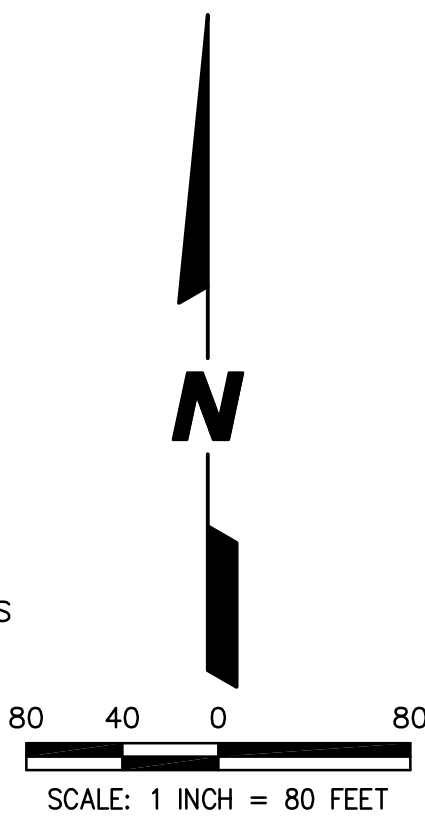


PRELIMINARY PLAT
FOR
ABBEY MEADOWS

AURORA, ILLINOIS
T39N, R8E, SECTION 35E
PARCEL DESCRIPTION

CITY RESOLUTION: _____
PASSED ON: _____

SHEET 1 OF 1



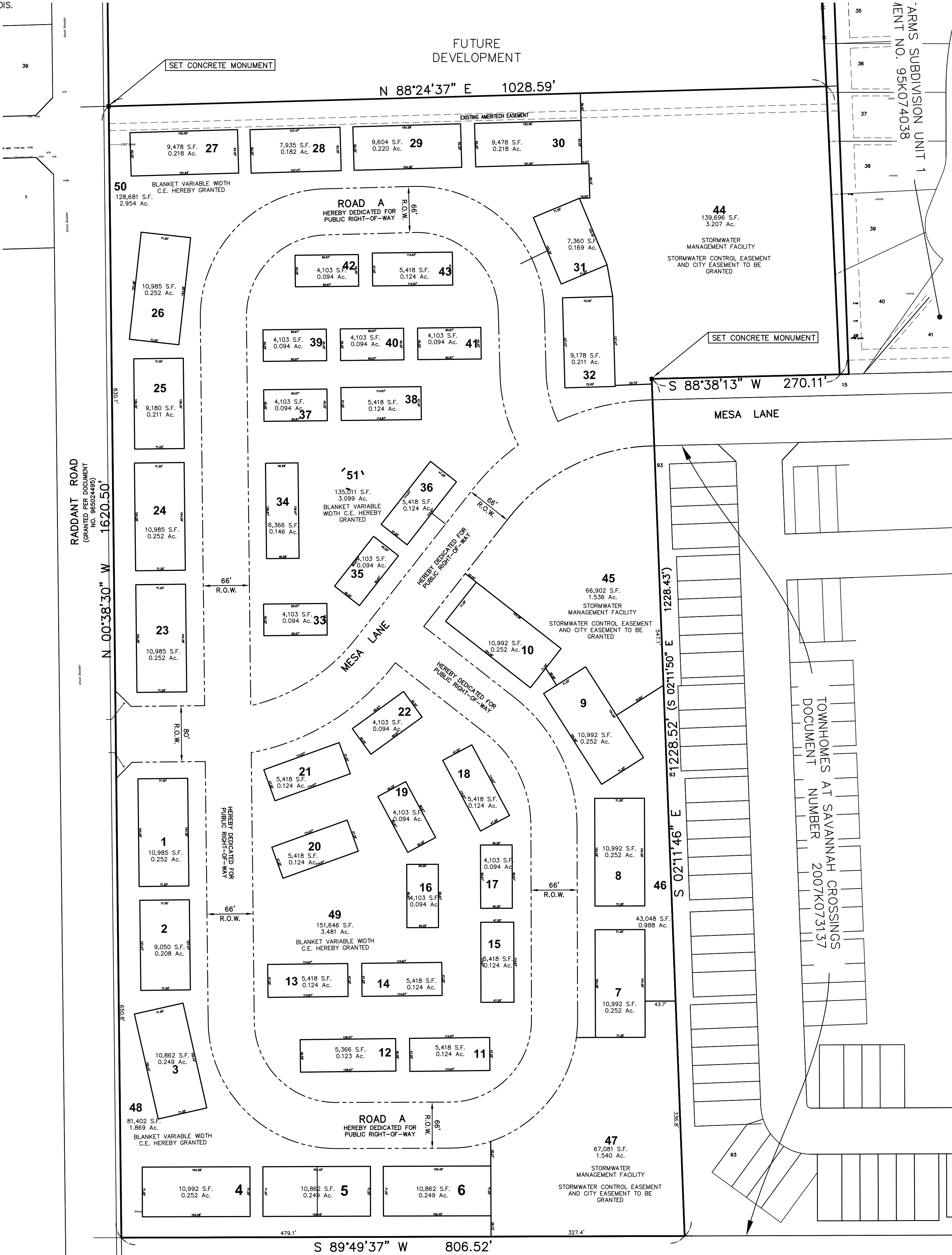
THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 282.27 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 46 SECONDS EAST, 1228.52 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TOWNHOMES AT SAVANNAH CROSSING 806.52 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 1,620.54 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST 1044.28 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE 412.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 13.12 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION; THENCE NORTH 02 DEGREES 38 MINUTES 38 SECONDS WEST, 412.91 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST, 16.27 FEET TO THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 412.92 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (Ac.)
1	10,985	0.252
2	9,050	0.208
3	10,862	0.249
4	10,992	0.252
5	10,862	0.249
6	10,862	0.249
7	10,992	0.252
8	10,992	0.252
9	10,992	0.252
10	10,992	0.252
11	5,418	0.124
12	5,366	0.123
13	5,418	0.124
14	5,418	0.124
15	5,418	0.124
16	4,103	0.094
17	4,103	0.094
18	5,418	0.124
19	4,103	0.094
20	5,418	0.124
21	5,418	0.124
22	4,103	0.094
23	10,985	0.252
24	10,985	0.252
25	9,180	0.211
26	10,985	0.252
27	9,478	0.218
28	7,935	0.182
29	9,604	0.220
30	9,478	0.218
31	7,360	0.169
32	9,817	0.211
33	4,103	0.094
34	6,366	0.146
35	4,103	0.094
36	5,418	0.124
37	4,103	0.094
38	5,418	0.124
39	4,103	0.094
40	4,103	0.094
41	4,103	0.094
42	4,103	0.094
43	5,418	0.124
44	139,696	3.207
45	66,902	1.536
46	43,048	0.988
47	67,081	1.540
48	81,402	1.869
49	151,646	3.481
50	128,681	2.954
51	135,011	3.099

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 DUFAGE COUNTY FIRM C.E.
- 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 44 THROUGH 50.

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

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT	
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)	12-35-400-004
B. SUBDIVIDED AREA	31.89 Ac. / 1,388,930 S.F.
C. PROPOSED NEW RIGHT-OF-WAY	6.061 Ac. / 264,029 S.F. 4,118 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	18.64 Ac. / 811,854 S.F.

13 ACRES
COMMERCIAL

BENCHMARKS

REFERENCE BENCHMARK:
CITY OF AURORA CONTROL MONUMENT #23 WEST
DATUM: NAVD 88
ELEVATION = 736.94

SITE BENCHMARKS:
SITE BENCHMARK #1
NORTHEAST BONNET BOLT ON FIRST FIRE HYDRANT NORTH OF BUTTERFIELD ROAD ON EAST SIDE OF RADDANT ROAD.
ELEVATION = 766.25
SITE BENCHMARK #2
NORTHEAST BONNET BOLT ON FIRST FIRE HYDRANT SOUTH OF SONOMA LANE ON EAST SIDE RADDANT ROAD.
ELEVATION = 781.55
SITE BENCHMARK #3
NORTHEAST BONNET BOLT ON SECOND FIRE HYDRANT NORTH OF VINEYARD LANE ON EAST SIDE RADDANT ROAD.
ELEVATION = 779.51
SITE BENCHMARK #4
SOUTHEAST BONNET BOLT ON FIRE HYDRANT ON NORTH SIDE OF MESA LANE.
ELEVATION = 768.92

PREPARED FOR:
LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

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.: 608087 FILE NAME: PREOVER
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 10-16-24 JOB NO.: 608.087
XREF: TOPO PROJECT MANAGER: MAM

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-05-24	MAM REVISED PER CITY REVIEW LETTER DATED 11-22-24
2	01-20-25	MAM REVISED LEGAL DESCRIPTION