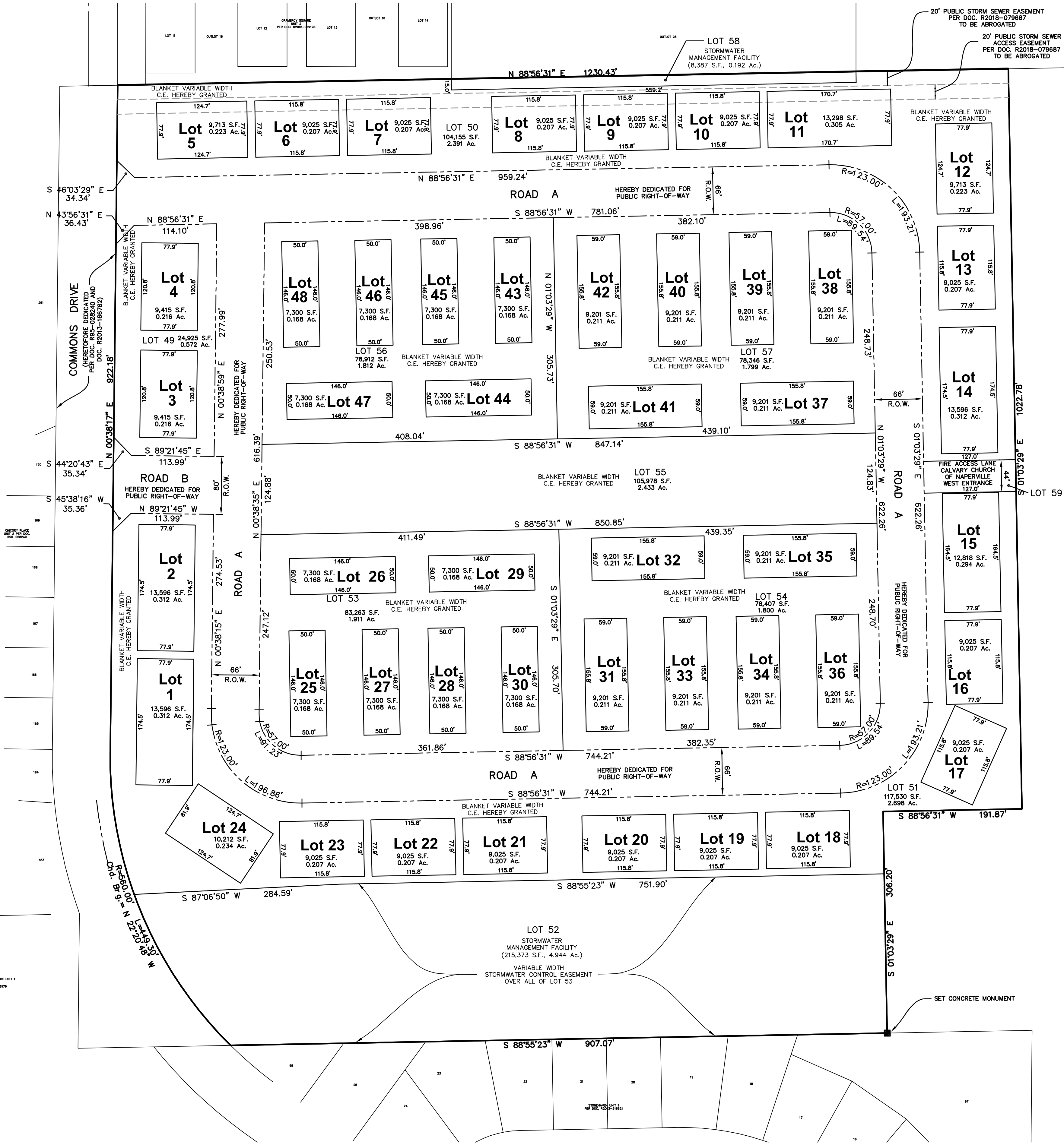
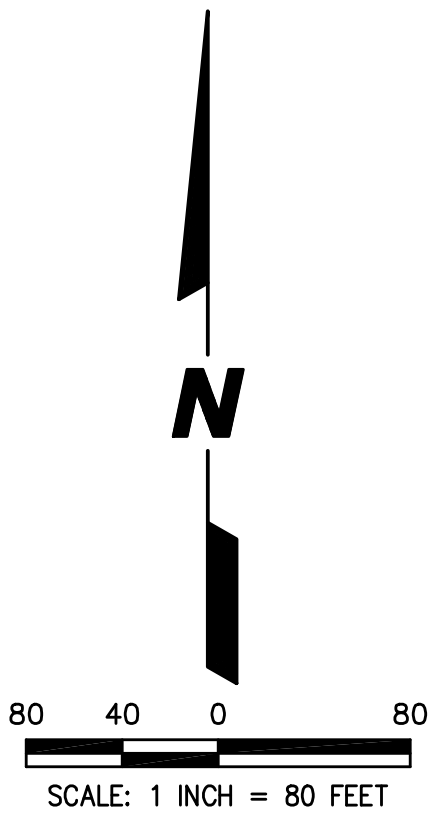


PRELIMINARY PLAT
FOR
CHELSEA MANOR
AURORA, ILLINOIS

PARCEL DESCRIPTION:

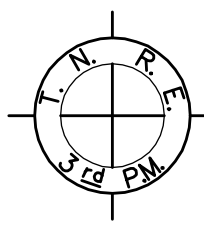
THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET WITH A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS WEST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 191.87 FEET PARALLEL WITH SAID SOUTH LINE; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. (containing approximately 36.3 acres)



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF AURORA (Heavy Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON DUPAGE COUNTY FORM
- CITY EASEMENT



- SECTION CORNER OR QUARTER SECTION CORNER

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 49 THROUGH 55.

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

AREA TABLE

LOT NO.	AREA (S.F.)	AREA (Ac.)	LOT NO.	AREA (S.F.)	AREA (Ac.)
1	13,596	0.312	31	9,201	0.211
2	13,596	0.312	32	9,201	0.211
3	9,415	0.216	33	9,201	0.211
4	9,415	0.216	34	9,201	0.211
5	9,713	0.223	35	9,201	0.211
6	9,025	0.207	36	9,201	0.211
7	9,025	0.207	37	9,201	0.211
8	9,025	0.207	38	9,201	0.211
9	9,025	0.207	39	9,201	0.211
10	9,025	0.207	40	9,201	0.211
11	13,298	0.305	41	9,201	0.211
12	9,713	0.223	42	9,201	0.211
13	9,025	0.207	43	7,300	0.168
14	13,596	0.312	44	7,300	0.168
15	12,818	0.294	45	7,300	0.168
16	9,025	0.207	46	7,300	0.168
17	9,025	0.207	47	7,300	0.168
18	9,025	0.207	48	7,300	0.168
19	9,025	0.207	49	24,925	0.572
20	9,025	0.207	50	104,155	2.391
21	9,025	0.207	51	117,530	2.698
22	9,025	0.207	52	215,373	4.944
23	9,025	0.207	53	83,263	1.911
24	10,212	0.234	54	78,407	1.800
25	7,300	0.168	55	105,978	2.433
26	7,300	0.168	56	78,912	1.812
27	7,300	0.168	57	78,346	1.799
28	7,300	0.168	58	8,387	0.192
29	7,300	0.168	59	5,587	0.128
30	7,300	0.168	-	-	-

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)	07-33-200-013
B. SUBDIVIDED AREA	36.27 Ac. / 1,579,968 S.F.
C. PROPOSED NEW RIGHT-OF-WAY	5.52 Ac. / 240,435 S.F. 3,660 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	22.95 Ac. / 999,662 S.F.

BENCHMARKS

ELEVATION REFERENCE MARKS:

RM1-DUPAGE COUNTY BENCHMARK 0188.
STATION IS LOCATED ALONG THE SOUTH SIDE OF MONTGOMERY ROAD, SOUTHWEST OF THE "T" INTERSECTION WITH FRONTENAC STREET.
STATION IS 30.6 FT WEST OF THE EXTENDED CENTERLINE OF FRONTENAC STREET, 25.5 FT SOUTH OF THE CENTERLINE OF MONTGOMERY ROAD, 21.3 FT NORTHWEST OF A CATCH BASIN, AND 2.6 FT SOUTHWEST OF A GAS POST.
MONUMENT IS A BRASS DISK ON THE NORTH SIDE OF A CONCRETE TRAFFIC SIGNAL BASE.
ELEV. = 712.15 NAVD88

PROJECT ELEVATION REFERENCE MARKS:

CP #105 - SET "X" IN CONCRETE CURB ON WEST SIDE OF COMMONS DRIVE ADJACENT TO 2ND LIGHT POLE SOUTH OF THATCHER DRIVE.
NORTHING: 1848731.72
EASTING: 1016342.18
ELEV. = 713.98 NAVD88

CP #106 - SET "X" IN CONCRETE CURB ON WEST SIDE OF COMMONS DRIVE APPROXIMATELY 35 FEET SOUTH OF SOUTH CURB LINE AT THATCHER DRIVE.
NORTHING: 1848206.37
EASTING: 1016341.61
ELEV. = 709.15 NAVD88

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563

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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 743027 FILE NAME: PREOVER
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 05-28-21 JOB NO.: 743.027
XREF: TOPO PROJECT MANAGER: MAM

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-28-21/JGC	PER CITY REVIEW COMMENTS DATED 6-23-21
2	08-10-21/JGC	PER CITY REVIEW COMMENTS DATED 7-16-21
3	08-27-21/JGC	REVISED PER NEW LAYOUT
4	09-01-21/JGC	REVISED PER NEW BLDG. LAYOUT