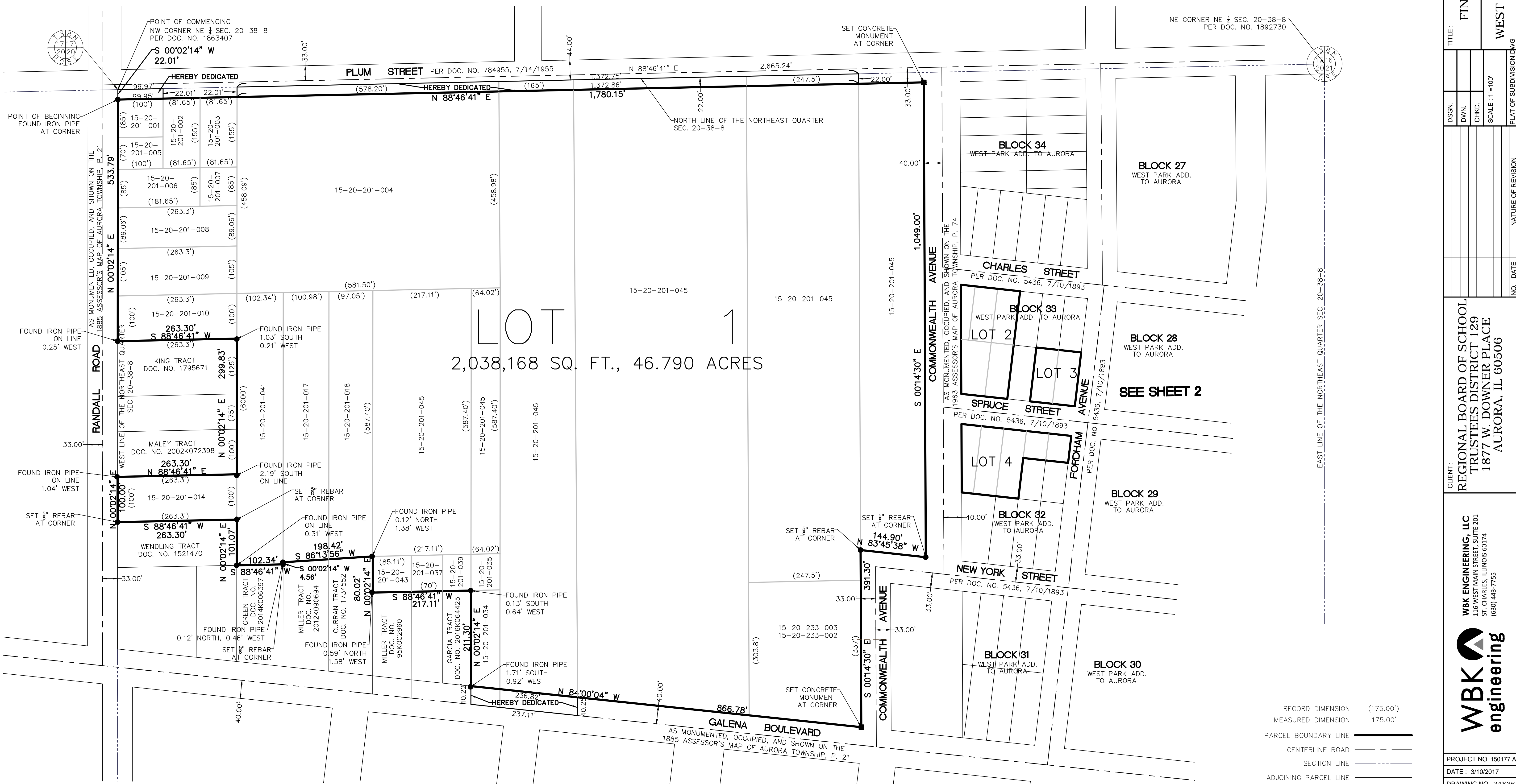


FINAL PLAT OF SUBDIVISION WEST AURORA HIGH SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____

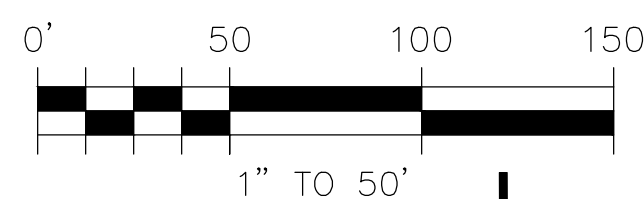
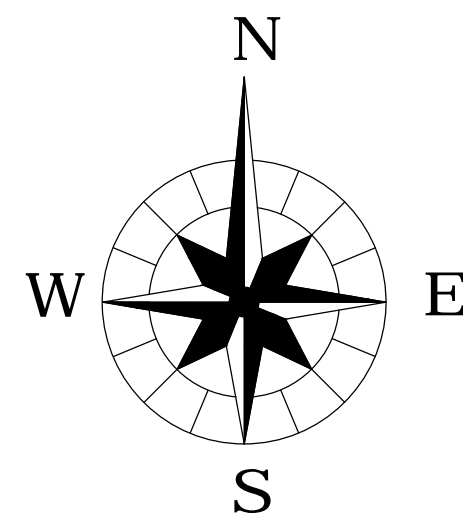


LOT 1
2,038,168 SQ. FT., 46.790 ACRES

RECORD DIMENSION	(175.00')
MEASURED DIMENSION	175.00'
PARCEL BOUNDARY LINE	—————
CENTERLINE ROAD	- - - - -
SECTION LINE
ADJOINING PARCEL LINE	—————
STORMWATER CONTROL EASEMENT	- - - - -
CITY EASEMENT	—————

TITLE:		FINAL PLAT OF SUBDIVISION	
CLIENT:		REGIONAL BOARD OF SCHOOL TRUSTEES DISTRICT 129 1877 W. DOWNER PLACE AURORA, IL 60506	
DSGN.	DWN.	CHKD.	SCALE: 1"=100'
NO.		DATE	NATURE OF REVISION
PROJECT NO.		150177.A	
DATE		3/10/2017	
DRAWING NO.		24X36	
SHEET		1 OF 3	

WBK engineering
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755



FINAL PLAT OF SUBDIVISION WEST AURORA HIGH SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DONALD RERICKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
THOSE PARTS OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

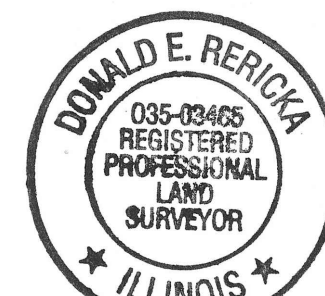
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 02 MINUTES, 14 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 22.01 FEET TO THE SOUTH RIGHT-OF-WAY OF PLUM STREET AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 46 MINUTES, 41 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1,780.1 FEET TO THE WEST RIGHT-OF-WAY OF COMMONWEALTH AVENUE; THENCE SOUTH 00 DEGREES, 14 MINUTES, 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1,049.00 FEET TO THE NORTH RIGHT-OF-WAY OF NEW YORK STREET; THENCE NORTH 83 DEGREES, 45 MINUTES, 38 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 144.90 FEET TO THE WEST RIGHT-OF-WAY OF COMMONWEALTH AVENUE; THENCE SOUTH 00 DEGREES, 14 MINUTES, 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 391.30 FEET TO THE NORTH RIGHT-OF-WAY OF GALENA BOULEVARD; THENCE NORTH 84 DEGREES, 00 MINUTES, 04 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 866.78 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO LUIS A GARCIA BY WARRANTY DEED DATED NOVEMBER 22, 2016, PER DOCUMENT NUMBER 2016K064425; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER, ALONG THE EAST LINE OF SAID GARCIA TRACT, A DISTANCE OF 211.30 FEET TO THE NORTHEAST CORNER OF SAID GARCIA TRACT; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 217.11 FEET TO THE NORTHWEST CORNER OF A TRACT CONVEYED TO LAVERNE H MILLER BY QUIT CLAIM DEED DATED JANUARY 17, 1995, PER DOCUMENT NUMBER 95K002960; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER, ALONG THE EAST LINE OF A TRACT CONVEYED TO EDWARD AND PAULINE CURRAN BY WARRANTY DEED DATED AUGUST 20, 1985, PER DOCUMENT NUMBER 1734552, A DISTANCE OF 80.02 FEET TO THE NORTHEAST CORNER OF SAID CURRAN TRACT; THENCE SOUTH 88 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF 198.42 FEET TO THE NORTHWEST CORNER OF A TRACT CONVEYED TO JOSEPH AND MARY MILLER BY QUIT CLAIM DEED DATED DECEMBER 27, 2012, PER DOCUMENT NUMBER 2012K090694; THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID MILLER TRACT, A DISTANCE OF 4.56 TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO KARA L GREEN BY WARRANTY DEED DATED FEBRUARY 7, 2014, PER DOCUMENT NUMBER 2014K006397; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, ALONG THE NORTH LINE OF SAID GREEN TRACT, A DISTANCE OF 102.34 TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO JOSEPH AND STELLA WENDLING BY WARRANTY DEED DATED SEPTEMBER 24, 1974, PER DOCUMENT NUMBER 1521470; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER, ALONG THE EAST LINE OF SAID WENDLING TRACT, A DISTANCE OF 101.07 TO THE NORTHEAST CORNER OF SAID WENDLING TRACT; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, ALONG THE NORTH LINE OF SAID WENDLING TRACT, A DISTANCE OF 263.30 TO SAID WEST LINE OF THE NORTHEAST QUARTER (SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY OF RANDALL ROAD); THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BERTON J MALEY BY WARRANTY DEED DATED JUNE 7, 2002, PER DOCUMENT NUMBER 2002K072398; THENCE NORTH 88 DEGREES 46 MINUTES 41 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, ALONG THE SOUTH LINE OF SAID MALEY TRACT, A DISTANCE OF 263.30 TO THE SOUTHWEST CORNER OF SAID MALEY TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 299.83 TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO GEORGE AND KIMBERLY KING BY WARRANTY DEED DATED SEPTEMBER 23, 1986, PER DOCUMENT NUMBER 1795671; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, ALONG THE NORTH LINE OF SAID KING TRACT, A DISTANCE OF 263.30 TO SAID WEST LINE OF THE NORTHEAST QUARTER (SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY OF RANDALL ROAD); THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 533.79 FEET TO THE POINT OF BEGINNING, CONTAINING 46.790 ACRES, MORE OR LESS;

ALSO:
LOTS 4, 5, 6, 7, AND 8 IN BLOCK 33 OF WEST PARK ADDITION TO AURORA, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1890 AS DOCUMENT NUMBER 5436, CONTAINING 0.643 ACRES, MORE OR LESS;
ALSO:
LOTS 10 AND 11 IN BLOCK 33 OF WEST PARK ADDITION TO AURORA, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1890 AS DOCUMENT NUMBER 5436, CONTAINING 0.274 ACRES, MORE OR LESS;
ALSO:
LOTS 3, 4, 5, AND THE NORTHERLY 60 FEET OF LOTS 1 AND 2 IN BLOCK 32 OF WEST PARK ADDITION TO AURORA, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1890 AS DOCUMENT NUMBER 5436, CONTAINING 0.604 ACRES, MORE OR LESS;
ALL IN THE CITY OF AURORA, 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 COMMUNITY NUMBER 17089, PANEL NUMBER 338H & 339H, 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 5TH DAY OF JULY, A.D., 2017.

DONALD RERICKA
WBK ENGINEERING, LLC
116 WEST MAIN STREET
ST. CHARLES, IL 60174
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003465
LICENSE EXPIRES NOVEMBER 30, 2018



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

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE 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 COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING 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 COMMISSION
THIS _____ DAY OF _____, A.D., 20____.

CHAIRMAN
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT REGIONAL BOARD OF SCHOOL TRUSTEES DISTRICT 129, AN ILLINOIS CORPORATION, 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(S) _____

DATED THIS _____ DAY OF _____, A.D., 20____.
SIGNATURE PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

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 NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY
PLEASE TYPE/PRINT NAME

COUNTY CLERK'S CERTIFICATE

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

COUNTY CLERK

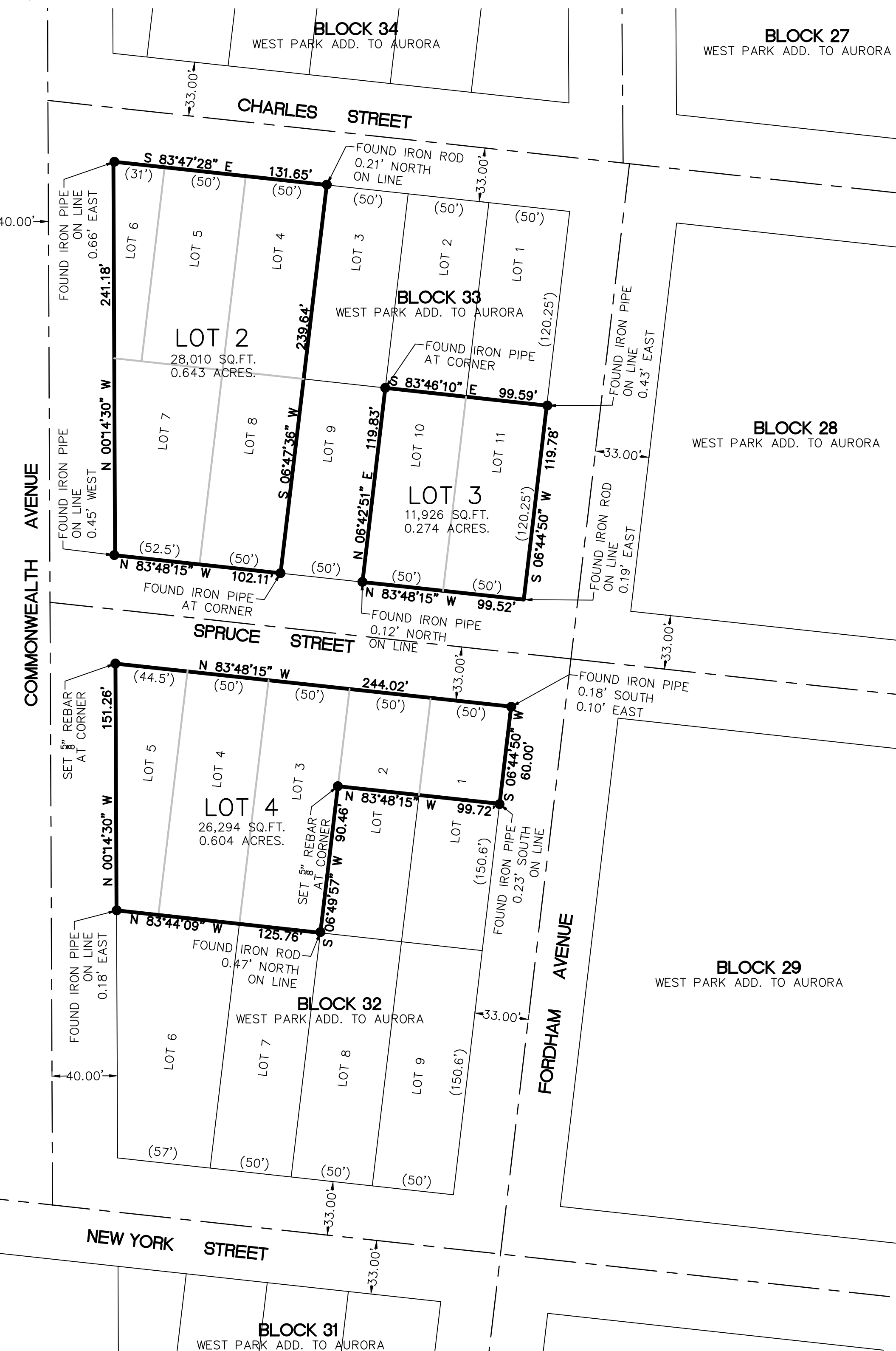
SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

TO THE BEST OF MY 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 OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY
PLEASE TYPE/PRINT NAME

ENGINEER
PLEASE TYPE/PRINT NAME



TITLE:		FINAL PLAT OF SUBDIVISION	
CLIENT:		REGIONAL BOARD OF SCHOOL TRUSTEES DISTRICT 129 1877 W. DOWNER PLACE AURORA, IL 60506	
DSGN.	DWN.	CHKD.	SCALE: 1"=50'
NO.	DATE	NATURE OF REVISION	PLAT OF SUBDIVISION
PROJECT NO. 150177.A		DATE: 3/10/2017	
DRAWING NO. 24X36		SHEET:	
2 OF 3			

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
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