PLAT OF DEDICATION

PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

LEGEND

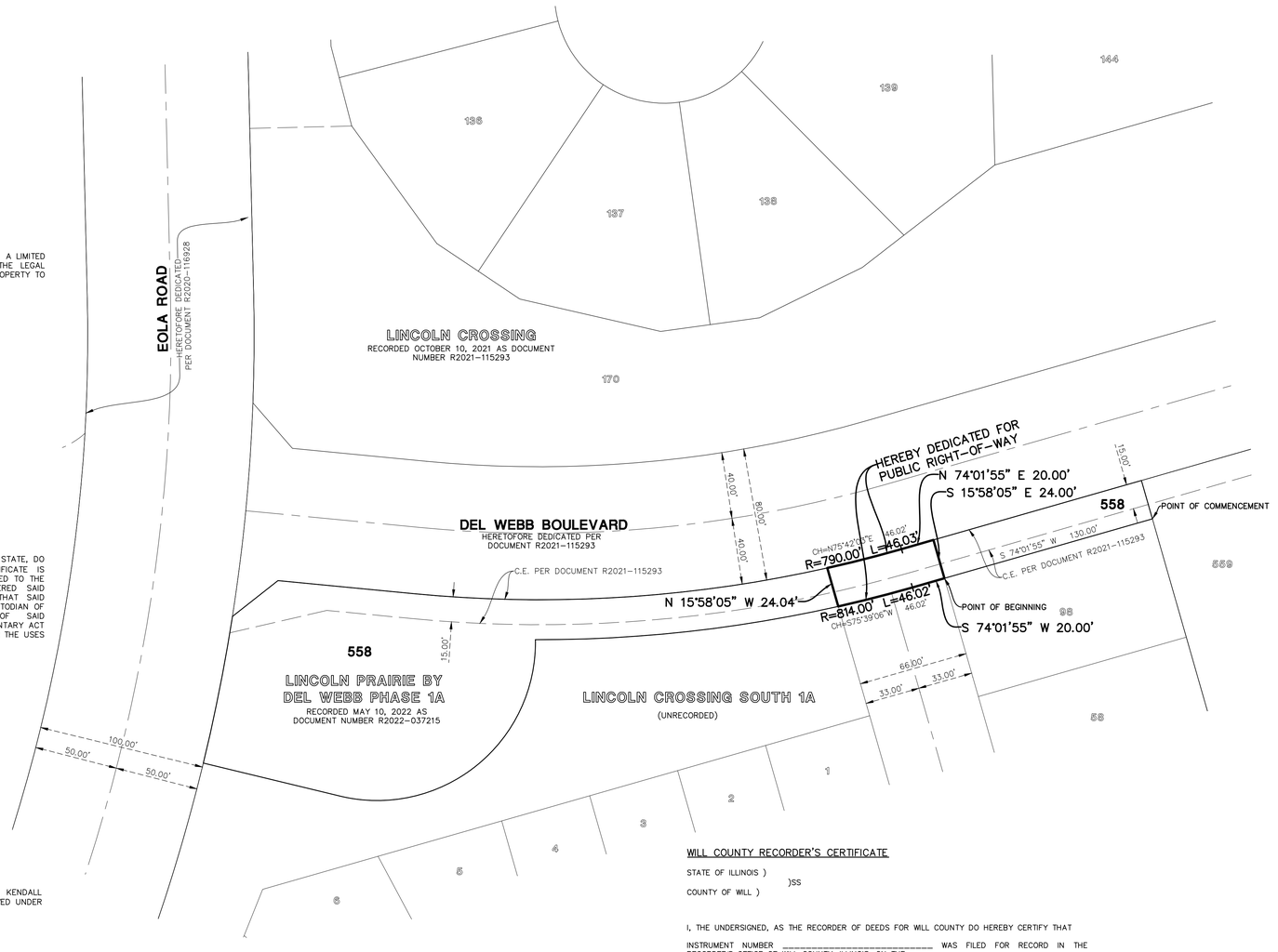
- ——— = PROPERTY LINE
- ——— = LOT LINE
- ——— = RIGHT OF WAY LINE
- — — — = EASEMENT LINE
- ——— = SECTION LINE

SUBMITTED BY:

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

RETURN TO:

CITY OF AURORA, PLANNING AND ZONING DIVISION
44 EAST DOWNER PLACE
AURORA, ILLINOIS 60507



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGAL DESCRIPTION

THAT PART OF LOT 558 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022, AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 558, THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 558, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG SAID SOUTHERLY BOUNDARY, BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 814.00 FEET, AN ARC DISTANCE OF 46.02 FEET, A CHORD BEARING SOUTH 75 DEGREES 39 MINUTES 06 SECONDS WEST, AND A CHORD DISTANCE OF 46.02 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 24.04 FEET TO A POINT ON A NON-TANGENT CURVE AND THE NORTHERLY BOUNDARY OF SAID LOT 558; THENCE EASTERLY, ALONG SAID NORTHERLY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF DEL WEBB BOULEVARD PER DOCUMENT R2021-115293, BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 46.03 FEET, A CHORD BEARING NORTH 75 DEGREES 42 MINUTES 03 SECONDS EAST, AND A CHORD DISTANCE OF 46.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 15 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SURVEY IS BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON AUGUST 31, 2020.
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SURVEYOR'S CERTIFICATE – DEDICATION

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEDICATING SAID PROPERTY TO THE CITY OF AURORA, AND THAT THIS PLAT OF DEDICATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, A.D., 2024.

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES: NOVEMBER 30, 2024

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LINCOLN PRAIRIE COMMUNITY ASSOCIATION, LLC, A LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION OF SAID PROPERTY TO THE CITY OF AURORA FOR PUBLIC RIGHT-OF-WAY DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 2024.

_____
SIGNATURE

_____
PLEASE TYPE/PRINT NAME

LINCOLN PRAIRIE COMMUNITY ASSOCIATION, LLC
456B N. WEBER ROAD
ROMEOVILLE, ILLINOIS 60446

NOTARY PUBLIC

STATE OF _____)
)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 NOTORIAL SEAL

THIS ___ DAY OF _____, A.D., 2024.

_____
NOTARY PUBLIC

CITY ENGINEER'S APPROVAL AND ACCEPTANCE OF DEDICATION

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., 2024.

_____
CITY ENGINEER

_____
PLEASE TYPE/PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY DEDICATED TO THE CITY OF AURORA, WILL COUNTY, ILLINOIS, AND ACCEPTED BY RESOLUTION

NUMBER _____ , A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON

_____, 2024.

_____
CITY CLERK

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, THE UNDERSIGNED, AS COUNTY CLERK OF WILL 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., 2024.

_____
COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR WILL COUNTY DO HEREBY CERTIFY THAT

INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE

_____ DAY OF _____, A.D., 2024 AT _____ O'CLOCK ____M.

_____
RECORDER OF DEEDS

_____
PLEASE TYPE/PRINT NAME

Development Data Table: Plat of Dedication		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
07-01-18-205-001-0000		
b) Subdivided Area		Acres
		Square Feet
c) Proposed New Right-of-way	0.036	Acres
	1,585	Square Feet
	24	Linear Feet of Centerline
d) Proposed New Easements		Acres
		Square Feet

DATE	REVISIONS	DRAWN BY
05/13/24	REVISED PER CITY COMMENTS	PGA
04/23/24	REVISED PER CITY COMMENTS	PGA
04/18/24	REVISED EASEMENTS	PGA

Manhard CONSULTING
33 North Bradley Road, Suite 201, Lincolnshire, IL 60069
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Management | Landscape Architects | Land Planners | Structural Engineers

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
ATTENTION: MATT BRULEY, PE
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRULEY, P.E.
(630) 772-2923

LINCOLN PRAIRIE BY DEL WEBB PHASE 1A - LOT 558
CITY OF AURORA, ILLINOIS
PLAT OF DEDICATION

PROJ. MGR.: JI
PROJ. ASSOC.: JID
DRAWN BY: PGA
DATE: 03/25/24
SCALE: 1"=40'

SHEET 1 OF 1
PULAUIL01

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April 23, 2024 - 14:33 Dwg Name: P:\Pulauil01\dwg\Surv\Final Drawings\Plat of Dedication\Lot 558\01-PULAUIL01-PD-558.dwg, Updated By: panderson