

FINAL PLAT FOR HARVEST POINT SUBDIVISION

PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS

City Resolution: _____

SHEET 1 OF 2

Passed On: _____

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

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

50 25 0 50
SCALE: 1 INCH = 50 FEET

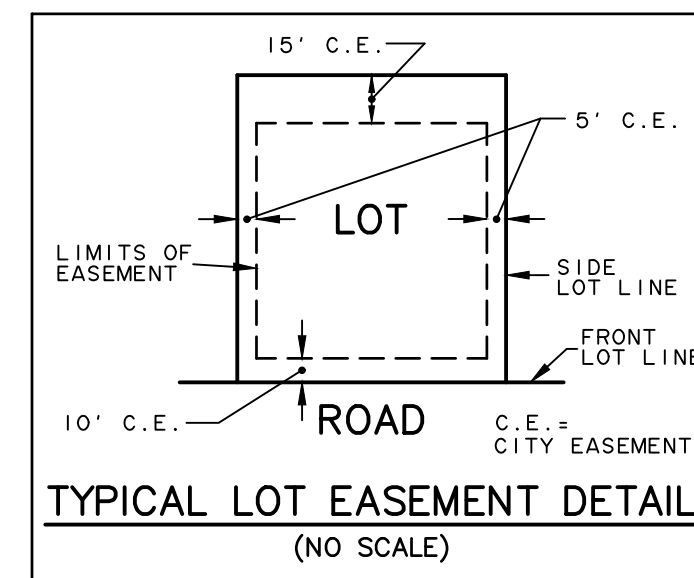
NOTES

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 ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
C.E. - INDICATES CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.
S.L. - SETBACK LINE
THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°38'30" W.
FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)
LOTS 60, 61 AND 62 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°38'30" E	42.43'
L2	N 44°21'30" E	42.43'
L3	N 89°21'30" E	30.00'
L4	S 45°38'30" E	42.43'
L5	N 44°21'30" E	42.43'
L6	S 00°38'30" E	32.04'
L7	S 71°56'44" E	73.38'
L8	S 87°32'53" E	22.44'
L9	S 87°32'53" E	16.94'
L10	N 72°48'04" E	79.14'
L11	N 21°24'27" E	21.20'
L12	S 89°21'30" W	30.00'
L13	N 89°52'13" W	62.36'
L14	S 01°35'18" E	41.06'

DEVELOPMENT DATA TABLE: FINAL PLAT HARVEST POINT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	12-35-200-037 PART OF 12-35-400-003
B. SUBDIVIDED AREA	20.945 Acres / 912,381 S.F.
C. PROPOSED R.O.W. DEDICATION	4.121 Ac. / 179,523 S.F. 2,510 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	9.734 Ac. / 424,033 S.F.



*TYPICAL DIMENSIONS UNLESS NOTED OTHERWISE.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

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.: 402178 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E-34
COMPLETION DATE: 04-29-25 JOB NO.: 402178
PROJECT REFERENCE: 904.492 & 608.087
CHECKED BY:
REVISED 06-17-25/AJB REVISED PER COMMENT LETTER
DATED 06-10-25

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104
PRAIRIE TRAIL SOUTH
PER DOC. 1999K040270

MOOREHEAD DRIVE
HERETOFORE DEDICATED
PER DOC. 1999K040270

105
PRAIRIE TRAIL SOUTH
PER DOC. 1999K040270

THE VINEYARDS
PER DOC. 95K074036

VINEYARD LANE
HERETOFORE DEDICATED
PER DOC. 95K074036

THE VINEYARDS
PER DOC. 95K074036

DRAWING PATH: P:\064482\DWG\SURVEY\ORAINES\PLATS\SUBPLAT_1230.DWG

PLOT FILE CREATED: 6/17/2025 BY: TONY BILIS

DRAWING PATH: P:\04482\DWG\SURVEY\ORDINANCES\PLATS\SUBPLAT_1230.DWG
PLOT FILE CREATED: 6/17/2025 BY: TONY BULIS

OWNER’S CERTIFICATE

CITY ENGINEER’S CERTIFICATE

KANE COUNTY CLERK’S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY 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.

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 BATAVIA PUBLIC SCHOOL DISTRICT 101.

DATED THIS ____ DAY OF _____, A.D., 20____

SIGNATURE

PLEASE PRINT NAME, TITLE

PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173

AFFIX CORPORATE SEAL
IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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 CUSTOMER 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____

NOTARY

AFFIX SEAL

PLEASE TYPE/PRINT NAME

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:

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

COMMENCING 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 NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1, 412.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 42 SECONDS WEST 1044.28 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 916.62 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST; 958.26 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE WEST LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2, RECORDED AS DOCUMENT NO. 97K000622; THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 163.11 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 91 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 67.39 FEET ALONG THE SOUTH LINE OF LOT 91 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 93 IN SAID SUBDIVISION; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 2 AND THE WEST LINE OF AFOREMENTIONED KIRKLAND FARMS UNIT 1, 736.37 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

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

COMMENCING 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 NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1, 412.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 42 SECONDS WEST, 16.27 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 04 SECONDS WEST, 130.56 FEET; THENCE NORTH 01 DEGREE 59 MINUTES 44 SECONDS WEST, 603.30 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 13 SECONDS WEST, 62.36 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS WEST, 165.96 FEET TO THE SOUTH CORNER OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST 10.80 FEET ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2 RECORDED AS DOCUMENT 97K000622; THE FOLLOWING THREE COURSES ARE ALONG SAID WESTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF; 1) THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 163.11 FEET; 2) THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 67.39 FEET; 3) THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 736.37 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, 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 PANEL NUMBER 17089C0333H, 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 _____, A.D., 20____

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS ____DAY OF _____, A.D., 20____

CITY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, A.D., 20____.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

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 ORDINANCE/RESOLUTION NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE 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 GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

COUNTY CLERK

PLEASE TYPE/PRINT NAME

KANE COUNTY RECORDER’S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER’S OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 20____ AT _____ O’CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

LOT AREA SUMMARY TABLE					
LOT NUMBER	SQ. FT.	ACRES	LOT NUMBER	SQ. FT.	ACRES
1	7,273	0.167	32	7,000	0.161
2	7,002	0.161	33	7,459	0.171
3	7,005	0.161	34	7,750	0.178
4	7,008	0.161	35	7,750	0.178
5	7,010	0.161	36	7,750	0.178
6	7,013	0.161	37	8,834	0.203
7	7,015	0.161	38	10,255	0.235
8	7,230	0.166	39	11,933	0.274
9	7,442	0.171	40	7,000	0.161
10	7,501	0.172	41	7,000	0.161
11	7,167	0.167	42	7,000	0.161
12	7,469	0.171	43	7,000	0.161
13	7,014	0.161	44	7,000	0.161
14	7,000	0.161	45	7,616	0.175
15	7,000	0.161	46	8,845	0.203
16	7,021	0.161	47	7,002	0.161
17	8,142	0.187	48	7,000	0.161
18	9,091	0.209	49	7,000	0.161
19	9,089	0.209	50	7,000	0.161
20	9,091	0.209	51	7,000	0.161
21	9,091	0.209	52	7,000	0.161
22	9,938	0.228	53	7,709	0.177
23	8,966	0.206	54	10,325	0.237
24	7,000	0.161	55	10,071	0.231
25	7,750	0.178	56	10,071	0.231
26	7,750	0.178	57	10,071	0.231
27	7,000	0.161	58	10,714	0.246
28	7,000	0.161	59	9,375	0.215
29	7,750	0.178	60	237,593	5.454
30	7,417	0.170	61	13,368	0.307
31	7,584	0.174	62	14,541	0.334

CITY EASEMENT

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA (“CITY”) AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED “CITY EASEMENT”, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED “CITY EASEMENT” WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA (“CITY”) FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS “STORMWATER CONTROL EASEMENT”, FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER _____.

ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF (“OWNER”) HAS FAILED TO MAINTAIN SAID FACILITIES. THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY’S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY’S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED “STORMWATER CONTROL EASEMENT” WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SCREEN PLANTING EASEMENT PROVISIONS

A SCREEN PLANTING EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO PULTE HOME COMPANY, LLC AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, OVER ALL OF LOTS 61 AND 62 AND PORTIONS OF LOT 60 WITHIN THE AREA SHOWN BY DASHED LINES ON THE PLAT AND MARKED “SCREEN PLANTING EASEMENT” TO PLANT TREES, SHRUBS, BUSHES AND OTHER FORMS OF VEGETATION AND CONSTRUCTING BERMS FOR THE PURPOSES OF SCREENING, PROTECTING AND SEPARATING THE DEVELOPMENT FROM RADDANT ROAD. NO PERMANENT BUILDINGS, STRUCTURES, FENCES, DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS “SCREEN PLANTING EASEMENT”. INITIAL PLANTING AND MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BE THE RESPONSIBILITY OF PULTE HOME COMPANY, LLC. UPON NOTIFICATION BY PULTE HOME COMPANY, LLC TO THE SUCCESSOR OWNERS HEREOF AND/OR LAND OWNERS ASSOCIATION, MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BECOME THE RESPONSIBILITY OF SAID OWNERS OF SAID LOTS AND/OR LAND OWNERS ASSOCIATION. IN THE EVENT THAT THE SUCCESSOR OWNERS AND/OR THE LANDOWNERS ASSOCIATION FAIL TO MAINTAIN SAID EASEMENT, THE CITY MAY ESTABLISH A SPECIAL SERVICE AREA OVER THE PROPERTY SUBJECT OF THIS PLAT TO MAINTAIN SAID EASEMENT.

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.: 402178 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E–34
COMPLETION DATE: 04–29–25 JOB NO.: 402178
PROJECT REFERENCE: 904.492 & 608.087
CHECKED BY:
REVISED 06–17–25/AJB REVISED PER COMMENT LETTER
DATED 06–10–25