

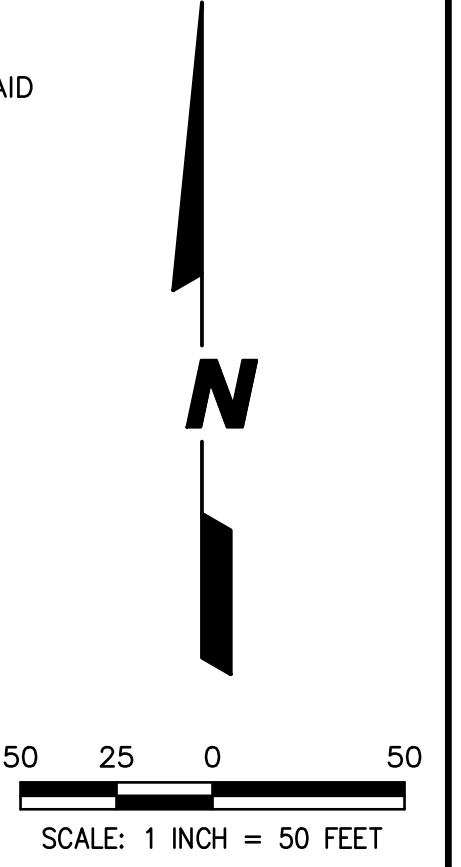
PRELIMINARY PLAT FOR 1449 SENIOR ESTATES PHASE 2

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 907.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 907.50 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 660.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



LOCATION MAP



CITY RESOLUTION,
PASSED ON,

UNINCORPORATED
OWNER: BENAVIDEE
IRMA A.
PIN: 15-29-176-001

UNINCORPORATED
OWNER: BENAVIDEE
IRMA A.
PIN: 15-29-176-003



UNSUBDIVIDED
OWNER: AURORA
UNIVERSITY
PIN: 15-29-300-036

UNSUBDIVIDED
OWNER: GLOBAL SIGNAL
ACQUISITIONS IV LLC
PIN: 15-29-300-035

SPARTAN ATHLETIC PARK
PER DOC. 2018K003269
OWNER: AURORA UNIVERSITY
PIN: 15-29-301-005

OWNER: CARMEN C. MARTINEZ
PIN: 15-29-300-008
R-5

PIN: 15-29-329-005
R-5

PIN: 15-29-329-006
R-5

PIN: 15-29-329-007
R-5

PIN: 15-29-329-008
R-5

FOURTEEN FORTY-NINE
SECTION 29, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ILLINOIS
PER DOC. 2022K007800
OWNER: AURORA HOUSING AUTHORITY
(LOTS 1-7 AND 52)
PIN: 15-29-329-009
R-5

PIN: 15-29-329-010
R-5

PIN: 15-29-329-011
R-5

PIN: 15-29-329-012
R-5

UNSUBDIVIDED
OWNER: CITY OF AURORA
PIN: 15-29-300-026
R-5

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON AUGUST 26, 2021.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK/CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT B20 (PID MF0020): AT AURORA, KANE COUNTY, ON STATE HIGHWAY 31, AT THE WEST SIDE OF WILDER PARK, IN THE CENTER OF THE BASE OF THE PIONEER MEMORIAL, 45 FEET EAST OF THE CENTERLINE OF THE HIGHWAY, AND ABOUT 1-1/2 FEET ABOVE THE GROUND. A STANDARD DISK, STAMPED B20 1934 AND SET VERTICALLY.
ELEVATION: 678.06 NAVD88

CONTROL POINTS:

CP #202: SET '+' IN CONCRETE WALK ON SOUTHWEST CORNER OF JERICHO ROAD AND JERICHO CIRCLE.
NORTHING: 1849588.77
EASTING: 979824.94
ELEVATION: 652.00 NAVD88

CP #208: SET '+' IN TOP OF CONCRETE CURB ON SOUTH SIDE OF JERICHO ROAD ON EAST SIDE OF DRIVEWAY OF 330 JERICHO ROAD.
NORTHING: 1849603.76
EASTING: 980284.85
ELEVATION: 652.75 NAVD88

OWNER/PETITIONER:
NORTHERN LIGHTS DEVELOPMENT CORPORATION
1449 JERICHO CIRCLE
AURORA, IL 60506
(630) 701-9983

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.: 904390 FILE NAME: CONCEPT PH2
DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 02-06-2026 JOB NO.: 904.390
XREF: TOPO PROJECT MANAGER: KTS

AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (Ac.)
1	12413	0.285
2	7820	0.180
4	8811	0.202
5	10005	0.230
6	9211	0.211
7	10010	0.230
8	7480	0.172
9	10010	0.230
10	7480	0.172
11	10010	0.230
12	12441	0.286
13	7812	0.179
14	10304	0.237
15	7588	0.174
16	12100	0.278
17	12100	0.278
18	7480	0.172
19	10567	0.243
20	7480	0.172
21	72833	1.240
22	1694	0.039
23	151146	3.470
24	18934	0.435
25	11762	0.270
26	11450	0.262

ABBREVIATIONS			
N.	- NORTH	L. S. B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R. O. W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S. F.	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B-S-L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE
		C.E.	- CITY EASEMENT
			HEREBY DEDICATED

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-29-300-007		
b) Subdivided Area	13.73	Acres
	56539	Square Feet
	4.76	Acres
c) Proposed New Right-of-way	207,346	Square Feet
	1203	Linear Feet of Centerline
d) Proposed New Easements	4,679,820,937	Square Feet
	203,853	Square Feet

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-17-26/BCD	PER CITY REVIEW LETTER DATED 03-09-2026
2	03-31-26/BCD	PER CITY REVIEW LETTER DATED 03-27-2026

SITE DATA	
A. TOTAL AREA	13.73 AC. ±
B. EXTERNAL R.O.W. (JERICHO ROAD & ATHENA ROAD)	1.77 AC. ±
C. INTERNAL R.O.W.	1.85 AC. ±
D. LOT 21	1.24 AC. ±
E. LOT 22	0.04 AC. ±
F. LOT 23 STORMWATER MANAGEMENT	3.47 AC. ±
G. NO. OF LOTS (DETACHED)	26
H. NO. OF UNITS (ATTACHED)	54

NOTES

3/4" INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE WILL BE GRANTED UNLESS OTHERWISE NOTED.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT.

EASEMENTS WILL BE GRANTED OVER STORMWATER MANAGEMENT FACILITIES AT FINAL PLAT.

ALL UNITS WILL HAVE A FIRE SPRINKLING SYSTEM FOR FIRE SUPPRESSION.

LINE LEGEND	
(Heavy Solid Line)	SUBDIVISION BOUNDARY LINE
(Solid Line)	LOT LINE/PROPERTY LINE
(Dashed Line)	BUILDING LINE
(Short Dashed Lines)	EASEMENT LINE/LIMITS OF EASEMENT
(Single Dashed Lines)	CENTERLINE
(Double Dashed Lines)	QUARTER SECTION LINE
(Triple Dashed Lines)	SECTION LINE
(Heavy Dashed Lines)	PHASE LINE/LOT LINE
(Thick Dashed Lines)	FLOORPLAN LINE
(Thin Dashed Lines)	SET CONCRETE MONUMENT