

FINAL PLAT OF SUBDIVISION
FOR
WHEATLAND CROSSING
PHASE 1

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

City Resolution, _____ SHEET 1 OF 4

Passed On, _____

SUBMITTED BY AND PLEASE RETURN TO:
CITY OF AURORA PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, IL 60507

TOTAL AREA OF SUBDIVISION

38.741 ACRES

(MORE OR LESS)

100 50 0 100
SCALE: 1 INCH = 100 FEET

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE WHEATLAND CROSSING DEVELOPMENT.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 BEING S 47°55'02" W (ASSUMED).

C.E. - INDICATES CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

S.P.E. - INDICATES SCREEN PLANTING EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

S.L. - SETBACK LINE

FIP - FOUND IRON PIPE

FIR - FOUND IRON ROD

A BLANKET CITY EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 99, 100, 101, 102, 103 AND 104.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 24°30'13" E	33.00'
L2	N 09°04'17" W	42.16'
L3	S 02°54'08" W	25.45'
L4	S 42°06'46" E	121.81'
L5	S 38°22'54" W	40.24'
L6	S 08°58'03" E	22.61'
L7	N 62°49'08" E	115.18'
L8	N 89°15'39" E	32.65'
L9	S 00°44'21" E	128.34'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	98.18'	350.13'	S 50°08'44" E
C2	138.95'	390.13'	S 67°42'24" E
C3	196.66'	335.00'	S 61°05'33" E
C4	72.91'	263.00'	N 81°19'09" E

LOT AREA SUMMARY TABLE		
LOT NO.	SQ. FT.	ACRES
LOT 98	184,843	4.243
LOT 99	51,372	1.179
LOT 100	45,583	1.046
LOT 101	27,318	0.627
LOT 102	274,250	6.296
LOT 103	46,691	1.072
LOT 104	8,366	0.192

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.: 637028 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: E11\16-18 L0#2\23-24
COMPLETION DATE: 01-18-24 JOB NO.: 637.028
CHECKED BY: JRP 01-18-24
REVISED 02-09-24\AJB PER CLIENT REVIEW
REVISED 03-13-24\SMR PER CITY REVIEW

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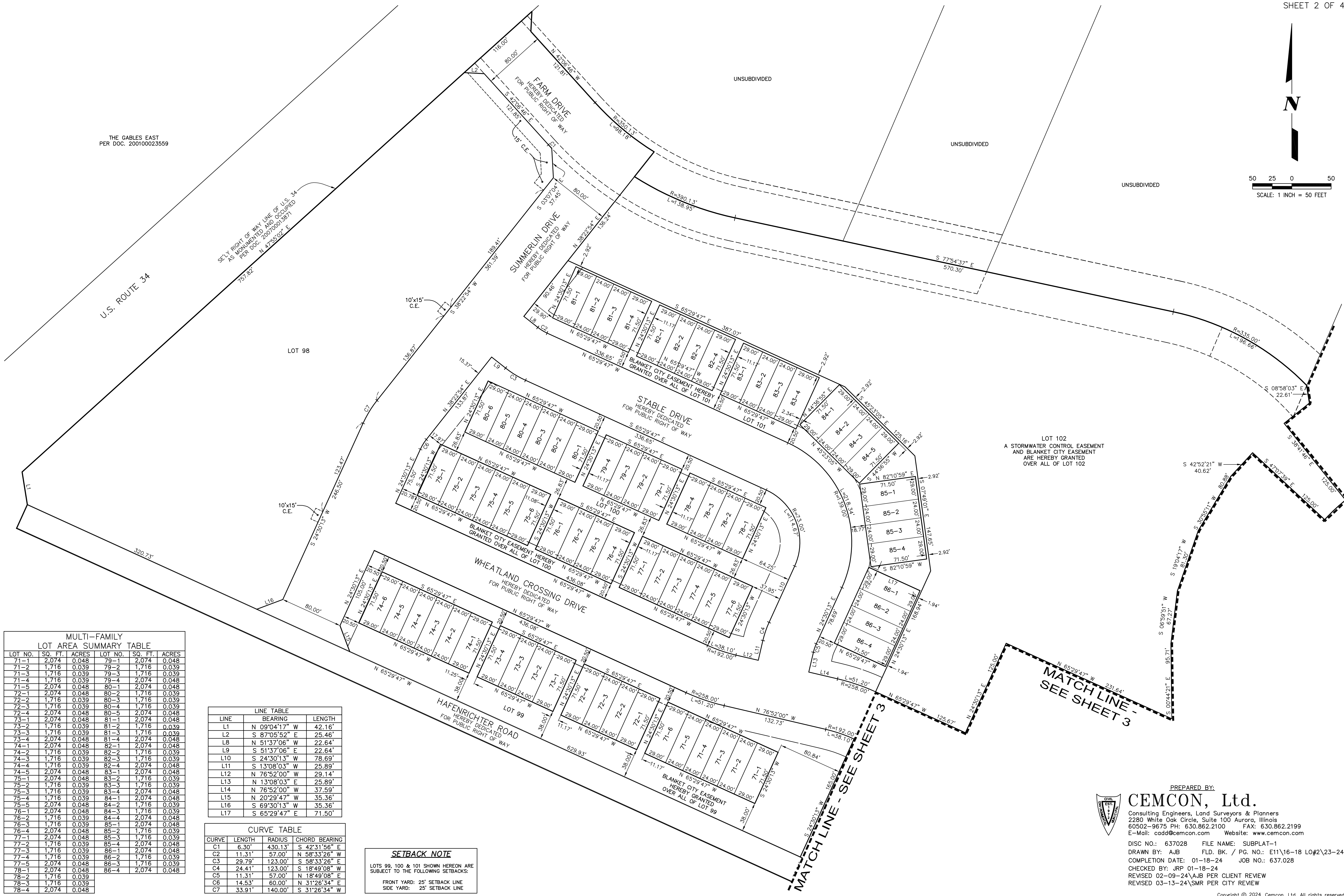
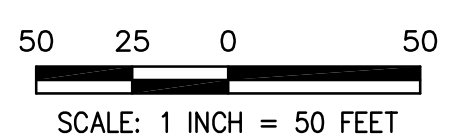
ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

DEVELOPMENT DATA TABLE: FINAL PLAT WHEATLAND CROSSING PHASE 1	
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	PART OF 03-01-127-006
B. SUBDIVIDED AREA	38.741 Ac. / 1,687,543 S.F.
C. PROPOSED R.O.W. DEDICATION	9.763 Ac. / 425,293 S.F. 7,550 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	13.974 Ac. / 608,721 S.F.

PREPARED FOR:
D.R. HORTON, INC.-MIDWEST, A CALIFORNIA CORPORATION
1750 E. GOLF RD., SUITE 925
SCHAUMBURG, IL 60173
(847) 362-9100



MULTI-FAMILY LOT AREA SUMMARY TABLE					
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
71-1	2,074	0.048	79-1	2,074	0.048
71-2	1,716	0.039	79-2	1,716	0.039
71-3	1,716	0.039	79-3	1,716	0.039
71-4	1,716	0.039	79-4	2,074	0.048
71-5	2,074	0.048	80-1	2,074	0.048
72-1	2,074	0.048	80-2	1,716	0.039
72-2	1,716	0.039	80-3	1,716	0.039
72-3	1,716	0.039	80-4	1,716	0.039
72-4	2,074	0.048	80-5	2,074	0.048
73-1	2,074	0.048	81-1	2,074	0.048
73-2	1,716	0.039	81-2	1,716	0.039
73-3	1,716	0.039	81-3	1,716	0.039
73-4	2,074	0.048	81-4	2,074	0.048
74-1	2,074	0.048	82-1	2,074	0.048
74-2	1,716	0.039	82-2	1,716	0.039
74-3	1,716	0.039	82-3	1,716	0.039
74-4	1,716	0.039	82-4	2,074	0.048
74-5	2,074	0.048	83-1	2,074	0.048
75-1	2,074	0.048	83-2	1,716	0.039
75-2	1,716	0.039	83-3	1,716	0.039
75-3	1,716	0.039	83-4	2,074	0.048
75-4	1,716	0.039	84-1	2,074	0.048
75-5	2,074	0.048	84-2	1,716	0.039
76-1	2,074	0.048	84-3	1,716	0.039
76-2	1,716	0.039	84-4	2,074	0.048
76-3	1,716	0.039	85-1	2,074	0.048
76-4	2,074	0.048	85-2	1,716	0.039
77-1	2,074	0.048	85-3	1,716	0.039
77-2	1,716	0.039	85-4	2,074	0.048
77-3	1,716	0.039	86-1	2,074	0.048
77-4	1,716	0.039	86-2	1,716	0.039
77-5	2,074	0.048	86-3	1,716	0.039
78-1	2,074	0.048	86-4	2,074	0.048
78-2	1,716	0.039			
78-3	1,716	0.039			
78-4	2,074	0.048			

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°04'17" W	42.16'
L2	S 87°05'52" E	25.46'
L8	N 51°37'06" W	22.64'
L9	S 51°37'06" E	22.64'
L10	S 24°30'13" W	78.69'
L11	S 13°08'03" W	25.89'
L12	N 76°52'00" W	29.14'
L13	N 13°08'03" E	25.89'
L14	N 76°52'00" W	37.59'
L15	N 20°29'47" W	35.36'
L16	S 69°30'13" W	35.36'
L17	S 65°29'47" E	71.50'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	6.30'	430.13'	S 42°31'56" E
C2	11.31'	57.00'	N 58°33'26" W
C3	29.79'	123.00'	S 58°33'26" E
C4	24.41'	123.00'	N 18°49'08" W
C5	11.31'	57.00'	N 18°49'08" W
C6	14.53'	60.00'	N 31°26'34" E
C7	33.91'	140.00'	S 31°26'34" W

SETBACK NOTE

LOTS 99, 100 & 101 SHOWN HEREON ARE SUBJECT TO THE FOLLOWING SETBACKS:

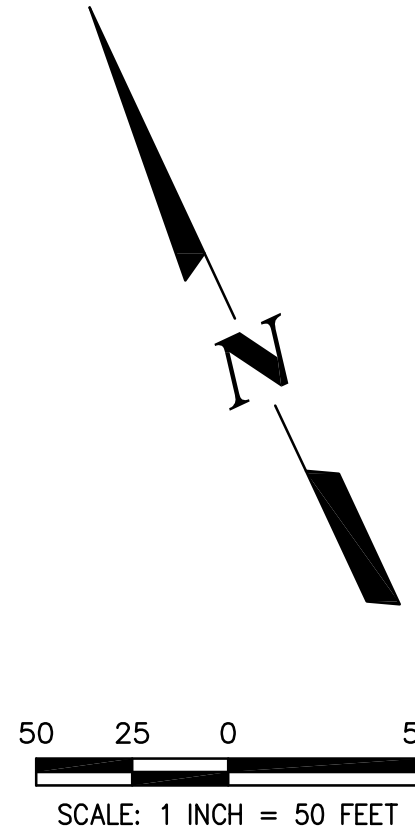
FRONT YARD: 25' SETBACK LINE
SIDE YARD: 25' SETBACK LINE



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EASEMENT & SETBACK NOTE

SINGLE FAMILY LOTS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING CITY EASEMENTS AND SETBACK LINES UNLESS NOTED OTHERWISE:

FRONT YARD: 10' C.E. / 25' SETBACK LINE
SIDE YARD: 5' C.E.
REAR YARD: 10' C.E.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 67°17'03" W	34.00'
L2	S 22°44'22" E	36.67'
L3	N 82°51'40" E	16.19'
L4	S 82°51'40" W	16.19'
L5	S 07°08'20" E	38.10'
L6	S 44°31'25" W	43.36'
L7	N 00°44'21" W	48.50'
L8	N 00°44'21" W	47.21'
L9	N 06°59'51" E	26.24'
L10	N 06°59'51" E	41.03'
L11	N 19°04'17" E	40.42'
L12	N 19°04'17" E	40.88'
L13	N 30°55'11" E	40.26'
L14	N 30°55'11" E	40.62'
L15	N 42°52'21" E	40.62'
L16	N 51°18'14" E	41.38'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	10.98'	233.00'	N 84°12'41" E	

SINGLE-FAMILY LOT AREA SUMMARY TABLE					
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	9,305	0.214	45	9,843	0.226
2	8,637	0.198	46	11,135	0.256
3	8,246	0.189	47	9,714	0.223
4	8,381	0.192	48	8,750	0.201
5	8,785	0.202	49	9,427	0.216
6	9,716	0.223	50	8,679	0.199
7	9,222	0.212	51	7,500	0.172
8	9,222	0.212	52	7,500	0.172
9	9,222	0.212	53	7,500	0.172
10	9,222	0.212	54	7,500	0.172
11	9,222	0.212	55	7,500	0.172
12	9,222	0.212	56	7,500	0.172
13	9,222	0.212	57	7,500	0.172
14	10,759	0.247	58	7,500	0.172
29	9,998	0.230	59	7,500	0.172
30	8,504	0.195	60	7,500	0.172
31	8,545	0.196	61	7,500	0.172
32	8,546	0.196	62	7,500	0.172
33	8,556	0.196	63	7,500	0.172
34	8,131	0.187	64	7,500	0.172
35	9,683	0.222	65	7,500	0.172
36	10,040	0.230	66	7,500	0.172
37	8,045	0.185	67	7,500	0.172
38	8,202	0.188	68	7,500	0.172
39	11,019	0.253	69	7,500	0.172
40	11,940	0.274	70	7,500	0.172
41	10,958	0.252	71	7,500	0.172
42	9,880	0.227	72	7,520	0.173
43	7,500	0.172	73	8,743	0.201
44	7,500	0.172	74	8,658	0.199

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