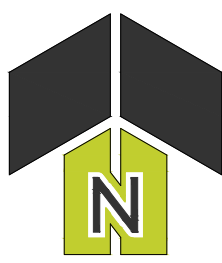


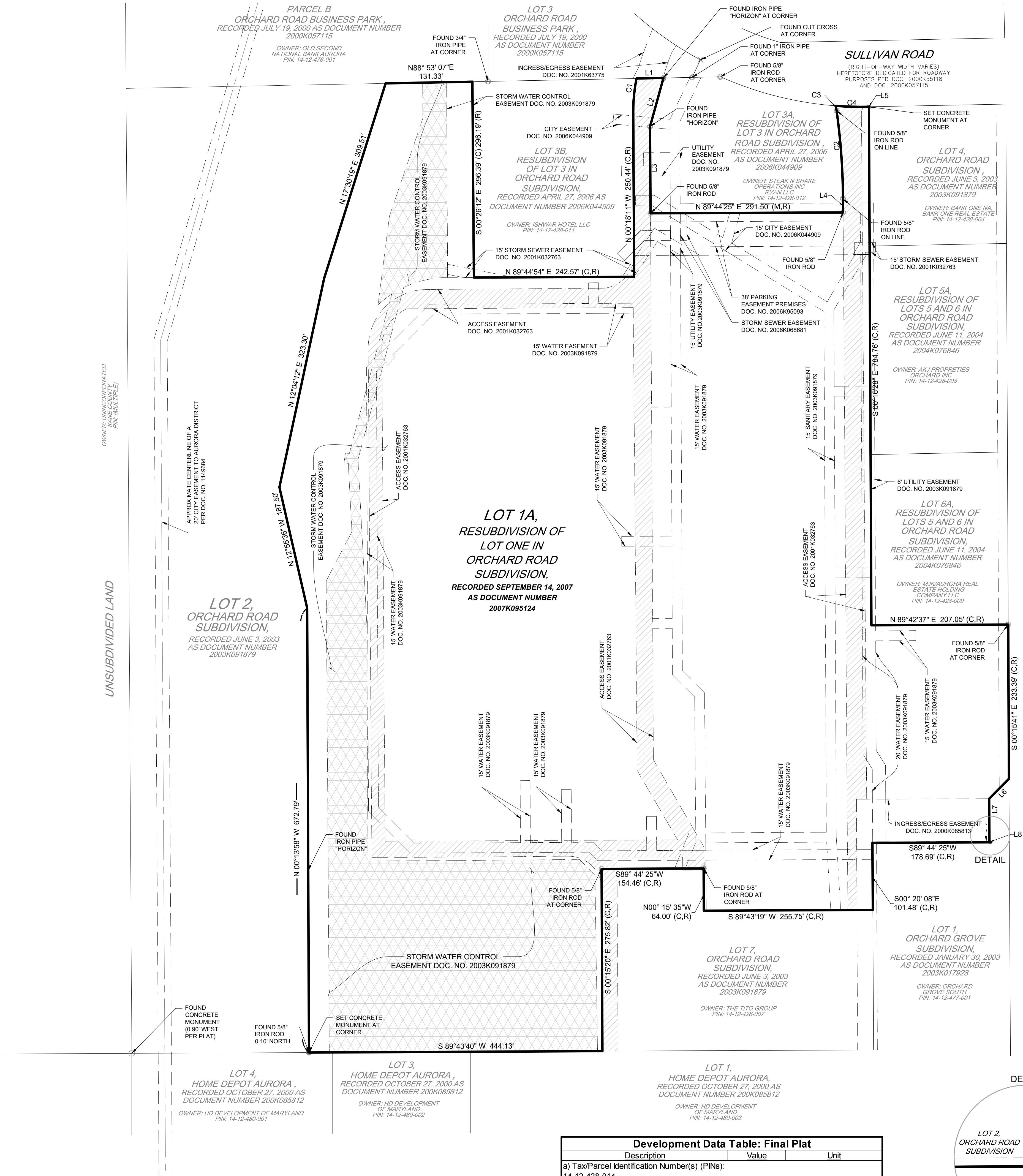
FINAL PLAT OF
SPRINGS AT AURORA SUBDIVISION

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

City Resolution: _____
Passed on: _____



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



SURVEYOR'S NOTES:

1. A PORTION OF THE STORMWATER CONTROL EASEMENT IS VACATED BY SEPARATE DOCUMENT RECORDED ON _____ BY RECORDING NUMBER _____
2. A PORTION OF THE CITY EASEMENT IS VACATED BY SEPARATE DOCUMENT RECORDED ON _____ BY RECORDING NUMBER _____

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'

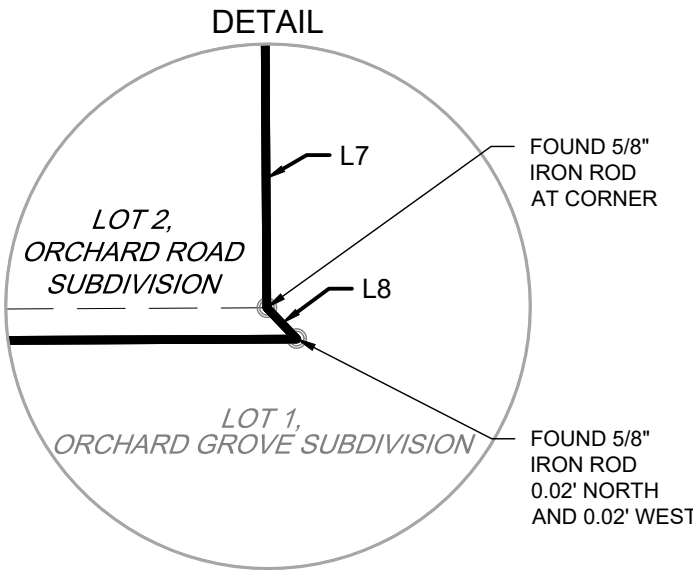
Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-428-014		
b) Subdivided Area	24.685	Acres
c) Proposed New Right-of-way	1,075,294.00	Square Feet
	-	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	2,820	Acres
	122,722	Square Feet

LEGEND

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

SHEET INDEX

SHEET 1 OF 3: EXISTING BOUNDARY, EASEMENTS AND LABELS
SHEETS 2 OF 3: PROPOSED LOTS, EASEMENTS AND LABELS
SHEET 3 OF 3: CERTIFICATIONS, PROVISIONS AND LEGAL DESCRIPTION



1 OF 3

SHEET NUMBER

PROJ. NO. 240187
DATE: 05/30/2025
SCALE: 1"=80'

SPRINGS AT AURORA
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

REVISIONS
07/08/2025
GP

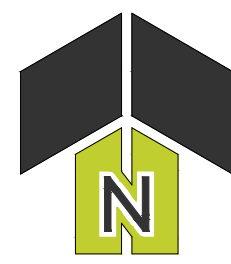
OWNER/CLIENT/
PETITIONER
CONTINENTAL 834 FUND LLC
W134 N8675 EXECUTIVE PKWY,
MENOMONEE FALLS, WI 53051

CAGE
CIVIL ENGINEERING

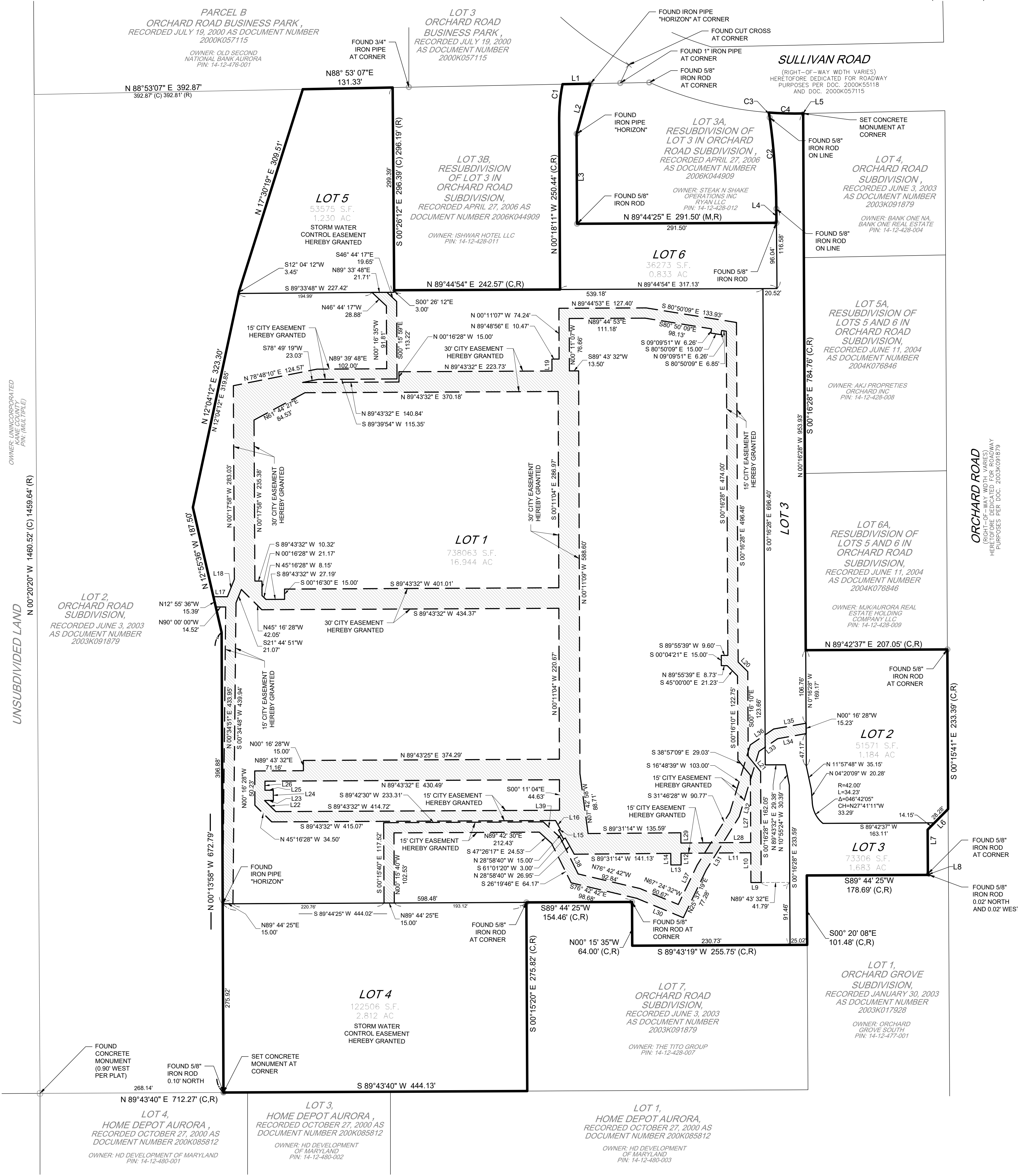
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

FINAL 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



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



Line Table		
Line #	Direction	Length
L9	S89° 44' 01"W	15.00'
L10	N00° 16' 28"W	43.63'
L11	S89° 31' 14"W	102.02'
L12	S00° 28' 44"E	16.96'
L13	S89° 43' 26"W	15.00'
L14	N00° 28' 46"W	16.90'
L15	N61° 01' 20"E	3.00'
L16	N28° 58' 40"W	14.32'
L17	N90° 00' 00"E	20.43'
L18	N21° 44' 51"E	27.50'
L19	N00° 11' 04"W	17.44'
L20	S45° 00' 00"E	19.91'
L21	S38° 57' 09"E	29.03'
L22	N45° 16' 28"W	23.15'
L23	N89° 43' 32"E	12.76'
L24	N00° 16' 28"W	15.00'
L25	S89° 43' 32"W	12.15'
L26	N00° 00' 00"E	13.26'
L27	S00° 16' 28"E	98.15'
L28	S89° 31' 14"W	102.07'
L29	N00° 28' 44"W	15.00'
L30	S67° 24' 32"E	73.67'
L31	N31° 46' 28"E	91.94'
L32	N16° 48' 39"E	99.64'
L33	N55° 56' 02"E	32.94'
L34	N79° 47' 59"E	42.30'
L35	S79° 47' 59"W	48.09'
L36	S55° 56' 02"W	41.44'
L37	S25° 37' 19"W	63.85'
L38	N26° 19' 46"W	59.91'
L39	N47° 26' 17"W	33.21'

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'
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LEGEND

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

FINAL 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CONTINENTAL 834 FUND LLC, A DELAWARE 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 SCHOOL DISTRICT _____

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

SIGNATURE
DANIEL J. MINAHAN, PRESIDENT

CONTINENTAL 834 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY,
BY: CONTINENTAL PROPERTIES COMPANY, INC., A WISCONSIN CORPORATION, ITS MANAGER

ADDRESS:
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

STATE OF WISCONSIN)
)SS
COUNTY OF WAUKESHA)

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____.

NOTARY
PLEASE TYPE/PRINT NAME
NOTARY'S SEAL

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) _____ IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____, HEREBY CERTIFY THAT _____ (LENDING INSTITUTION) _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE
CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

STATE OF ILLINOIS _____)
)SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY
PLEASE TYPE/PRINT NAME
NOTARY'S SEAL

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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 _____

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

COUNTY CLERK

PLEASE TYPE/PRINT NAME

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY #83 PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY ENGINEER

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

CITY ENGINEER CERTIFICATE

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

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 ENCR OACH 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

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 SC12/4-25.130-FPM/ESD/R. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, 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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., 2025, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/ RESOLUTION NUMBER _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

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., 2025 AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

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

PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2008K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE.

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 17089C0317H, PANEL NUMBER 317 OF 410, EFFECTIVE DATE AUGUST 3, 2009, A PORTION OR PORTIONS OF THE DESCRIBED PROPERTY ARE WITHIN THE FLOODPLAIN, AND ARE NOTED AS SUCH..

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

SIGNATURE _____ NUMBER _____

GABRIELA PTASINSKA
OPTASINSKA&CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035--003893
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2027.

SURVEYOR'S SEAL

3 OF 3	SHEET NUMBER	SCALE: N/A	DATE: 06/30/2025	P/M: GP/R/L/D/M	PROJ. NO: 240187	SPRINGS AT AURORA		REVISIONS Δ 07/08/2025 GP	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
						AURORA, ILLINOIS					
						FINAL PLAT OF SUBDIVISION					