

FINAL PLAT OF SUBDIVISION
FOR
CHELSEA MANOR

BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

NOTE:
SHEET 1 FOR PRESENTATION OF
OVERALL SUBDIVISION BOUNDARY.
SEE SHEETS 2, 3 AND 4 FOR
BLOCK, RIGHT OF WAY AND
EASEMENT DETAILS.

City Resolution: _____
Passed On: _____

SUBMITTED BY AND PLEASE RETURN TO:
CITY OF AURORA PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, IL 60507



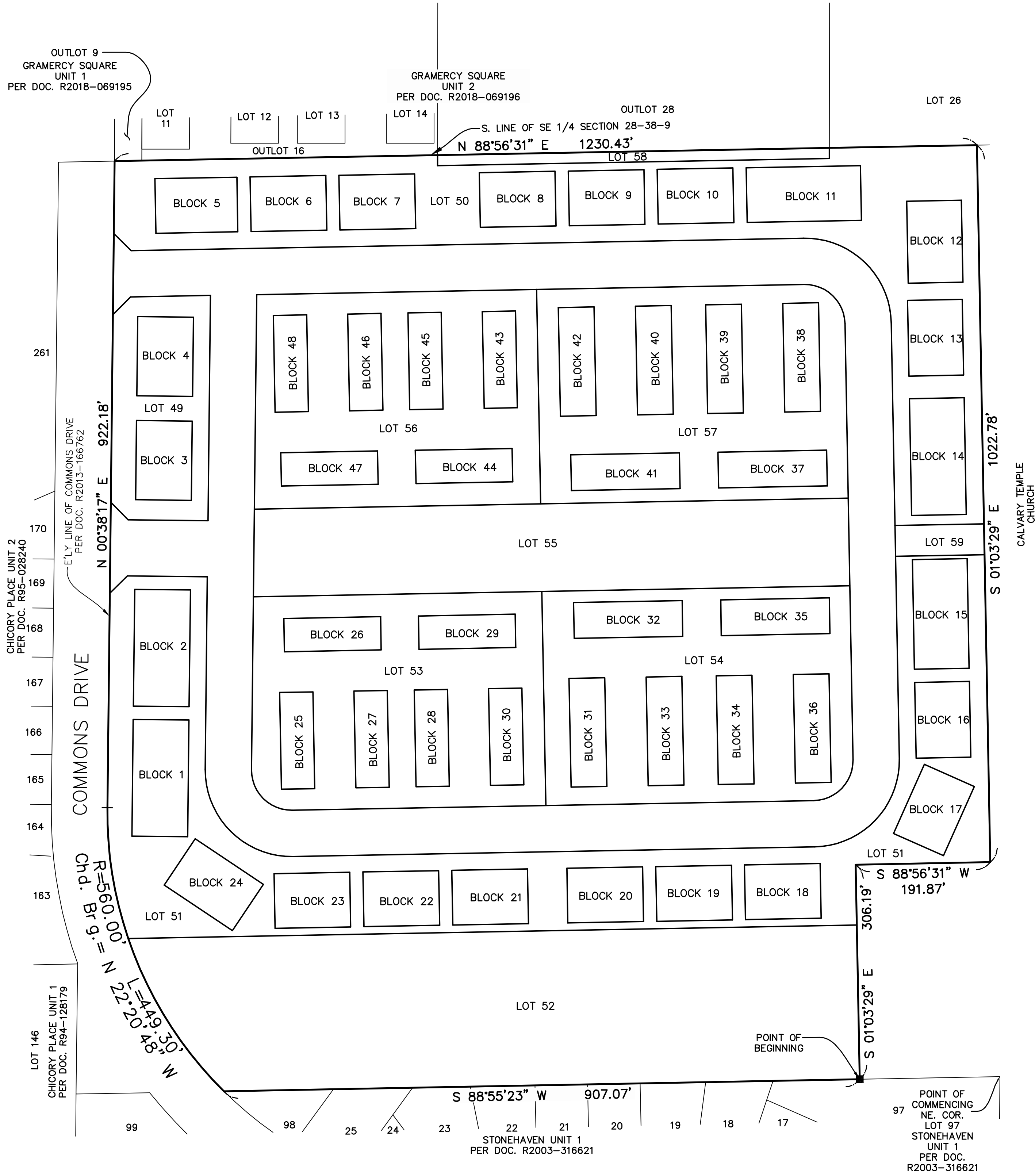
100 50 0 100
SCALE: 1 INCH = 100 FEET

| Development Data Table: Final Plat | | |
|---|--------------|---------------------------|
| Description | Value | Unit |
| a) Tax/Parcel Identification Number(s) (PINs): Part of 07-33-200-013 | | |
| | | |
| | | |
| b) Subdivided Area | 36.271 | Acres |
| | 1,579,968.00 | Square Feet |
| c) Proposed New Right-of-way | 5 | Acres |
| | 238,162 | Square Feet |
| | 3666 | Linear Feet of Centerline |
| d) Proposed New Easements | 22,949 | Acres |
| | 999,662 | Square Feet |

| LEGEND | |
|--------|--|
| | SUBDIVISION BOUNDARY LINE (Heavy Solid Line) |
| | BLOCK LINE/PROPERTY LINE (Solid Line) |
| | ADJACENT BLOCK LINE/PROPERTY LINE (Light Solid Line) |
| | BUILDING LINE (Long Dashed Lines) |
| | QUARTER SECTION LINE (Double Dashed Lines) |
| | SET CONCRETE MONUMENT |

NOTES

3/4 INCH IRON PIPE SET AT ALL BLOCK CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING N 88°56'31" E (ASSUMED).
FIP = FOUND IRON PIPE (ø AS SHOWN)
LOTS 49 THROUGH 59 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
CUL DE SACS, PARKWAY ISLANDS/MEDIANS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.



INDIVIDUAL UNIT AREA SUMMARY TABLE
(SEE SHEETS 2 AND 3 FOR COMMON AREAS)

| BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. | BLOCK/UNIT | SQ. FT. |
|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|
| BLOCK 1-1 | 2,750 | BLOCK 10-1 | 2,314 | BLOCK 18-3 | 1,898 | BLOCK 27-3 | 1,045 | BLOCK 34-1 | 1,471 | BLOCK 40-5 | 1,241 | BLOCK 47-3 | 1,045 |
| BLOCK 1-2 | 1,934 | BLOCK 10-2 | 1,898 | BLOCK 18-4 | 2,314 | BLOCK 27-4 | 1,045 | BLOCK 34-2 | 1,241 | BLOCK 40-6 | 1,471 | BLOCK 47-4 | 1,045 |
| BLOCK 1-3 | 1,934 | BLOCK 10-3 | 1,898 | BLOCK 19-1 | 2,314 | BLOCK 27-5 | 1,045 | BLOCK 34-3 | 1,241 | BLOCK 41-1 | 1,471 | BLOCK 47-5 | 1,045 |
| BLOCK 1-4 | 1,934 | BLOCK 10-4 | 2,314 | BLOCK 19-2 | 1,898 | BLOCK 27-6 | 1,188 | BLOCK 34-4 | 1,241 | BLOCK 41-2 | 1,241 | BLOCK 47-6 | 1,188 |
| BLOCK 1-5 | 1,934 | BLOCK 11-1 | 2,696 | BLOCK 19-3 | 1,898 | BLOCK 28-1 | 1,188 | BLOCK 34-5 | 1,241 | BLOCK 41-3 | 1,241 | BLOCK 48-1 | 1,188 |
| BLOCK 1-6 | 2,750 | BLOCK 11-2 | 1,898 | BLOCK 19-4 | 2,314 | BLOCK 28-2 | 1,045 | BLOCK 34-6 | 1,471 | BLOCK 41-4 | 1,241 | BLOCK 48-2 | 1,045 |
| BLOCK 2-1 | 2,750 | BLOCK 11-3 | 1,898 | BLOCK 20-1 | 2,314 | BLOCK 28-3 | 1,045 | BLOCK 35-1 | 1,471 | BLOCK 41-5 | 1,241 | BLOCK 48-3 | 1,045 |
| BLOCK 2-2 | 1,934 | BLOCK 11-4 | 1,898 | BLOCK 20-2 | 1,898 | BLOCK 28-4 | 1,045 | BLOCK 35-2 | 1,241 | BLOCK 41-6 | 1,471 | BLOCK 48-4 | 1,045 |
| BLOCK 2-3 | 1,934 | BLOCK 11-5 | 1,898 | BLOCK 20-3 | 1,898 | BLOCK 28-5 | 1,045 | BLOCK 35-3 | 1,241 | BLOCK 42-1 | 1,471 | BLOCK 48-5 | 1,045 |
| BLOCK 2-4 | 1,934 | BLOCK 11-6 | 2,427 | BLOCK 20-4 | 2,314 | BLOCK 28-6 | 1,188 | BLOCK 35-4 | 1,241 | BLOCK 42-2 | 1,241 | BLOCK 48-6 | 1,188 |
| BLOCK 2-5 | 1,934 | BLOCK 12-1 | 2,665 | BLOCK 21-1 | 2,314 | BLOCK 29-1 | 1,188 | BLOCK 35-5 | 1,241 | BLOCK 42-3 | 1,241 | | |
| BLOCK 2-6 | 2,750 | BLOCK 12-2 | 1,898 | BLOCK 21-2 | 1,898 | BLOCK 29-2 | 1,045 | BLOCK 35-6 | 1,471 | BLOCK 42-4 | 1,241 | | |
| BLOCK 3-1 | 2,412 | BLOCK 12-3 | 1,898 | BLOCK 21-3 | 1,898 | BLOCK 29-3 | 1,045 | BLOCK 36-1 | 1,471 | BLOCK 42-5 | 1,241 | | |
| BLOCK 3-2 | 1,934 | BLOCK 12-4 | 2,665 | BLOCK 21-4 | 2,314 | BLOCK 29-4 | 1,045 | BLOCK 36-2 | 1,241 | BLOCK 42-6 | 1,471 | | |
| BLOCK 3-3 | 1,934 | BLOCK 13-1 | 2,314 | BLOCK 22-1 | 2,314 | BLOCK 29-5 | 1,045 | BLOCK 36-3 | 1,241 | BLOCK 43-1 | 1,188 | | |
| BLOCK 3-4 | 2,703 | BLOCK 13-2 | 1,898 | BLOCK 22-2 | 1,898 | BLOCK 29-6 | 1,188 | BLOCK 36-4 | 1,241 | BLOCK 43-2 | 1,045 | | |
| BLOCK 4-1 | 2,703 | BLOCK 13-3 | 1,898 | BLOCK 22-3 | 1,898 | BLOCK 30-1 | 1,188 | BLOCK 36-5 | 1,241 | BLOCK 43-3 | 1,045 | | |
| BLOCK 4-2 | 1,934 | BLOCK 13-4 | 2,314 | BLOCK 22-4 | 2,314 | BLOCK 30-2 | 1,045 | BLOCK 36-6 | 1,471 | BLOCK 43-4 | 1,045 | | |
| BLOCK 4-3 | 1,934 | BLOCK 14-1 | 2,698 | BLOCK 23-1 | 2,314 | BLOCK 30-3 | 1,045 | BLOCK 37-1 | 1,471 | BLOCK 43-5 | 1,045 | | |
| BLOCK 4-4 | 2,412 | BLOCK 14-2 | 1,898 | BLOCK 23-2 | 1,898 | BLOCK 30-4 | 1,045 | BLOCK 37-2 | 1,241 | BLOCK 43-6 | 1,188 | | |
| BLOCK 5-1 | 2,665 | BLOCK 14-3 | 1,898 | BLOCK 23-3 | 1,898 | BLOCK 30-5 | 1,045 | BLOCK 37-3 | 1,241 | BLOCK 44-1 | 1,188 | | |
| BLOCK 5-2 | 1,898 | BLOCK 14-4 | 1,898 | BLOCK 23-4 | 2,314 | BLOCK 30-6 | 1,188 | BLOCK 37-4 | 1,241 | BLOCK 44-2 | 1,045 | | |
| BLOCK 5-3 | 1,898 | BLOCK 14-5 | 1,898 | BLOCK 24-1 | 2,717 | BLOCK 31-1 | 1,471 | BLOCK 37-5 | 1,241 | BLOCK 44-3 | 1,045 | | |
| BLOCK 5-4 | 2,665 | BLOCK 14-6 | 2,698 | BLOCK 24-2 | 1,934 | BLOCK 31-2 | 1,241 | BLOCK 37-6 | 1,471 | BLOCK 44-4 | 1,045 | | |
| BLOCK 6-1 | 2,314 | BLOCK 15-1 | 2,308 | BLOCK 24-3 | 1,934 | BLOCK 31-3 | 1,241 | BLOCK 38-1 | 1,471 | BLOCK 44-5 | 1,045 | | |
| BLOCK 6-2 | 1,898 | BLOCK 15-2 | 1,898 | BLOCK 24-4 | 2,717 | BLOCK 31-4 | 1,241 | BLOCK 38-2 | 1,241 | BLOCK 44-6 | 1,188 | | |
| BLOCK 6-3 | 1,898 | BLOCK 15-3 | 1,898 | BLOCK 25-1 | 1,188 | BLOCK 31-5 | 1,241 | BLOCK 38-3 | 1,241 | BLOCK 45-1 | 1,188 | | |
| BLOCK 6-4 | 2,314 | BLOCK 15-4 | 1,898 | BLOCK 25-2 | 1,045 | BLOCK 31-6 | 1,471 | BLOCK 38-4 | 1,241 | BLOCK 45-2 | 1,045 | | |
| BLOCK 7-1 | 2,314 | BLOCK 15-5 | 1,898 | BLOCK 25-3 | 1,045 | BLOCK 32-1 | 1,471 | BLOCK 38-5 | 1,241 | BLOCK 45-3 | 1,045 | | |
| BLOCK 7-2 | 1,898 | BLOCK 15-6 | 2,308 | BLOCK 25-4 | 1,045 | BLOCK 32-2 | 1,241 | BLOCK 38-6 | 1,471 | BLOCK 45-4 | 1,045 | | |
| BLOCK 7-3 | 1,898 | BLOCK 16-1 | 2,314 | BLOCK 25-5 | 1,045 | BLOCK 32-3 | 1,241 | BLOCK 39-1 | 1,471 | BLOCK 45-5 | 1,045 | | |
| BLOCK 7-4 | 2,314 | BLOCK 16-2 | 1,898 | BLOCK 25-6 | 1,188 | BLOCK 32-4 | 1,241 | BLOCK 39-2 | 1,241 | BLOCK 45-6 | 1,188 | | |
| BLOCK 8-1 | 2,314 | BLOCK 16-3 | 1,898 | BLOCK 26-1 | 1,188 | BLOCK 32-5 | 1,241 | BLOCK 39-3 | 1,241 | BLOCK 46-1 | 1,188 | | |
| BLOCK 8-2 | 1,898 | BLOCK 16-4 | 2,314 | BLOCK 26-2 | 1,045 | BLOCK 32-6 | 1,471 | BLOCK 39-4 | 1,241 | BLOCK 46-2 | 1,045 | | |
| BLOCK 8-3 | 1,898 | BLOCK 17-1 | 2,314 | BLOCK 26-3 | 1,045 | BLOCK 33-1 | 1,471 | BLOCK 39-5 | 1,241 | BLOCK 46-3 | 1,045 | | |
| BLOCK 8-4 | 2,314 | BLOCK 17-2 | 1,898 | BLOCK 26-4 | 1,045 | BLOCK 33-2 | 1,241 | BLOCK 39-6 | 1,471 | BLOCK 46-4 | 1,045 | | |
| BLOCK 9-1 | 2,314 | BLOCK 17-3 | 1,898 | BLOCK 26-5 | 1,045 | BLOCK 33-3 | 1,241 | BLOCK 40-1 | 1,471 | BLOCK 46-5 | 1,045 | | |
| BLOCK 9-2 | 1,898 | BLOCK 17-4 | 2,314 | BLOCK 26-6 | 1,188 | BLOCK 33-4 | 1,241 | BLOCK 40-2 | 1,241 | BLOCK 46-6 | 1,188 | | |
| BLOCK 9-3 | 1,898 | BLOCK 18-1 | 2,314 | BLOCK 27-1 | 1,188 | BLOCK 33-5 | 1,241 | BLOCK 40-3 | 1,241 | BLOCK 47-1 | 1,188 | | |
| BLOCK 9-4 | 2,314 | BLOCK 18-2 | 1,898 | BLOCK 27-2 | 1,045 | BLOCK 33-6 | 1,471 | BLOCK 40-4 | 1,241 | BLOCK 47-2 | 1,045 | | |

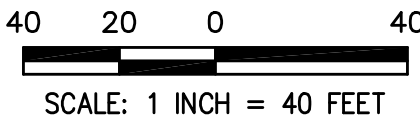
PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 743027 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D49\32-38
COMPLETION DATE: 10-22-21 JOB NO.: 743.027

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| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 45°12'36" W | 34.83' |
| L2 | N 44°47'24" E | 35.87' |
| L3 | N 44°21'43" W | 35.36' |
| L4 | N 45°38'17" E | 35.87' |
| L5 | S 00°02'37" W | 15.00' |

8,388 S.F.
0.193 ACRES
BLANKET CITY EASEMENT AND
STORMWATER CONTROL EASEMENT
HEREBY GRANTED (VARIABLE WIDTH)
OVER OUTBLOCK 28

MATCH LINE - SEE SHEET 3

COMMONS DRIVE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

CHELSEA MANOR CIRCLE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

CHELSEA MANOR CIRCLE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

SCHMIDGALL BOULEVARD
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

LOT 55
106,124 S.F.
2.436 ACRES
BLANKET CITY EASEMENT
HEREBY GRANTED
(VARIABLE WIDTH)
OVER LOT 55

LOT 53
86,968 S.F.
1.997 ACRES
BLANKET CITY EASEMENT
HEREBY GRANTED
(VARIABLE WIDTH)
OVER LOT 53

CHELSEA MANOR CIRCLE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

LOT 51
123,124 S.F.
2.827 ACRES
BLANKET CITY EASEMENT
HEREBY GRANTED
(VARIABLE WIDTH)
OVER LOT 51

LOT 52
216,841 S.F.
4.978 ACRES
BLANKET CITY EASEMENT AND
STORMWATER CONTROL EASEMENT
HEREBY GRANTED (VARIABLE WIDTH)
OVER LOT 52

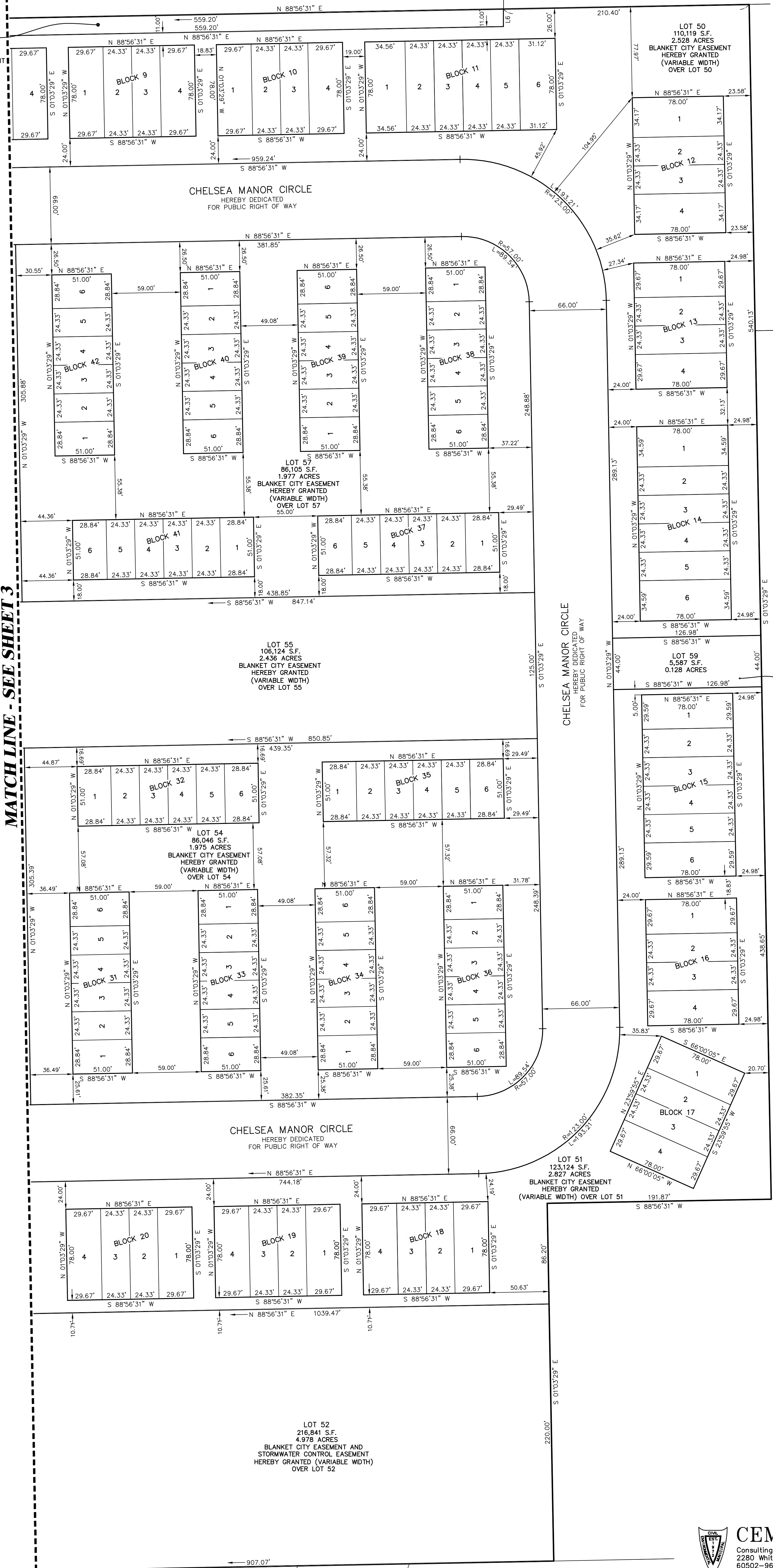


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| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L6 | N 00°02'37" E | 15.00' |

MATCHLINE - SEE SHEET 3



BLANKET CITY EASEMENT
HEREBY GRANTED
(VARIABLE WIDTH)
OVER LOT 59



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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OWNER'S CERTIFICATE W/SCHOOL DISTRICT STATEMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT M/I HOMES OF CHICAGO, LLC, A LIMITED LIABILITY 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 204.

DATED THIS ____ DAY OF _____, A.D., 2021.

SIGNATURE

PLEASE PRINT NAME, TITLE

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD,
SUITE 230
NAPERVILLE, IL 60563

AFFIX CORPORATE SEAL
IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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., 2021.

NOTARY

AFFIX SEAL

PLEASE TYPE/PRINT NAME

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS ____ DAY OF _____, A.D., 2021 BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

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., 2021.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

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., 2021.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT 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., 2021.

COUNTY CLERK

PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 2021 AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

BLANKET CITY EASEMENT PROVISIONS

A BLANKET 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 "BLANKET 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 "BLANKET CITY EASEMENT" WHICH ENCROACH 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 PROVISIONS

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 AND APPROVED ENGINEERING PLANS. 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.

:SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF DuPAGE)

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

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS ROAD AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET WITH A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, 191.87 FEET PARALLEL WITH SAID SOUTH LINES; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL 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 MAP PANEL NUMBER 17043C00708H, EFFECTIVE DATE AUGUST 1, 2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2023

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS 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.

DATED THIS ____ DAY OF _____, A.D., 2021.

ENGINEER

OWNER

MY LICENSE EXPIRES ON _____

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

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