

FINAL PLAT OF SUBDIVISION OF BICKFORD OF AURORA

OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

GRAPHIC SCALE

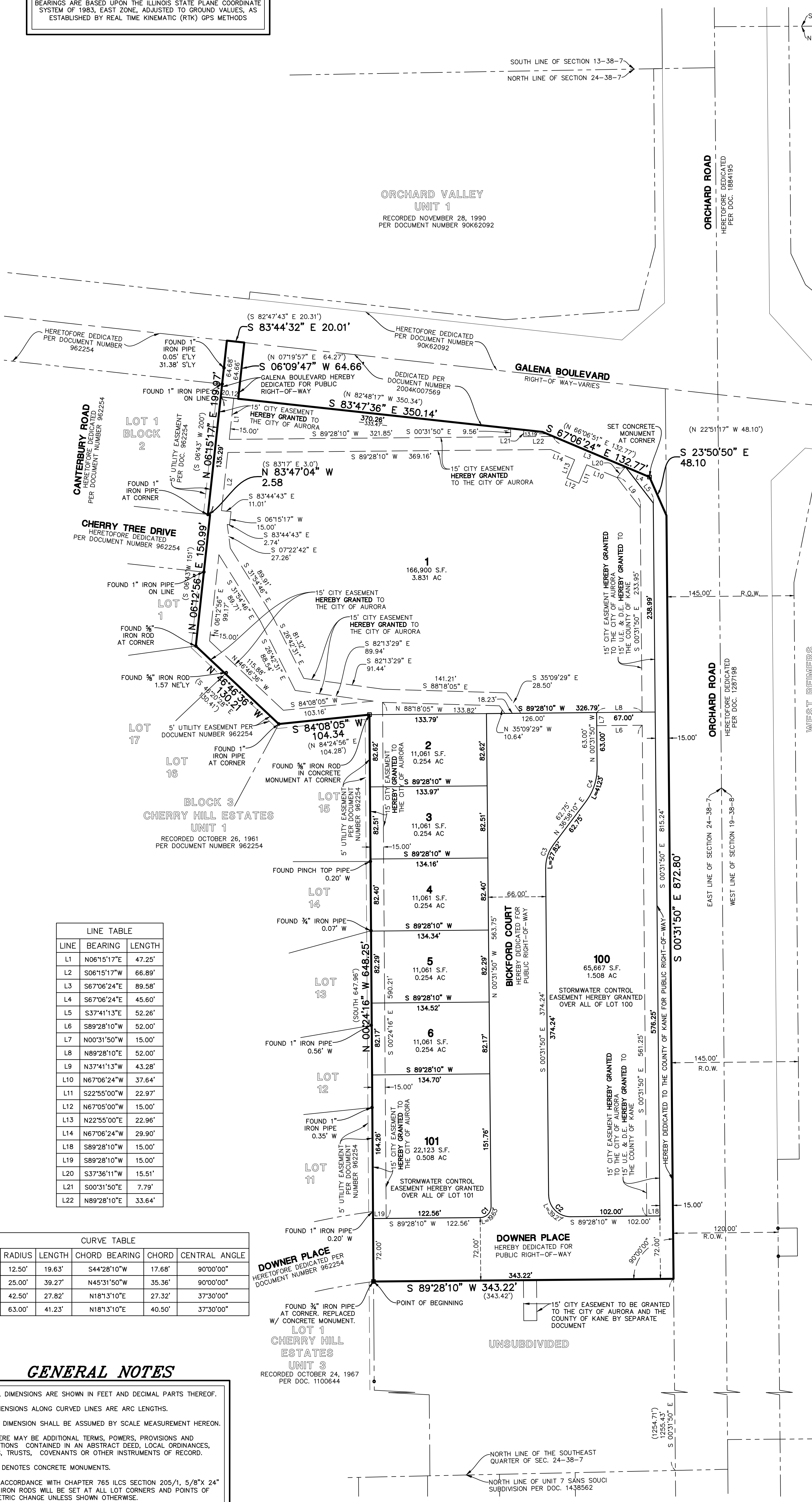
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

AREA SUMMARY		
LOTS 1-6:	221,502 SQ. FT.	(5.085 ACRES)
OUTLOTS 100-101:	84,391 SQ. FT.	(1.951 ACRES)
DEDICATED R.O.W.:	87,790 SQ. FT.	(2.016 ACRES)
TOTAL:	394,283 SQ. FT.	±(9.052 ACRES)

LEGEND	
PROPERTY LINE	—————
LOT LINE	—————
EASEMENT LINE	—————
SECTION LINE	—————
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION
○	FOUND IRON PIPE OR ROD
□	SET CONCRETE MONUMENT
N,S,W,E	= NORTH, SOUTH, WEST, EAST
NE'LY	= NORTHEASTERLY
NW'LY	= NORTHWESTERLY
SE'LY	= SOUTHEASTERLY
SW'LY	= SOUTHWESTERLY
U.E. & D.E.	= UTILITY EASEMENT & DRAINAGE EASEMENT &



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°15'17"E	47.25'
L2	S06°15'17"W	66.89'
L3	S67°06'24"E	89.58'
L4	S67°06'24"E	45.60'
L5	S37°41'13"E	52.26'
L6	S89°28'10"W	52.00'
L7	N00°31'50"W	15.00'
L8	N89°28'10"E	52.00'
L9	N37°41'13"W	43.28'
L10	N67°06'24"W	37.64'
L11	S22°55'00"W	22.97'
L12	N67°05'00"W	15.00'
L13	N22°55'00"E	22.96'
L14	N67°06'24"W	29.90'
L18	S89°28'10"W	15.00'
L19	S89°28'10"W	15.00'
L20	S37°36'11"W	15.51'
L21	S00°31'50"E	7.79'
L22	N89°28'10"E	33.64'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	12.50'	19.63'	S44°28'10"W	17.68°
C2	25.00'	39.27'	N45°31'50"W	35.36°
C3	42.50'	27.82'	N18°13'10"E	27.32°
C4	63.00'	41.23'	N18°13'10"E	40.50°

GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. □ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	14-24-232-011 14-24-276-029	
b) Subject Property Area	9.052	Acres
	394,283	Square Feet
c) Proposed Right-of-way	1.935	Acres
	84,285	Square Feet
	895	Linear Feet of Centerline
d) Proposed Easements	2.821	Acres
	122,896	Square Feet

