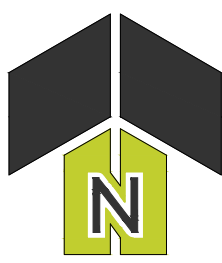


CURRENT P.I.N.:

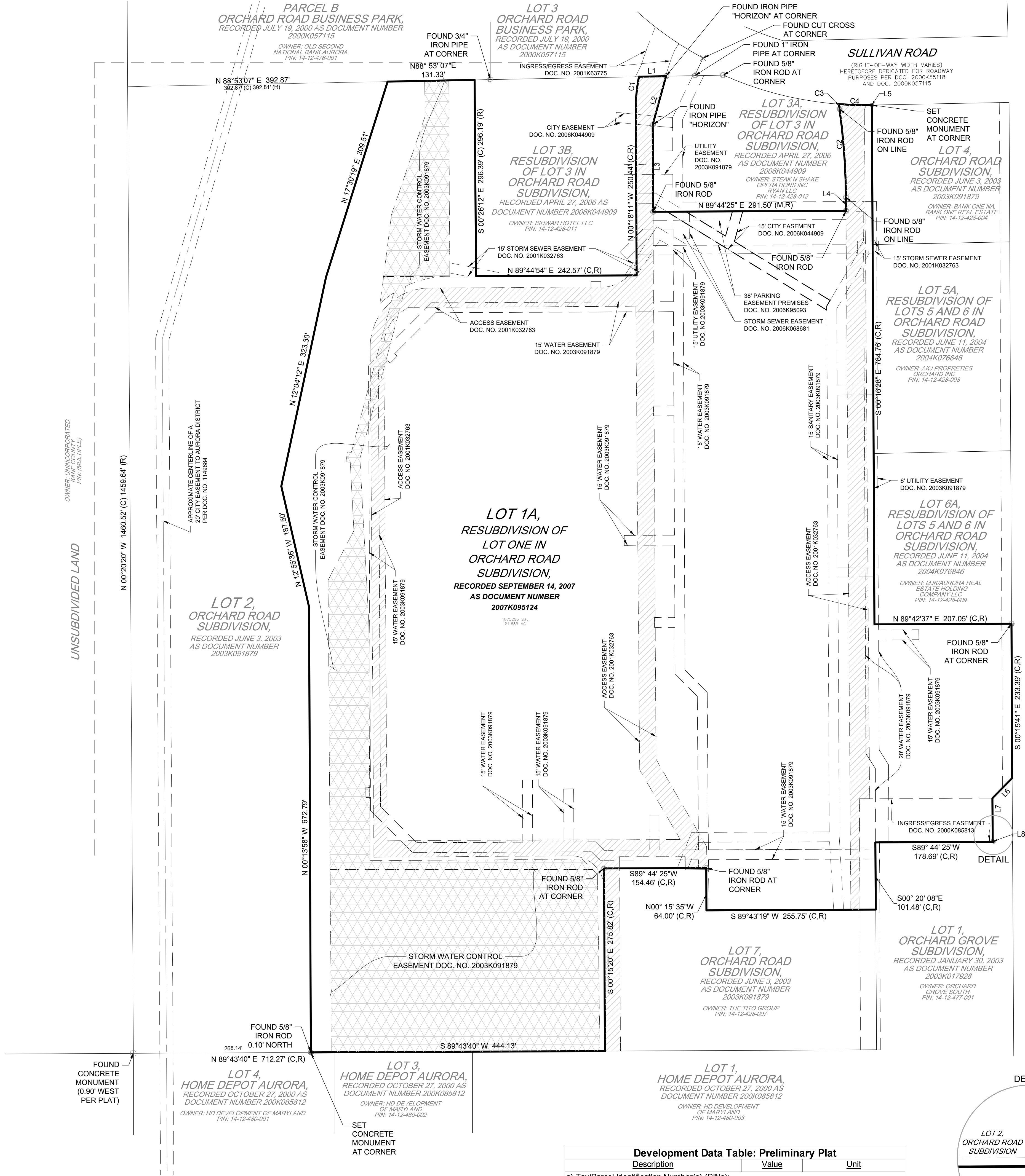
14-12-428-014



0 80' 160'  
1" = 80' (HORIZONTAL)

# PRELIMINARY PLAT OF SPRINGS AT AURORA SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS



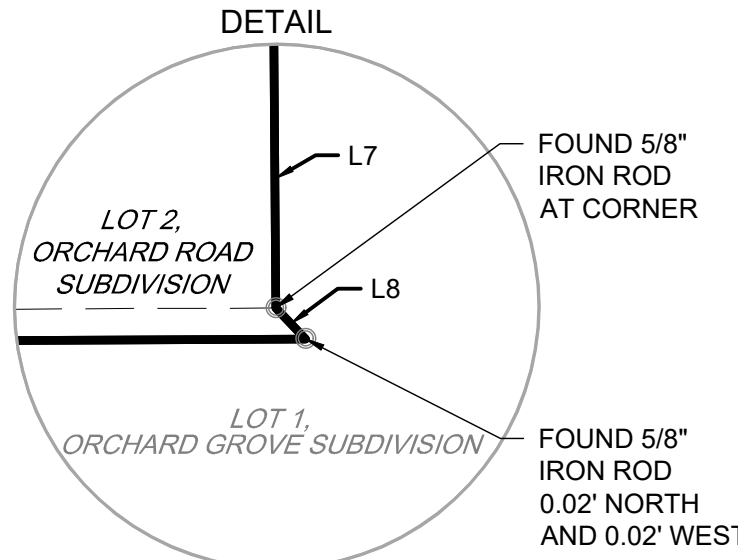
Line Table		
Line #	Direction	Length
L1	S88° 53' 07"W	40.79'
L2	S15° 27' 40"W	76.07'
L3	S00° 18' 11"E	131.52'
L4	N00° 29' 08"W	20.54'
L5	N88° 49' 33"E	0.60'
L6	S44° 44' 19"W	42.43'
L7	S00° 19' 16"E	64.46'
L8	N43° 59' 14"W	2.26'

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	250.00'	50.04'	N05°40'30"E	49.95'
C2	1000.00'	133.87'	S04°08'49"E	133.77'
C3	50.00'	7.49'	S12°13'35"E	7.48'
C4	525.00'	49.94'	N88°26'56"W	49.92'

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-428-014		
b) Subdivided Area	34.10	Acres
c) Proposed New Right-of-way	1485433	Square Feet
	0	Acres
	-	Square Feet
d) Proposed New Easements	2.882346189	Acres
	125,555	Square Feet

## LEGEND

EX. FOUND CUT CROSS =	x	EASEMENT LINE =	- - - -
EX. FOUND IRON MONUMENT, AS NOTED =	o	STORM WATER CONTROL EASEMENT DOC. NO. 2003K091879 =	
FOUND CONCRETE MONUMENT =	o	ACCESS EASEMENT DOC. NO. 2001K032763 =	
SET CONCRETE MONUMENT =	o		
BOUNDARY LINE =	—		
R.O.W. LINE =	—		



SURVEYOR'S NOTES:

1.VACATION OF EXISTING EASEMENTS WOULD BE DONE BY SEPARATE PLAT. EXACT LIMITS OF EASEMENTS TO BE VACATED WOULD BE DETERMINE UPON FINAL APPROVAL OF THE ENGINEERING DESIGN.

## SHEET INDEX

SHEET 1 OF 2: EXISTING BOUNDARY, EASEMENTS AND LABELS
SHEET 2 OF 2: PROPOSED LOTS, EASEMENTS AND LABELS

SPRINGS AT AURORA

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

OWNER/ CLIENT/  
PETITIONER

CONTINENTAL 834 FUND LLC  
W134 N8675 EXECUTIVE PKWY,  
MENOMONEE FALLS, WI 53051



2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P: 630.598.0007  
WWW.CAGECIVIL.COM

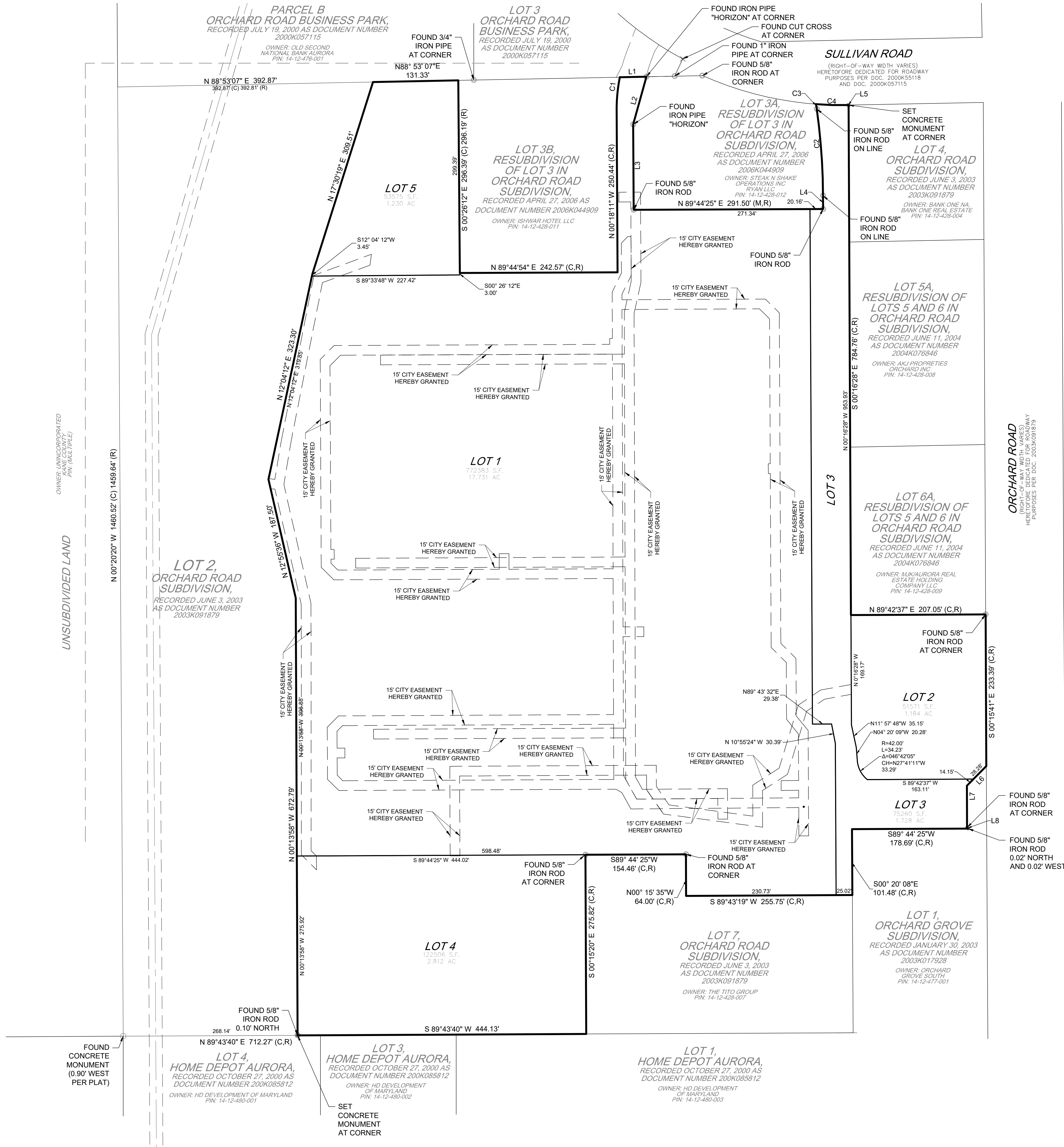


# PRELIMINARY PLAT OF SPRINGS AT AURORA SUBDIVISION

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RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS



0 80' 160'  
1" = 80' (HORIZONTAL)



## LEGEND

EX. FOUND CUT CROSS =	×
EX. FOUND IRON MONUMENT, AS NOTED =	○
FOUND CONCRETE MONUMENT =	○
SET CONCRETE MONUMENT =	●
BOUNDARY LINE =	—
R.O.W. LINE =	---
CITY EASEMENT HEREBY GRANTED =	---

SURVEYOR'S NOTES:

1.DIMENSIONS OF THE EASEMENTS HEREBY GRANTED WOULD BE ADDED UPON FINAL APPROVAL OF THE ENGINEERING DESIGN.

2.EMERGENCY ACCESS EASEMENT WILL BE GRANTED BY A SEPARATE DOCUMENT.

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
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	125.555	Square Feet

2 OF 2

SHEET NUMBER

DATE: 10/15/2024

SCALE: 1"=80'

PROJ NO: 240187

PM: GP/AR

SPRINGS AT AURORA

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

REVISIONS

11/19/24 CITY COMMENTS

12/04/24 CITY COMMENTS

OWNER/CLIENT/PETITIONER

CONTINENTAL 834 FUND LLC  
W134 N8675 EXECUTIVE PKWY,  
MENOMONEE FALLS, WI 53051

CAGE

CIVIL ENGINEERING

2200 CABOT DRIVE  
SUITE 325  
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