254.88'(R=M)	2357.51'(R=M)	254.75'	N74°24'42"E
C7	147.21'(R=M)	2541.24'(R=M)	147.19'	S88°45'30"E
C8	79.32'(R=M)	825.42'(R=M)	79.29'	S84°20'45"E
C9	80.61'(R=M)	241.80'(R=M)	80.24'	N2°52'31"E
C10	117.82'(R=M)	353.80'(R=M)	117.27'	S2°42'27"W
C12	177.88'(R=M)	2195.24'(R=M)	177.83'	S60°02'24"W
C13	104.02'(R=M)	823.54'(R=M)	103.95'	S19°40'44"E
C14	55.79'(R=M)	5060.00'(R=M)	55.79'	S74°27'36"W
C15	55.80'(R=M)	4939.96'(R=M)	55.79'	S74°12'34"W
C16	89.89'(R=M)	711.54'(R=M)	89.83'	S19°51'39"E
C17	235.04'(R=M)	2195.24'(R=M)	234.93'	S69°16'19"W
C18	123.86'(R=M)	2167.24'(R=M)	123.84'	N71°38'50"E
C20	126.96'(R=M)	230.00'(R=M)	125.35'	N29°18'55"W
C21	45.56'(R=M)	50.00'(R=M)	44.00'	S61°57'58"W
C22	50.83'(R=M)	65.00'(R=M)	49.54'	N58°15'57"E
C23	9.63'(R=M)	25.00'(R=M)	9.57'	S69°38'03"W
C24	33.71'(R=M)	35.00'(R=M)	32.43'	S31°00'21"W
C25	53.18'(R=M)	87.00'(R=M)	52.36'	N10°46'25"E

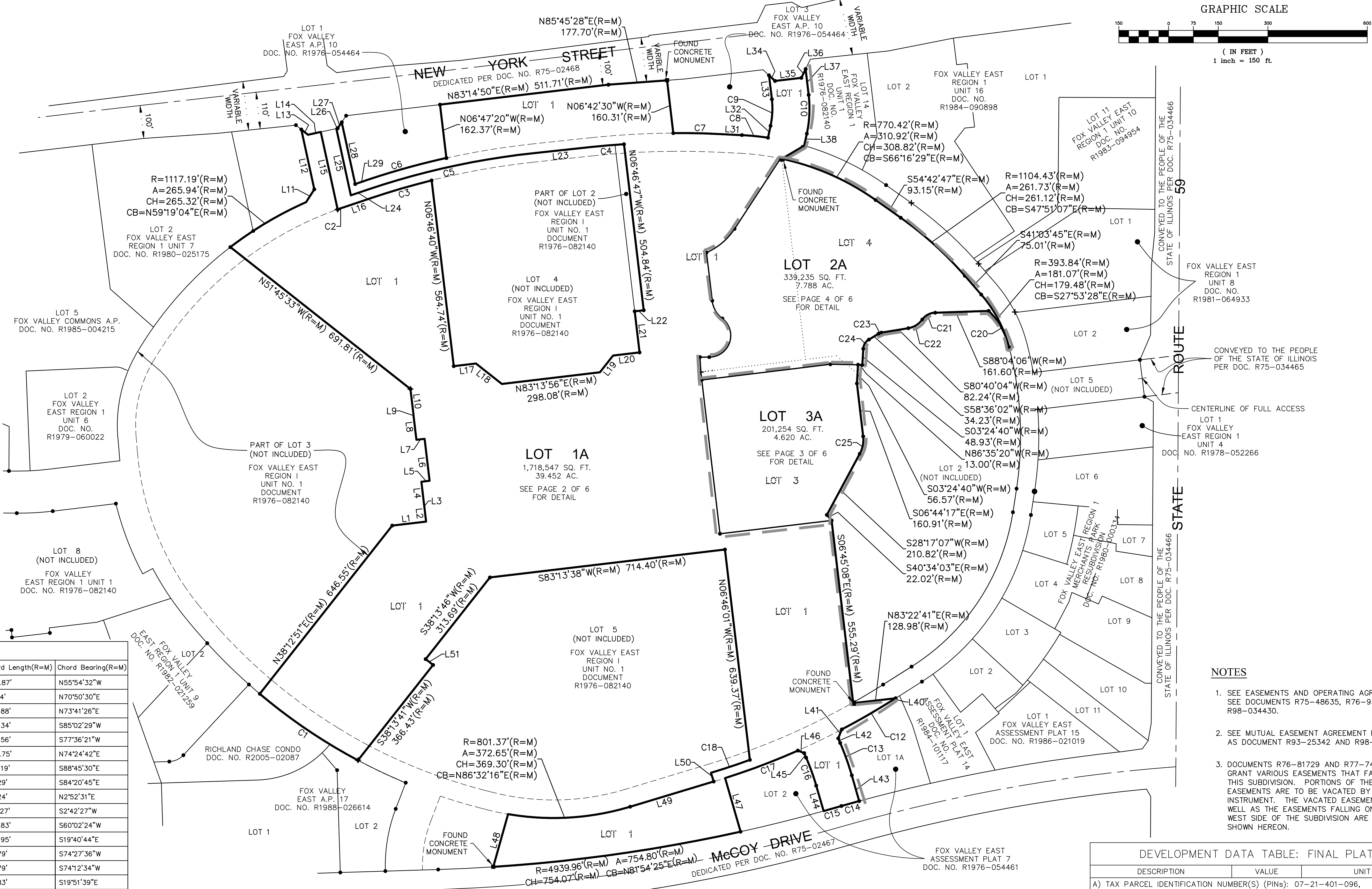
ABBREVIATIONS			
O.D.I.P.	=	OUTSIDE DIAMETER IRON PIPE	
(R)	=	RECORD BEARING OR DISTANCE	
(M)	=	MEASURED BEARING OR DISTANCE	
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P.O.C.	=	POINT OF COMMENCEMENT	
P.O.B.	=	POINT OF BEGINNING	
P.U. & D.E.	=	PUBLIC UTILITY AND DRAINAGE EASEMENT	

LEGEND	
●	SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
■	SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
+	SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	ADJACENT LAND PARCEL LINE
—	LOT LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING SETBACK LINE
---	SECTION LINE


THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



DEVELOPMENT DATA TABLE: FINAL PLAT		
DESCRIPTION	VALUE	UNIT
A) TAX PARCEL IDENTIFICATION NUMBER(S) (PINs): 07-21-401-096, 07-21-401-097, 07-21-401-098		
B) SUBJECT PROPERTY AREA	51.860	ACRES
	2,259,036	SQUARE FEET
C) PROPOSED NEW RIGHT-OF-WAY	0.000	ACRES
	0	SQUARE FEET
	0	LINEAR FEET OF CENTERLINE
D) PROPOSED NEW EASEMENTS	0.488	ACRES
	21,265	SQUARE FEET

J:\PSDATA\2021 PROJECTS\21.0147\21.0147-04 PLAT\21.0147-04 POSUB.DWG



Know what's below.
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PETITIONER
Jon Meschel
Centennial Real Estate Company
8750 N. Central Expressway, Suite 1740
Dallas, Texas 75231

DATE	BY	BOX	477 PG	33
2-7-22	BT/MP			
2-22-22	MP			

REVISIONS
REVISE PER VILLAGE PZ REVIEW MEMO 01/13/2022
REVISE PER VILLAGE PZ REVIEW MEMO 02/14/2022

NO.	DATE	DESCRIPTION
1.		
2.		

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PROJECT
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Centennial REC
Aurora, IL

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2651 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-9100 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 150'

1 OF 6

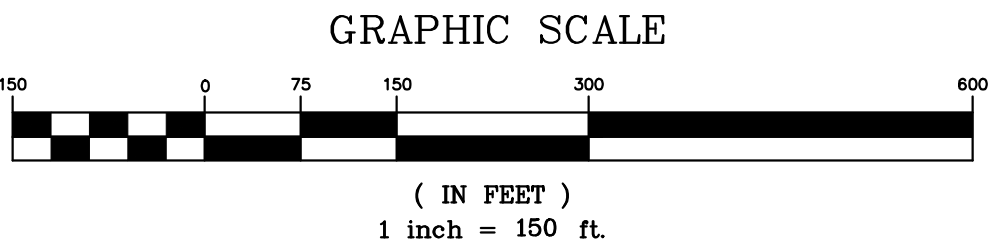
PROJ. NO.: 21.0147-04

FINAL PLAT OF SUBDIVISION
THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.

EASEMENT LEGEND

- A 20' STORM EASEMENT PER DOCUMENT NUMBER R76-81729
- B STORM EASEMENT PER DOCUMENT NUMBER R76-81729
- C 10' COMED AND ILLINOIS BELL TELEPHONE EASEMENT
PER DOCUMENT NUMBER R76-81729, R76-81731
- D 10' WATERMAIN EASEMENT PER DOCUMENT NUMBER R76-81729
- E 20' SANITARY EASEMENT PER DOCUMENT NUMBER R76-81729
- F 10' NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT NUMBER
R76-81729
- G ACCESS EASEMENT PER DOCUMENT NUMBER R76-81729



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PETITIONER
Jon Meshele
Centennial Real Estate Company
8750 N. Central Expressway, Suite 1740
Dallas, Texas 75231

NO.	DATE	BY
1.	2-7-22	BT/MP
2.	2-22-22	MP

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AURORA, IL 60002
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SCALE: 1" = 150'

2 OF 6

PROJ. NO.: 21.0147-04

LINE LEGEND

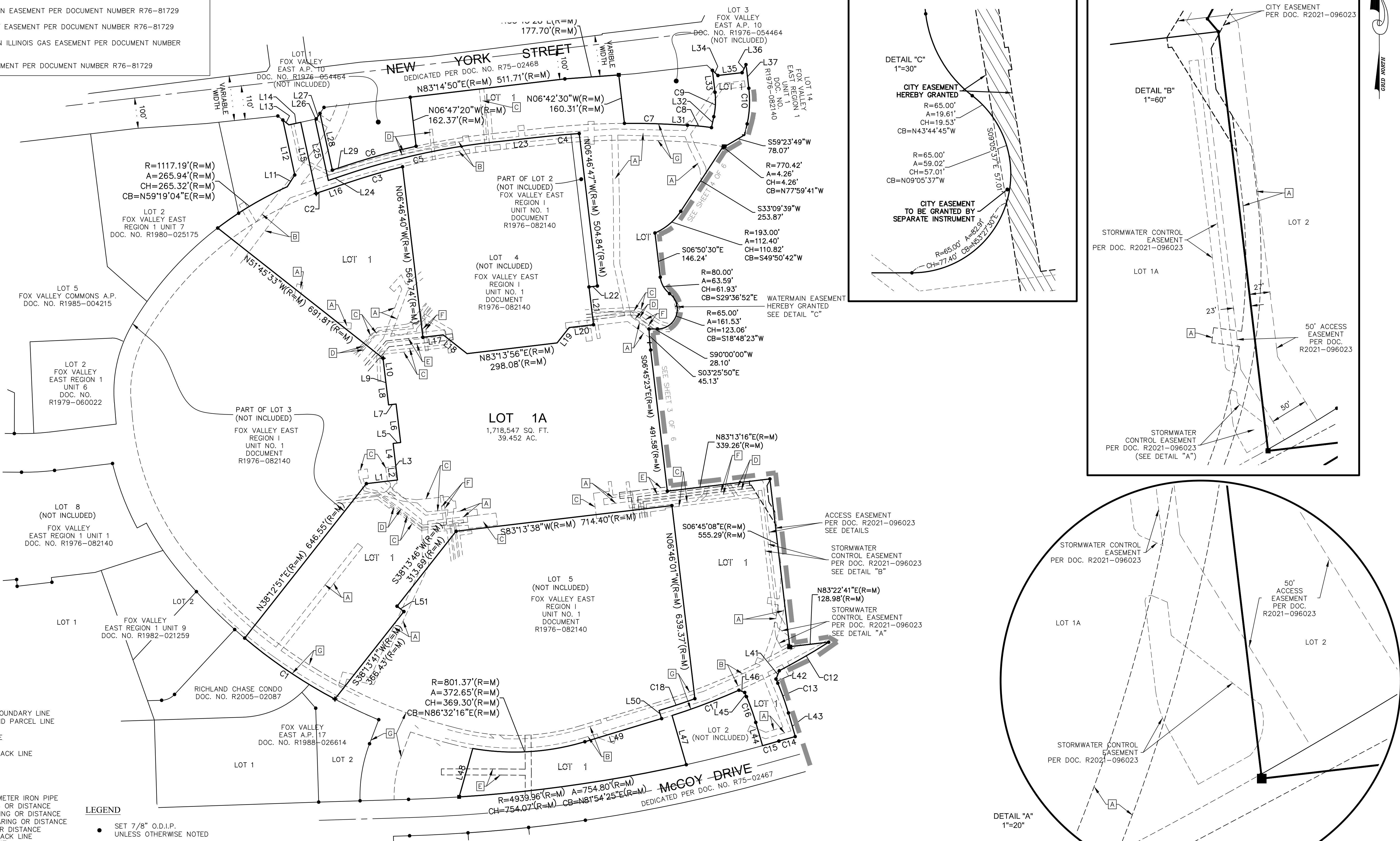
- SUBDIVISION BOUNDARY LINE
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LEGEND

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED



DETAIL "C"
1"=30"

CITY EASEMENT
HEREBY GRANTED
R=65.00'
A=19.61'
CH=19.53'
CB=N43°44'45"W

CITY EASEMENT
TO BE GRANTED BY
SEPARATE INSTRUMENT
R=65.00'
A=59.02'
CH=57.01'
CB=N09°05'37"W

DETAIL "B"
1"=60"

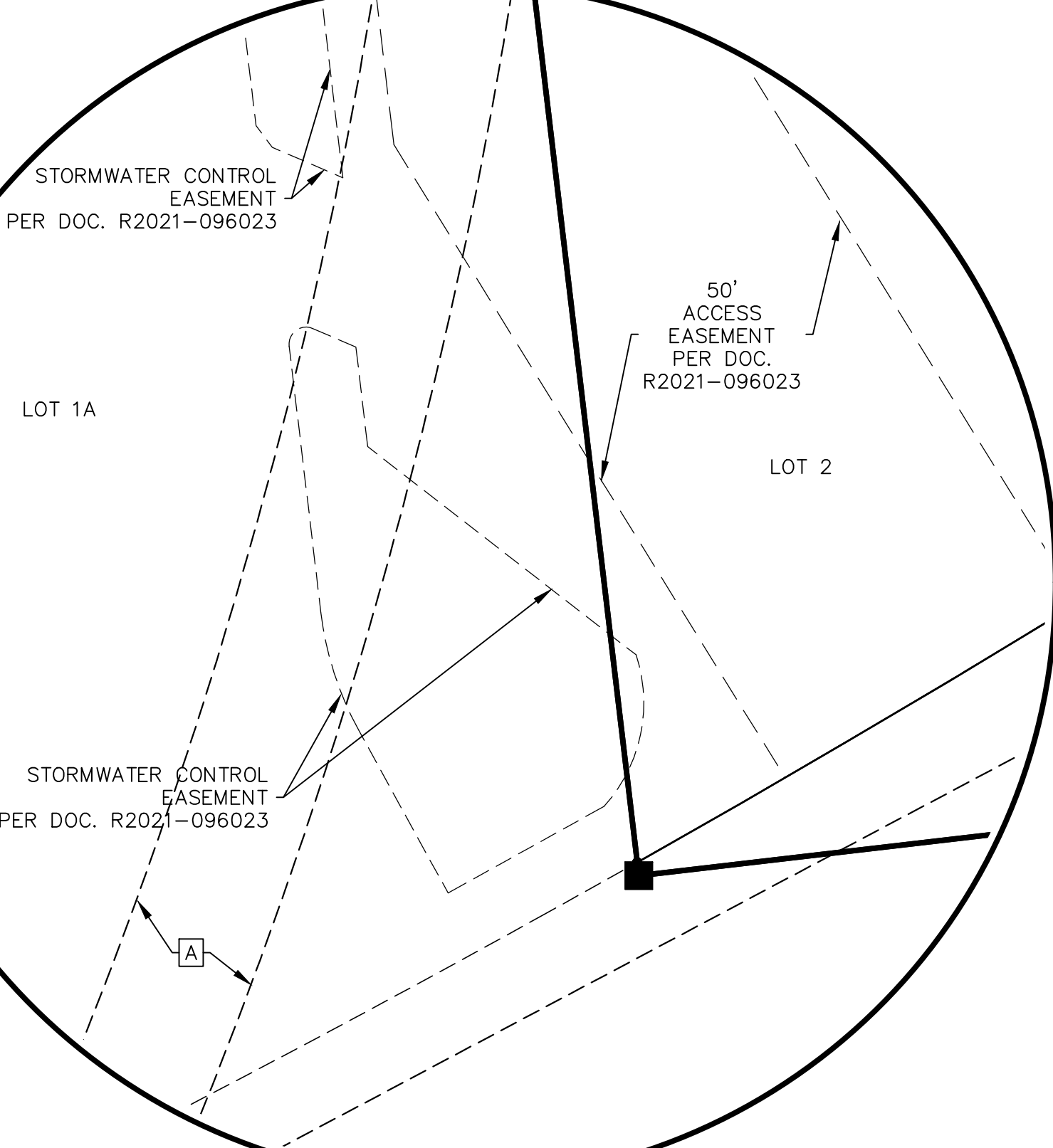
STORMWATER CONTROL EASEMENT
PER DOC. R2021-096023

LOT 2

50' ACCESS EASEMENT
PER DOC. R2021-096023

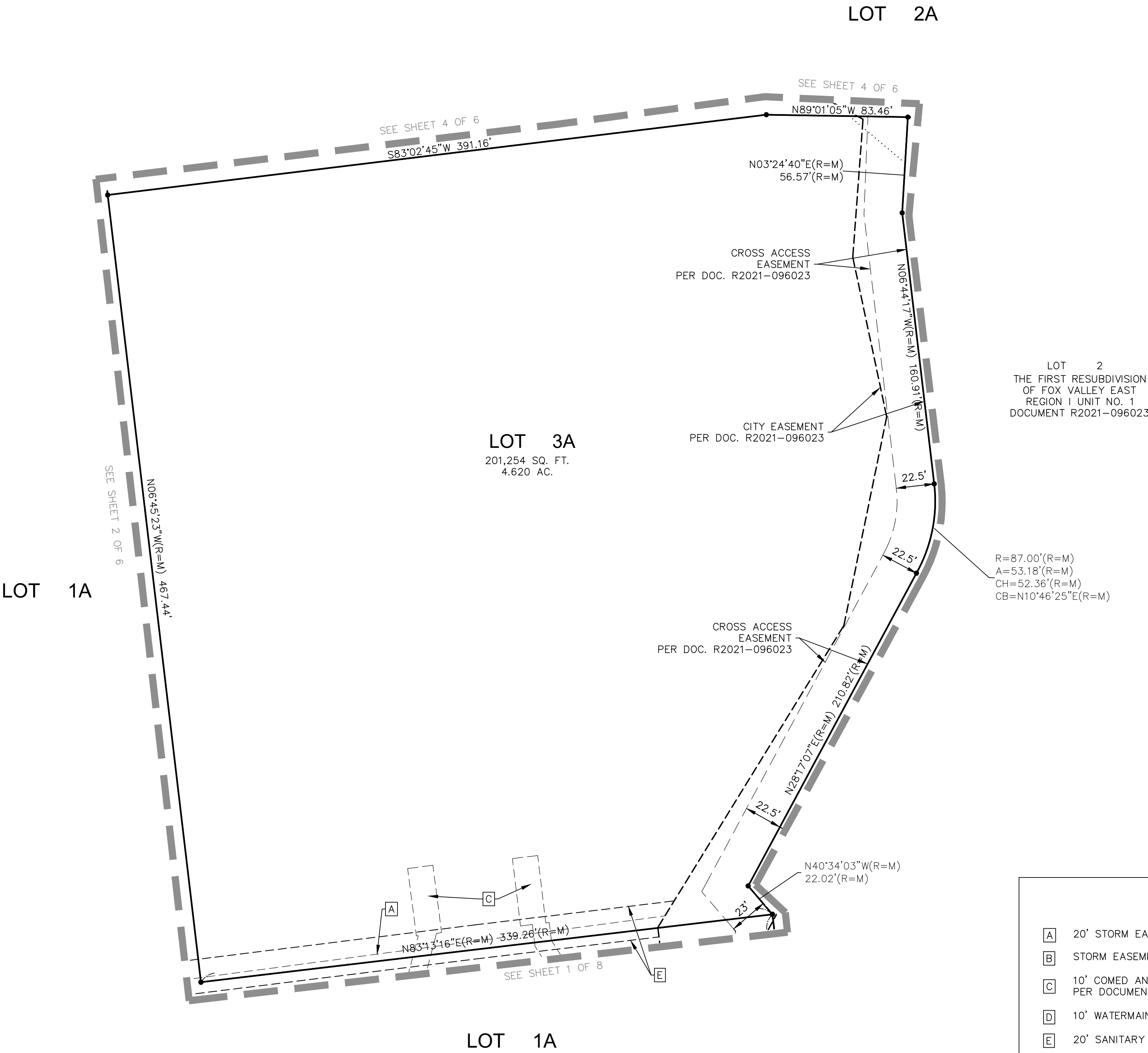
STORMWATER CONTROL EASEMENT
PER DOC. R2021-096023
(SEE DETAIL "A")

DETAIL "A"
1"=20"



FINAL PLAT OF SUBDIVISION
THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
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LEGEND

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- F 10' NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT NUMBER R76-81729
- G ACCESS EASEMENT PER DOCUMENT NUMBER R76-81729



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DATE	12-6-2021	PC	CS	DRAWN BY	BT	CHECKED BY	SK	BOOK	477 PG	33
NO.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	REVIEW PER VILLAGE PZ REVIEW MEMO 01/13/2022	2-7-22	BT/MP							
2.	REVIEW PER VILLAGE PZ REVIEW MEMO 02/14/2022	2-22-22	MP							

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PHONE: 630-487-5550
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Aurora, IL



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SCALE: 1" = 40'

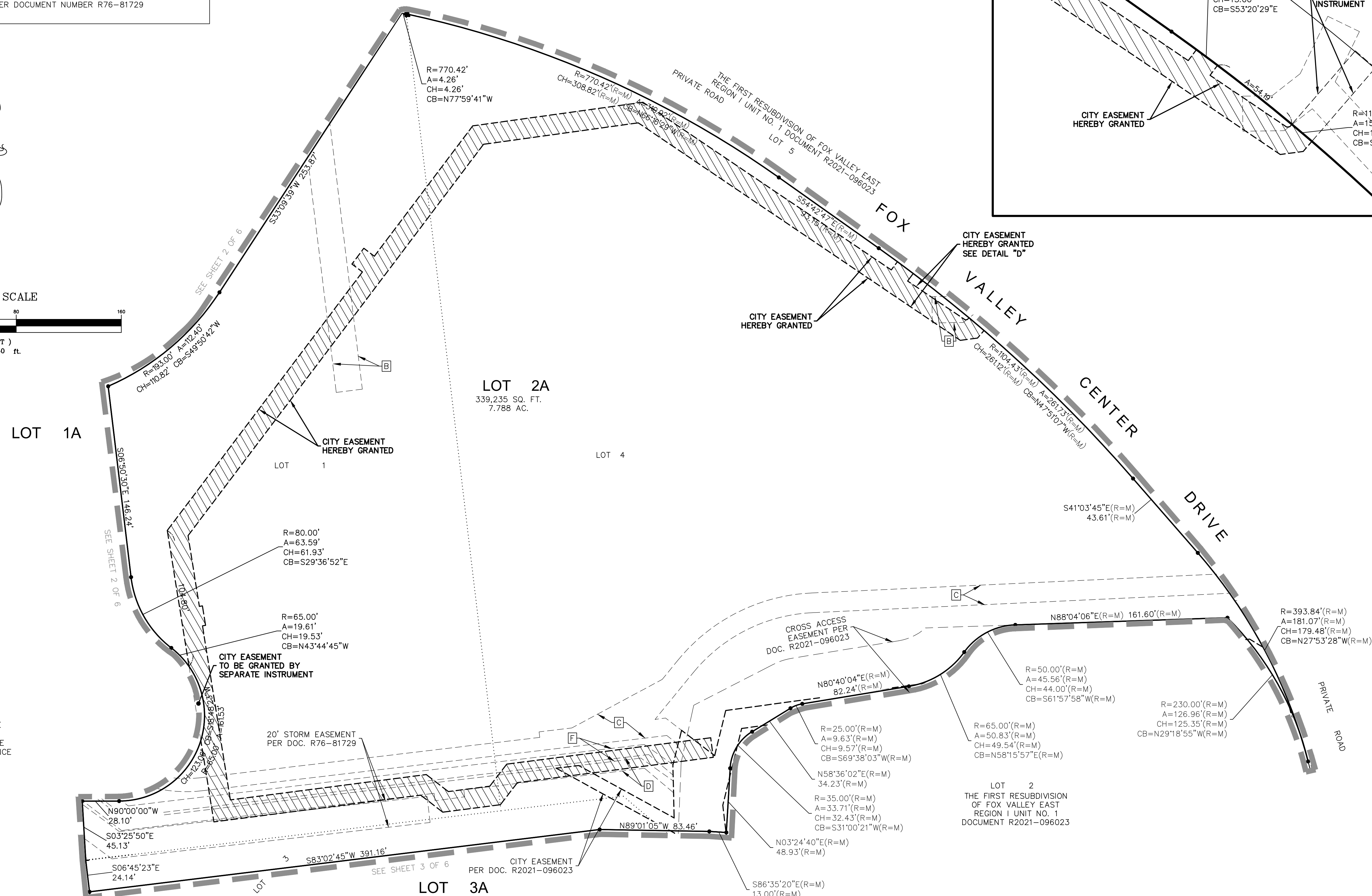
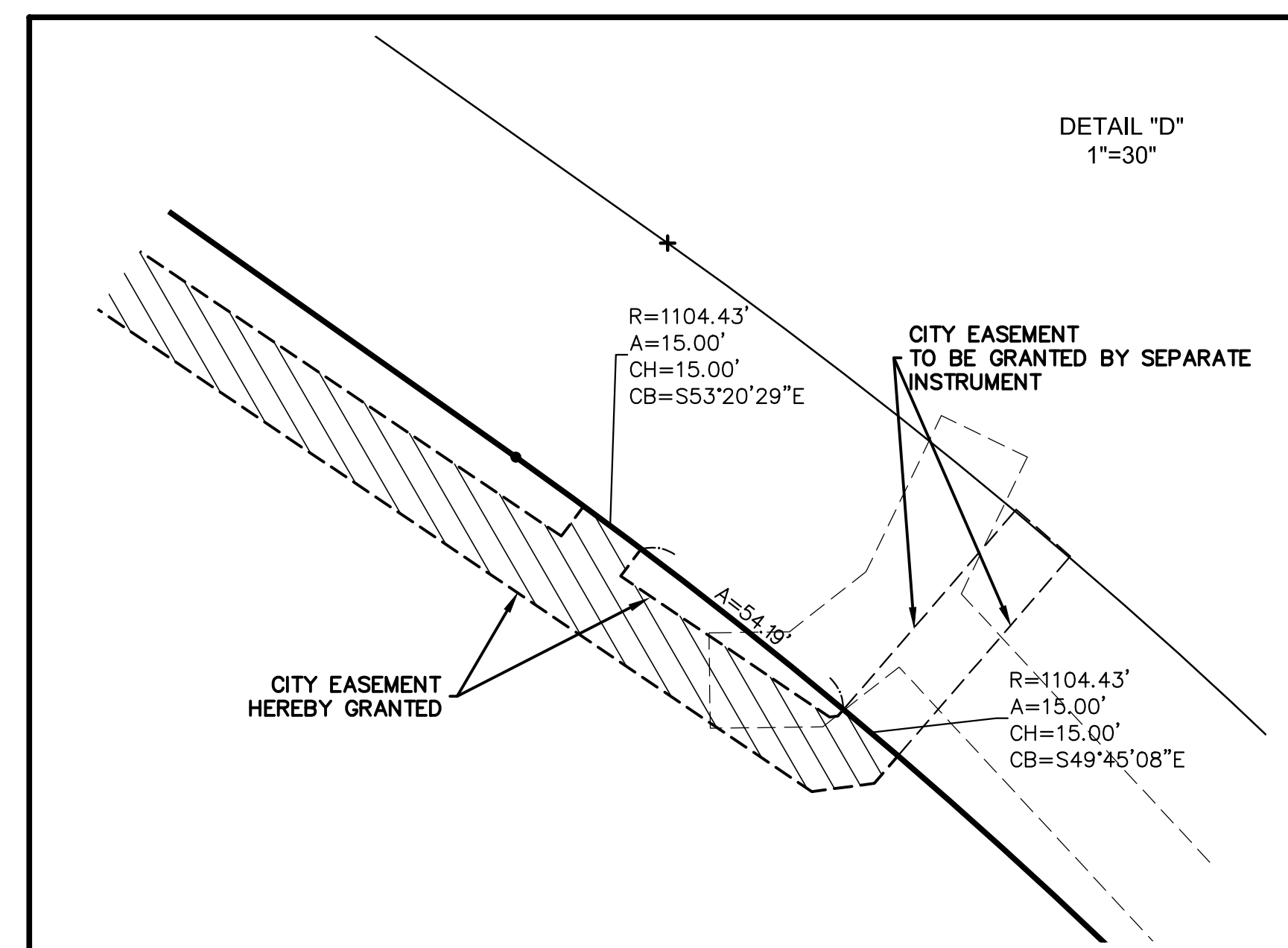
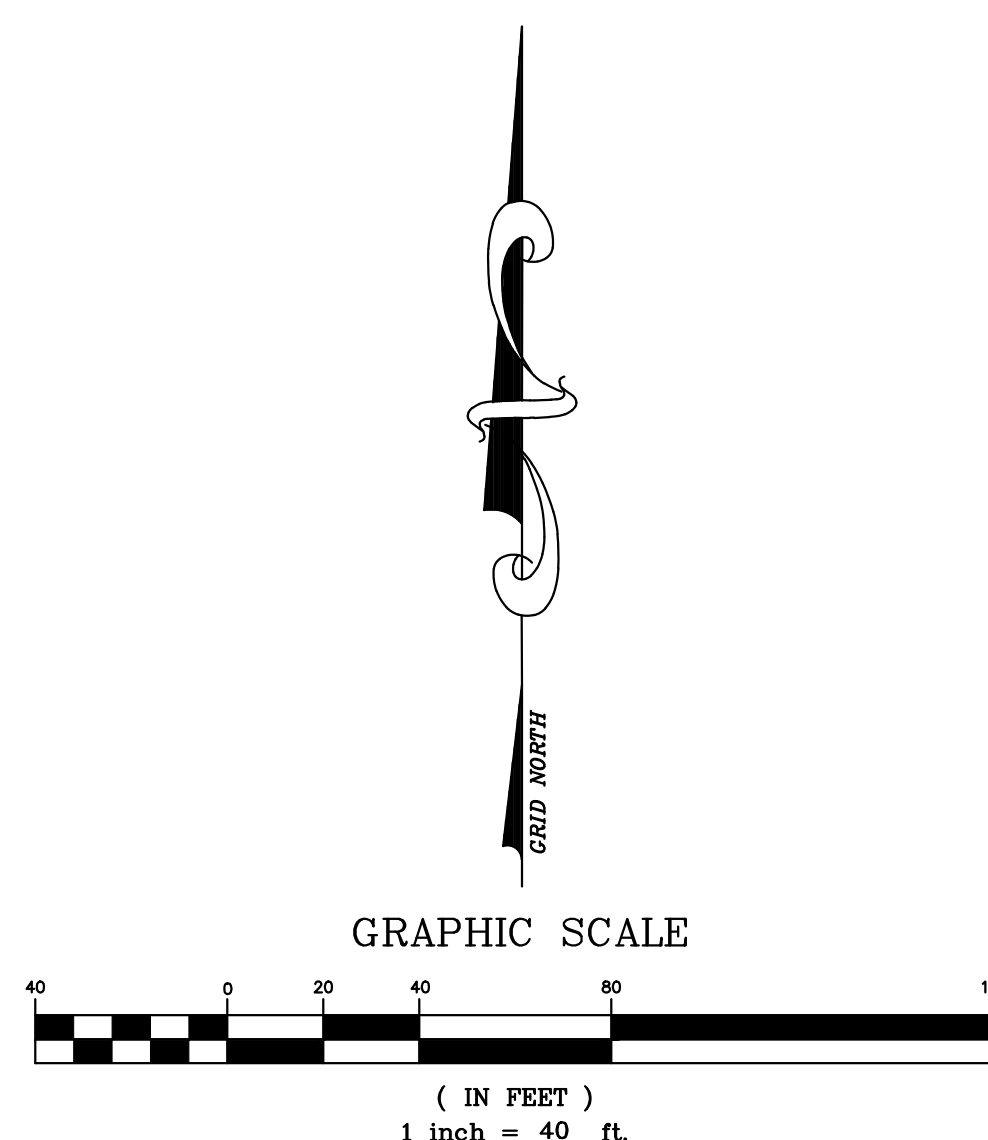
3 OF 6

PROJ. NO.: 21.0147-04

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BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
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G	ACCESS EASEMENT PER DOCUMENT NUMBER R76-81729



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4 OF 6

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