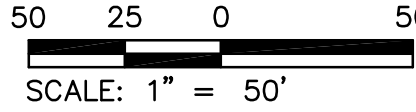


PRELIMINARY PLAT
FOR
EOLA PRESERVE
AURORA, ILLINOIS
T38N, R8E, SECTION 18SE

SHEET 1 OF 2

N



BENCHMARKS

ELEVATION REFERENCE MARK:

DUPAGE COUNTY BENCHMARK 0186 (PID) DK3236: STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EOLA ROAD AND NEW YORK STREET. STATION IS 84.4 FT SOUTH OF THE CENTERLINE OF NEW YORK STREET, 59.2 FT WEST OF THE CENTERLINE OF EOLA ROAD, AND 11.6 FT NORTH OF A FIRE HYDRANT. MONUMENT IS A BRASS DISK ON A TRAFFIC SIGNAL BASE.
ELEVATION: 710.78 NAVD88

CONTROL POINTS:

CP #117: SET '+' IN TOP OF CONCRETE CURB AT THE NORTHWEST CORNER OF OAKHURST TOWNES AND WATERSTONE DRIVE APPROXIMATELY 14 FEET WEST OF THE CENTER LINE OF OAKHURST TOWNES AND APPROXIMATELY 54 FEET NORTH OF THE CENTERLINE OF WATERSTONE DRIVE.
NORTHING: 1859488.12
EASTING: 1009011.64
ELEVATION: 719.38 NAVD 88

CP #204: SET '+' IN TOP OF CONCRETE CURB ON WEST SIDE OF EOLA ROAD APPROXIMATELY 751 FEET SOUTH OF THE CENTERLINE OF WATERSTONE DRIVE.
NORTHING: 1858682.31
EASTING: 1009032.77
ELEVATION: 725.96 NAVD 88

SURVEYED PARCEL DESCRIPTION

PARCEL A:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 4/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

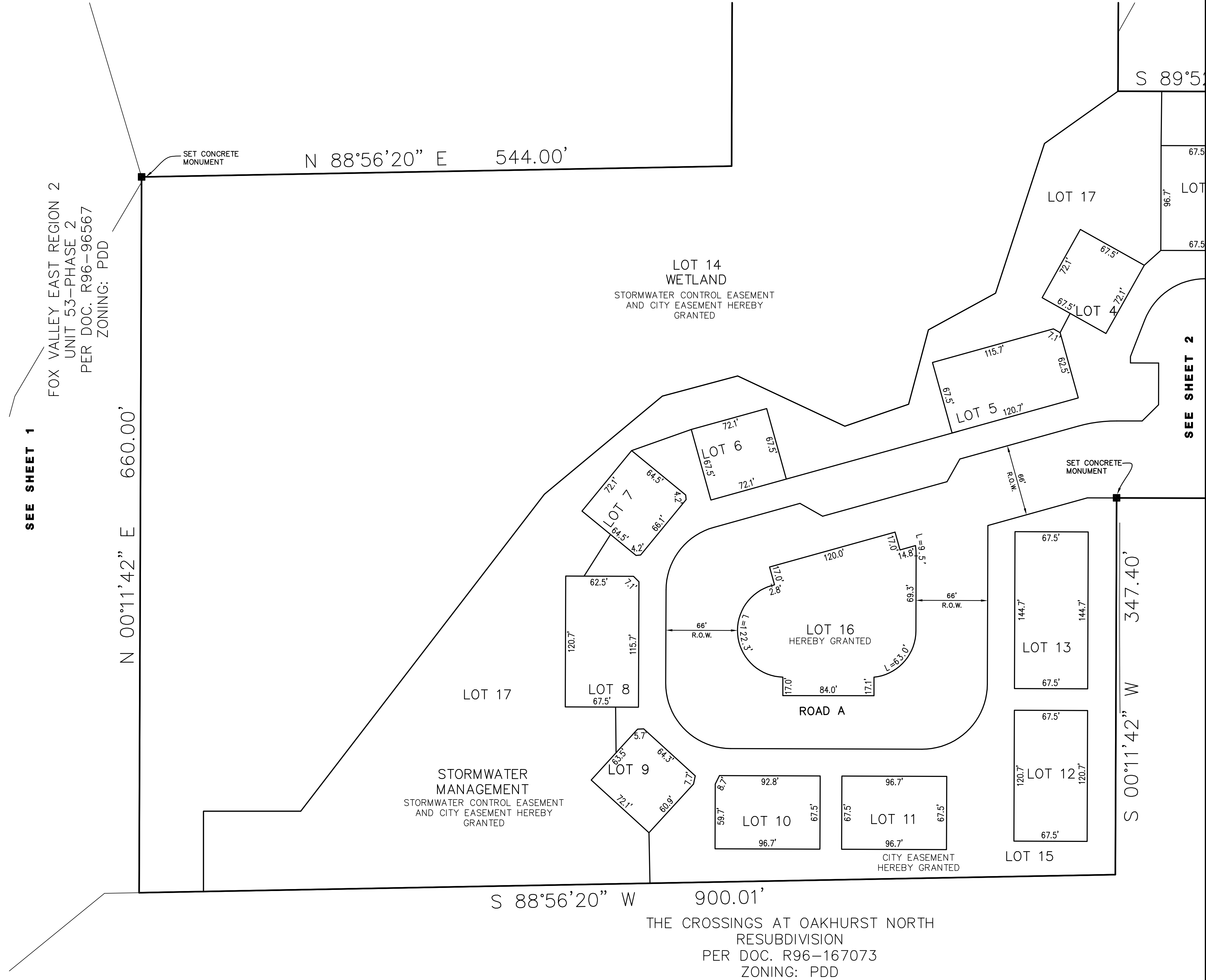
PARCEL D:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE, EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:
EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE, RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.



AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (Ac.)
1	6,525	0.150
2	8,145	0.187
3	6,525	0.150
4	4,868	0.112
5	8,133	0.187
6	4,868	0.112
7	4,859	0.112
8	8,133	0.187
9	4,847	0.111
10	6,510	0.149
11	6,525	0.150
12	8,145	0.187
13	9,765	0.224
14	507,784	11.657
15	108,751	2.497
16	18,698	0.429
17	109,876	2.522

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT		
Description	Value / Unit	
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)	07-18-404-002, 07-18-401-006, 07-17-301-012, 07-17-301-011, 07-17-301-008	
B. SUBDIVIDED AREA	21.58 Ac. / 940,063 S.F.	
C. PROPOSED NEW RIGHT-OF-WAY	2.64 Ac. / 114,952 S.F. 1,700 L.F. of Centerline	
D. PROPOSED NEW EASEMENTS	0.44 Ac. / 19,343 S.F.	

NOTES

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

BLANKET CITY EASEMENTS OVER ALL OF LOTS 1 THROUGH 16.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:

BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, IL. 60567
630-281-4085

PREPARED BY:

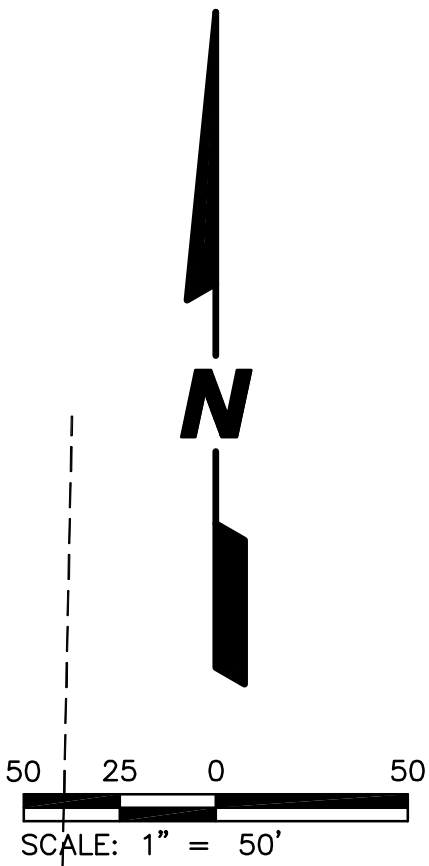
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 847017 FILE NAME: PREOVER
DRAWN BY: DDD FLD. BK. / PG. NO.: ---
COMPLETION DATE: 2-8-2024 JOB NO.: 847.017
XREF: TOPO PROJECT MANAGER: MAM

REVISIONS		
NO.	DATE	DESCRIPTION
△ 05-16-24/JCC		REVISED PER NEW LAYOUT
△ 07-10-24/MIM		REVISED PER CITY REVIEW DATED 06-17-24
△ 09-11-24/JCC		REV. PER CITY REVIEW LETTER DATED 09-09-24
△ 12-05-24/MAM		REV. PER PLAN UPDATE

SHEET 2 OF 2



SEE SHEET 1

360
FOX VALLEY EAST REGION 2
UNIT 53-PHASE 2
PER DOC. R96-96567
ZONING: PDD

-N 88°56'20" E
30.00'

FOX VALLEY EAST REGION II
UNIT 53-PHASE 3
PER DOC. R2001-152461
ZONING: PDD

W. RIGHT OF WAY LINE
OF EOLA ROAD
PER DOC. R91-175855

OLD EOLA ROAD

(60')
R.O.W.

N | 01°11'26" E
| 75.01'

N 89°52'51" W 529.33'

THE CROSSINGS AT OAKHURST NORTH
RESUBDIVISION
PER DOC. R96-167073
ZONING: PDD

PREPARED FOR:

BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, IL. 60567
630-281-4085

PREPARED BY





CEMCON, Ltd.

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PLOT FILE CREATED: 12/9/2024 BY: MIKE MAY
DRAWING PATH: P:\847017\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVER.DWG