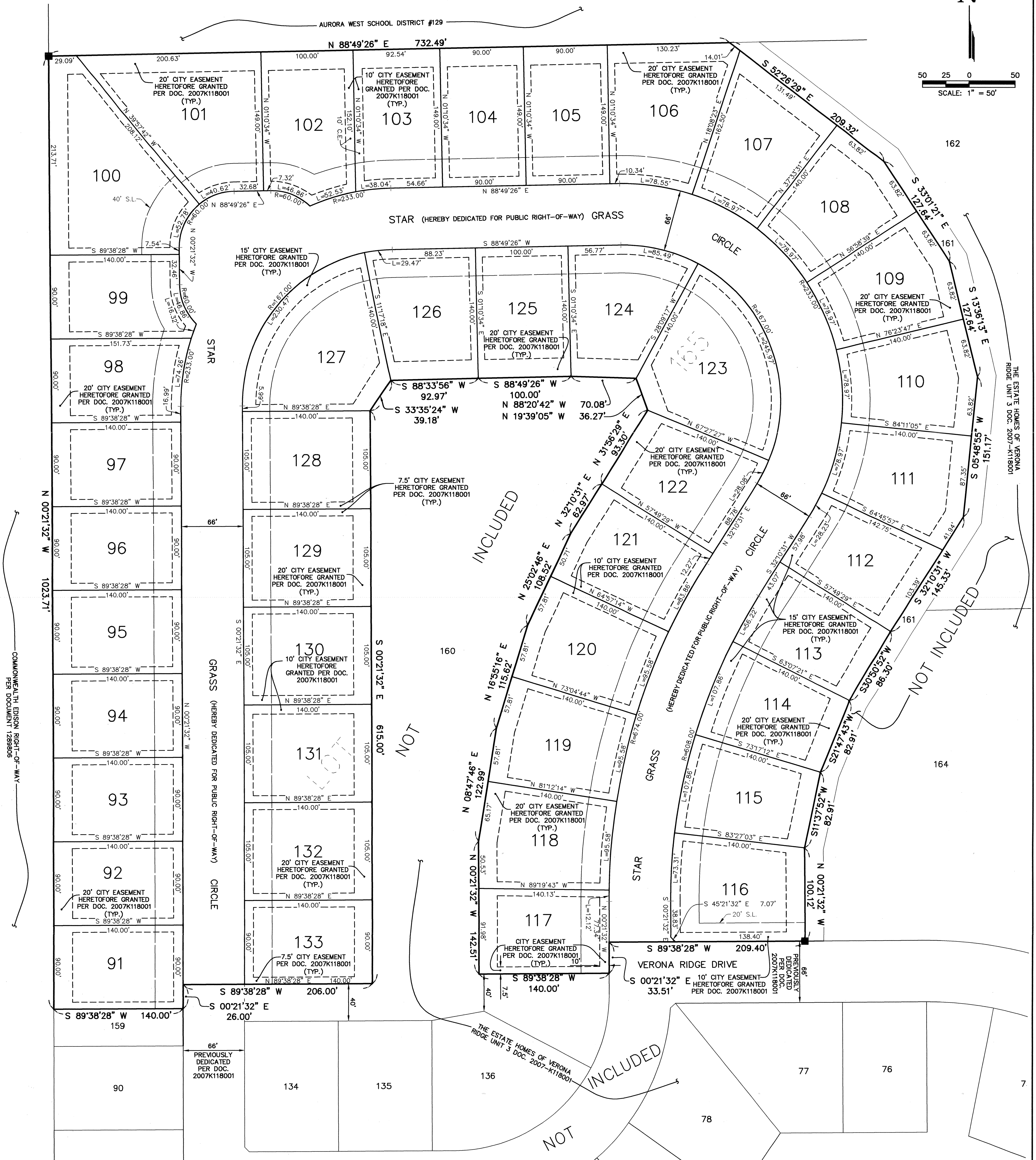


THE ESTATE HOMES OF VERONA RIDGE - UNIT 4

BEING A SUBDIVISION PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



50 25 0 50
SCALE: 1" = 50'



COMMONWEALTH EDISON RIGHT-OF-WAY PER DOCUMENT 1288906

THE ESTATE HOMES OF VERONA RIDGE UNIT 3 DOC. 2007-K118001

DEVELOPMENT DATA TABLE

DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER	14-12-349-022	
B) SUBJECT PROPERTY AREA	17,924	ACRES
	780,769	SQUARE FEET
C) PROPOSED RIGHT-OF-WAY	3.415	ACRES
	148,774	SQUARE FEET
D) EXISTING EASEMENTS	2,117	LINEAR FEET OF CENTERLINE
	4.838	ACRES
	210,764	SQUARE FEET

PREPARED FOR:
TAYLOR MORRISON HOMES OF IL, INC.
1834 WALDEN OFFICE SQUARE SUITE 300
SCHAUMBURG, IL. 60173
PHONE: (847) 925-1400
FAX: (847) 925-1405

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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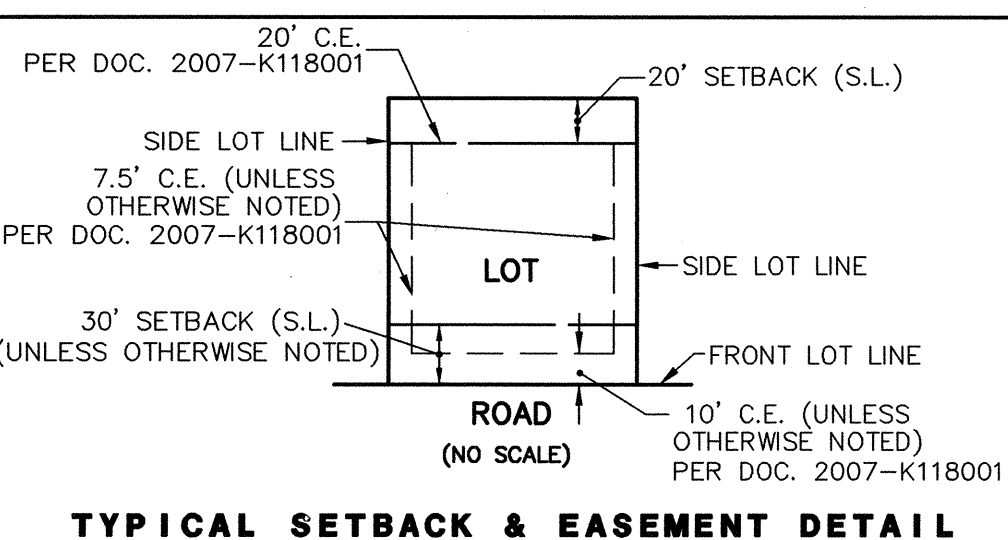
DISC NO.: 705004 FILE NAME: PLAT-04
DRAWN BY: RDS FLD. BK. / PG. NO.: 826
COMPLETION DATE: 07-26-12 JOB NO.: 705.004
EXREF:
REVISED: 08-01-12/RDS PER CITY REVIEW LETTER DATED 7-31-12
REVISED: 07-02-15/TL PER CITY REVIEW LETTER DATED 6-24-15
REVISED: 07-27-15/TL LOT NUMBERING, OWNER

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
- 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 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 HERETOFORE GRANTED PER DOC. 2007K118001.
S.L. - SETBACK LINE
C.E. - CITY EASEMENT
THE BEARINGS SHOWN ARE BASED UPON THOSE SET FORTH IN FINAL PLAT OF SUBDIVISION OF THE ESTATE HOMES OF VERONA RIDGE - UNIT 3.
GAP IN LOT NUMBERING HEREON DUE TO PRE-DEFINED LOT NUMBERING WITHIN THE ESTATE HOMES OF VERONA RIDGE DEVELOPMENT.



TYPICAL SETBACK & EASEMENT DETAIL

OWNER'S CERTIFICATE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)
APPROVED THIS DAY OF , A.D.,
20 , BY THE CITY COUNCIL OF THE CITY OF AURORA,
PURSUANT TO RESOLUTION NUMBER

THIS IS TO CERTIFY THAT TAYLOR MORRISON HOMES OF IL., INC., IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

BY:
MAYOR
ATTEST:
CITY CLERK

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT 129.
DATED THIS DAY OF , A.D.,
20

PLANNING COMMISSION CERTIFICATE

SIGNATURE
PLEASE PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:
TAYLOR MORRISON HOMES OF IL., INC.
1834 WALDEN OFFICE SQUARE SUITE 300
SCHAUMBURG, IL. 60173

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DuPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING
COMMISSION THIS DAY OF , A.D., 20
PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN
PLEASE PRINT NAME

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF)
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF , A.D., 20

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS DAY OF , A.D., 20
CITY ENGINEER
PRINT NAME

NOTARY
PLEASE PRINT NAME

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)
I, THE UNDERSIGNED, AS COUNTY CLERK OF COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT ILLINOIS, THIS DAY OF , A.D., 20
COUNTY CLERK
PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

Handwritten signatures and names: OWNER/ATTORNEY, TY MORRIS, ENGINEER, KANE COUNTY CLERK, P.E.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 165 THE ESTATE HOMES OF VERONA RIDGE, A RESUBDIVISION OF PART OF UNIT 3, THAT BEING A SUBDIVISION OF PART OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RESUBDIVISION PLAT THEREOF RECORDED NOVEMBER 30, 2012 AS DOCUMENT 2012K083946, IN KANE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 170320, PANEL NUMBER 0317H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF JULY, A.D., 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072 PETER A. BLAESER, PLS
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016 CEMCON, LTD.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937 2280 WHITE OAK CIRCLE
EXPIRATION DATE IS APRIL 30, 2017 AURORA, IL 60502

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