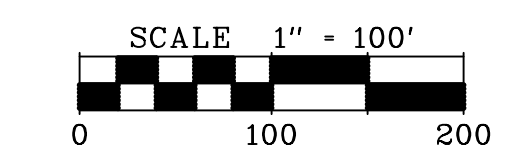
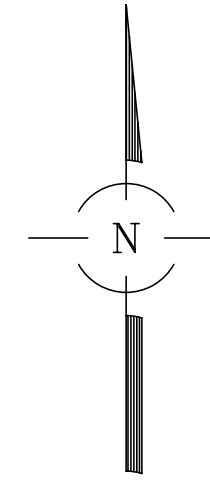


# PRELIMINARY PLAT OF RESUBDIVISION OF DEERPETH COMMERCE CENTER, UNIT 2

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE/LOT LINE
	NEW LOT LINE
	EASEMENT LINE
	SETBACK LINE
	FOUND IRON PIPE (IP)
	FOUND IRON ROD (IR)
	SET CONCRETE MONUMENT
	MEASURED RECORD
	RECORDED
	CITY EASEMENT HEREBY GRANTED
	PRIVATE SANITARY SEWER EASEMENT HEREBY GRANTED

NOTE:  
CORRECTED DIMENSIONS ALONG THE NORTH AND NORTHWESTERLY LINE OF LOT 7 PROVIDED BY JACOB & HEFNER ASSOCIATES, P.C. VIA EMAIL. NO CERTIFICATE OF CORRECTION RECORDED AT TIME OF THIS SURVEY.

C1 L=248.77' R=433.00' CH=245.37' N72°19'09"E	C3 L=257.61' R=366.96' CH=252.35' N48°55'55"E
C2 L=204.39' R=433.00' CH=202.50' N42°20'14"E	C4 L=39.90' R=366.96' CH=39.88' N72°09'30"E

## DEVELOPMENT DATA TABLE

PRELIMINARY PLAT OF  
RESUBDIVISION OF DEERPETH COMMERCE CENTER, UNIT 2

DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINs):		
14-01-426-001 (LOT 5)		
14-01-426-002 (LOT 6)		
14-01-426-003 (LOT 7)		
b) SUBJECT PROPERTY AREA		
	47.658	ACRES
	2,075,989	SQUARE FEET
c) PROPOSED RIGHT-OF-WAY		
	0.000	ACRES
	0.000	SQUARE FEET
	0.000	LINEAR FEET OF CENTERLINE
d) PROPOSED EASEMENTS		
PRIVATE SANITARY	0.197	ACRES
STORMWATER CONTROL	8.602	SQUARE FEET
STORMWATER CONTROL	3.890	ACRES
CITY WATERMAIN	169,445	SQUARE FEET
	0.750	ACRES
	32.668	SQUARE FEET

**OWNER:**  
AURORA CHRISTIAN  
SCHOOLS, INC  
2255 SULLIVAN ROAD  
AURORA, IL 60506

**PETITIONER:**  
CONOR DEERPETH LLC,  
A DELAWARE LIMITED  
LIABILITY COMPANY  
9550 W HIGGINS ROAD  
SUITE 200  
ROSEMONT, IL 60018

## PRELIMINARY PLAT OF RESUBDIVISION OF DEERPETH COMMERCE CENTER, UNIT 2

REVISIONS:
06/10/2015
06/16/2015



**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

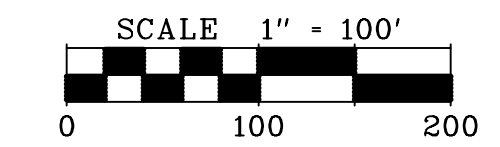
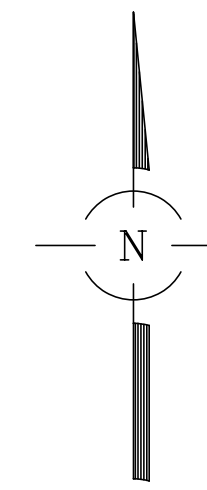
DATE: 05/06/2015
JOB NO: 8278
FILENAME: 8278PRESUB-01
SHEET 1 OF 2

FOR REVIEW  
PURPOSES ONLY

PREPARED FOR:  
CONOR COMMERCIAL  
9550 W. HIGGINS ROAD  
SUITE 200  
ROSEMONT, IL 60018

# PRELIMINARY PLAT OF RESUBDIVISION OF DEERPATH COMMERCE CENTER, UNIT 2

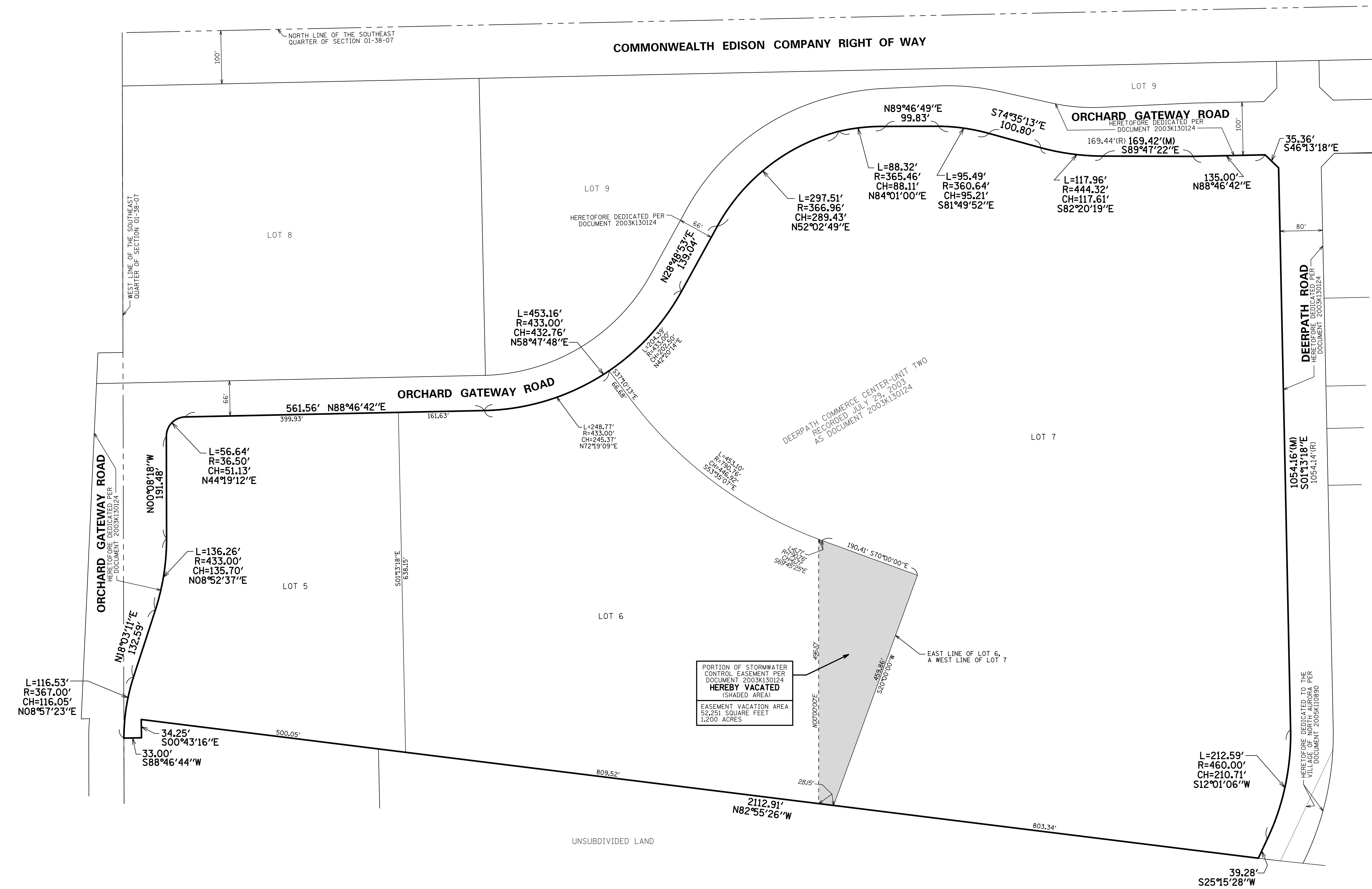
PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION 11 EAST ZONE

LEGEND	
———	BOUNDARY LINE
- - - - -	EXISTING RIGHT OF WAY LINE/LOT LINE
- · - · -	EASEMENT LINE
- - - - -	SETBACK LINE
(M)	MEASURED
(R)	RECORD

**NOTES:**  
CORRECTED DIMENSIONS ALONG THE NORTH AND NORTHWESTERLY LINE OF LOT 7 PROVIDED BY JACOB & HEFNER ASSOCIATES, P.C. VIA EMAIL. NO CERTIFICATE OF CORRECTION RECORDED AT TIME OF THIS SURVEY.



PORTION OF STORMWATER  
CONTROL EASEMENT PER  
DOCUMENT 2003K130124  
**HEREBY VACATED**  
(SHADED AREA)  
EASEMENT VACATION AREA  
52,251 SQUARE FEET  
1.200 ACRES

## PRELIMINARY PLAT OF RESUBDIVISION OF DEERPATH COMMERCE CENTER, UNIT 2

REVISIONS:	DATE: 05/06/2015
06/10/2015	JOB NO: 8278
06/16/2015	FILENAME: 8278PRESUB-01
	SHEET 2 OF 2



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**SITE DEVELOPMENT ENGINEERS**  
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