

PIN S
 DUPAGE CO.
 07-07-101-027
 07-07-101-028
 PART OF 07-07-101-016
 KANE CO.
 15-12-276-013

FINAL PLAT OF RESUBDIVISION MADDEN MOLITOR RESUBDIVISION

CITY RESOLUTION: _____ PASSED ON: _____

BEING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST
 AND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST
 OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE AND KANE COUNTIES, ILLINOIS.

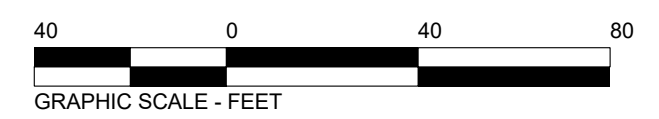
MOLITOR ROAD
 DOC. 744276 AND 2007K014819

DIEHL ROAD
 DOC. R77-95638

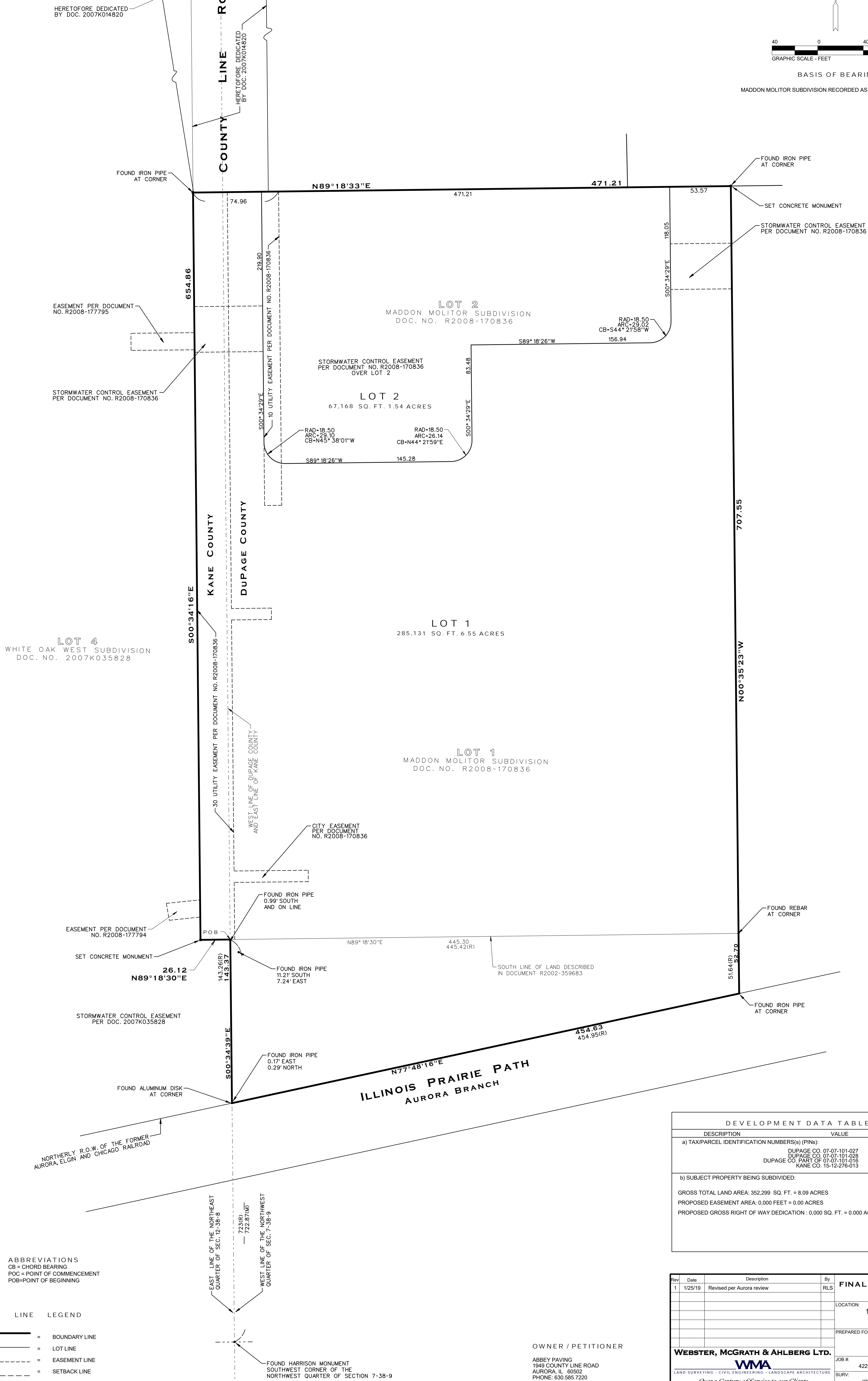
COUNTY LINE ROAD

KANE COUNTY

DUPAGE COUNTY



BASIS OF BEARING
 MADDON MOLITOR SUBDIVISION RECORDED AS DOCUMENT R2008-170836



LOT 4
 WHITE OAK WEST SUBDIVISION
 DOC. NO. 2007K035828

LOT 2
 MADDON MOLITOR SUBDIVISION
 DOC. NO. R2008-170836

STORMWATER CONTROL EASEMENT
 PER DOCUMENT NO. R2008-170836
 OVER LOT 2

LOT 2
 67,168 SQ. FT. 1.54 ACRES

LOT 1
 285,131 SQ. FT. 6.55 ACRES

LOT 1
 MADDON MOLITOR SUBDIVISION
 DOC. NO. R2008-170836

CITY EASEMENT
 PER DOCUMENT
 NO. R2008-170836

EASEMENT PER DOCUMENT
 NO. R2008-177794

SET CONCRETE MONUMENT
 26.12
 N89°18'30"E

STORMWATER CONTROL EASEMENT
 PER DOC. 2007K035828

FOUND ALUMINUM DISK
 AT CORNER

NORTHERLY R.O.W. OF THE FORMER
 AURORA, ELGIN AND CHICAGO RAILROAD

EAST LINE OF THE NORTHEAST
 QUARTER OF SEC. 12-38-8
 723(R)
 722.87(AM)
 WEST LINE OF THE NORTHWEST
 QUARTER OF SEC. 7-38-9

FOUND HARRISON MONUMENT
 SOUTHWEST CORNER OF THE
 NORTHWEST QUARTER OF SECTION 7-38-9

ABBREVIATIONS
 CB = CHORD BEARING
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING

LINE LEGEND
 ——— = BOUNDARY LINE
 ——— = LOT LINE
 - - - - = EASEMENT LINE
 - - - - = SETBACK LINE

OWNER / PETITIONER
 ABBEY PAVING
 1949 COUNTY LINE ROAD
 AURORA, IL 60502
 PHONE: 630.585.7220

DEVELOPMENT DATA TABLE:		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBERS(S) (PINs):		
DUPAGE CO. 07-07-101-027		
DUPAGE CO. 07-07-101-028		
DUPAGE CO. PART OF 07-07-101-016		
KANE CO. 15-12-276-013		
b) SUBJECT PROPERTY BEING SUBDIVIDED:		
GROSS TOTAL LAND AREA: 352,299 SQ. FT. = 8.09 ACRES		
PROPOSED EASEMENT AREA: 0.000 FEET = 0.000 ACRES		
PROPOSED GROSS RIGHT OF WAY DEDICATION: 0.000 SQ. FT. = 0.000 ACRES		

Rev	Date	Description	By	FINAL PLAT OF ABBEY PAVING RESUBDIVISION		
1	1/25/19	Revised per Aurora review	RLS	LOCATION: 1949 COUNTY LINE ROAD AURORA, ILLINOIS		
PREPARED FOR:				ABBEY PAVING 1949 COUNTY LINE ROAD AURORA, IL 60502 PHONE: 630.585.7220		
JOB #:				42296	DATE:	11-03-2018
SCALE:				1"=40'		
SURV:				JCV	DESIGN:	JCV
DRAWN:				JCV		
FILE #:				D-32049 SUB		
SHEET #:				1 of 2		

WEBSTER, McGRATH & AHLBERG LTD.
WMA
 LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
 207 South Naperville Road Wheaton, Illinois 60187
 ph: (630) 958-7603 web: www.wmatltd.com
 Design Firm License No. 184-003101

E:\ACTIVE\PROJECTS\42296-073809-Dupage\SURV\CIVIL\Subdivision\42296 Plar of Subdivision.dgn 1/25/2019 11:54:39 AM

FINAL PLAT OF RESUBDIVISION MADDEN MOLITOR RESUBDIVISION

BEING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST
AND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE AND KANE COUNTIES, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF DuPAGE)

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

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

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

COUNTY CLERK

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE CITY

COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

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.

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

ENGINEER

OWNER OR ATTORNEY (PRINT)

SIGNATURE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT _____ A
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 EASEMENTS AND
RIGHT-OF-WAY SHOWN HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNERS
KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITH THE LIMITS OF THE SCHOOL DISTRICT(S)

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

SIGNATURE

BY:
PRINT NAME

TITLE

COMPANY NAME

ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

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 AFORESAID INSTRUMENT.

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

BY: _____
NOTARY

PRINT NAME

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 SIGNATURE

PRINT NAME

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2 IN MADDEN MOLITOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST AND PART OF
THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26,
2008 AS DOCUMENT R2008-170836, IN DUPAGE AND KANE COUNTIES, ILLINOIS.

AND

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP
38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST
QUARTER; THENCE NORTH 00 DEGREES 34 MINUTES 29 SECONDS
WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 723
FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT
NUMBER R2002-359683, FOR A POINT OF BEGINNING; THENCE NORTH
89 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG SAID SOUTH
LINE, 445.42 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED IN
DOCUMENT NUMBER R2002-356783; THENCE SOUTH 00 DEGREES 33
MINUTES 23 SECONDS EAST, 51.84 FEET TO THE NORTH LINE OF THE
FORMER CHICAGO, AURORA AND ELGIN RAILROAD; THENCE SOUTH
77 DEGREES 41 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE
OF SAID RAILROAD, 454.95 FEET TO THE WEST LINE OF SAID
NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 34 MINUTES 29
SECONDS WEST ALONG SAID WEST LINE 143.26 FEET TO THE POINT
OF BEGINNING, IN DUPAGE 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 MAPS FOR THE CITY OF AURORA, ILLINOIS, KANE AND DUPAGE COUNTIES, COMMUNITY
PANEL 170320 0015 D WITH AN EFFECTIVE DATE OF JANUARY 5, 1989 THE SUBJECT PROPERTY LIES WITHIN ZONE X,
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AND COMMUNITY PANEL NUMBER 170320 0005 D
(PANEL NOT PRINTED) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER _____
LICENSE EXPIRES: NOVEMBER 30, 2020
WEBSTER McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

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

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN
PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

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

Rev	Date	Description	By
1	1/25/19	Revised per Aurora review	RLS

FINAL PLAT OF ABBEY PAVING RESUBDIVISION			
LOCATION: 1949 COUNTY LINE ROAD AURORA, ILLINOIS			
PREPARED FOR: ABBEY PAVING 1949 COUNTY LINE ROAD AURORA, IL 60502 PHONE: 630-565-7220			
JOB #:	42296	DATE:	11-03-2018
SCALE:	1"=40'	DRAWN:	JCV
DESIGN:	----	FILE #:	D-32049 SUB
SHEET #:	2 of 2		

Webster, McGrath & Ahlberg Ltd.	
WMA	
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE	
<i>Over a Century of Service to our Clients</i>	
207 South Naperville Road Wheaton, Illinois 60187 ph: (630)668-7603 web: www.wmaill.com Design Firm License No. 184-003101	

FINAL PLAT OF RESUBDIVISION MADDEN MOLITOR RESUBDIVISION

BEING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST
AND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE AND KANE COUNTIES, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS JSS
COUNTY OF KANE)

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

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE JSS

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

COUNTY CLERK

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE JSS

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE CITY

COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE JSS

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

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE JSS

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

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.

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

ENGINEER

OWNER OR ATTORNEY (PRINT)

SIGNATURE

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT _____ A
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 EASEMENTS AND
RIGHT-OF-WAY SHOWN HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNERS
KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITH THE LIMITS OF THE SCHOOL DISTRICT(S)
_____.

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

SIGNATURE

BY:
PRINT NAME

TITLE

COMPANY NAME

ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

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 AFORESAID INSTRUMENT.

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

BY: _____
NOTARY

PRINT NAME

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 JSS
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 SIGNATURE

PRINT NAME

SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2 IN MADDEN MOLITOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST AND PART OF
THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26,
2008 AS DOCUMENT R2008-170836, IN DUPAGE AND KANE COUNTIES, ILLINOIS.

AND

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP
38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST
QUARTER, THENCE NORTH 00 DEGREES 34 MINUTES 29 SECONDS
WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 723
FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT
NUMBER R2002-359883, FOR A POINT OF BEGINNING; THENCE NORTH
89 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG SAID SOUTH
LINE, 445.42 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED IN
DOCUMENT NUMBER R2002-359783; THENCE SOUTH 00 DEGREES 33
MINUTES 23 SECONDS EAST, 51.94 FEET TO THE NORTH LINE OF THE
FORMER CHICAGO, AURORA AND ELGIN RAILROAD; THENCE SOUTH
77 DEGREES 41 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE
OF SAID RAILROAD, 454.95 FEET TO THE WEST LINE OF SAID
NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 34 MINUTES 29
SECONDS WEST ALONG SAID WEST LINE 143.26 FEET TO THE POINT
OF BEGINNING, IN DUPAGE 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 MAPS FOR THE CITY OF AURORA, ILLINOIS, KANE AND DUPAGE COUNTIES, COMMUNITY
PANEL 170320 0015 D WITH AN EFFECTIVE DATE OF JANUARY 5, 1989 THE SUBJECT PROPERTY LIES WITHIN ZONE X,
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AND COMMUNITY PANEL NUMBER 170320 0005 D
(PANEL NOT PRINTED) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER _____
LICENSE EXPIRES: NOVEMBER 30, 2020
WEBSTER McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-688-7603

Rev	Date	Description	By
1	1/25/19	Revised per Aurora review	RLS

FINAL PLAT OF ABBEY PAVING RESUBDIVISION			
LOCATION: 1949 COUNTY LINE ROAD AURORA, ILLINOIS			
PREPARED FOR: ABBIE PAVING 1949 COUNTY LINE ROAD AURORA, IL 60502 PHONE: 630-565-7220			
JOB #:	42296	DATE:	11-03-2018
SCALE:	1"=40'	DRAWN:	JCV
DESIGN:	----	FILE #:	D-32049 SUB
SHEET #:	2 of 2		

Webster, McGrath & Ahlberg Ltd. WMA LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE <i>Over a Century of Service to our Clients</i> 207 South Naperville Road Wheaton, Illinois 60187 ph: (630)688-7603 web: www.wmatllc.com Design Firm License No. 184-003101
