

PRELIMINARY PLAT

FOR
PRAIRIE MEADOWS

AURORA, ILLINOIS
T38N, R8E, SECTION 19SE

BENCHMARK CONTROL POINTS

PARCEL DESCRIPTION:

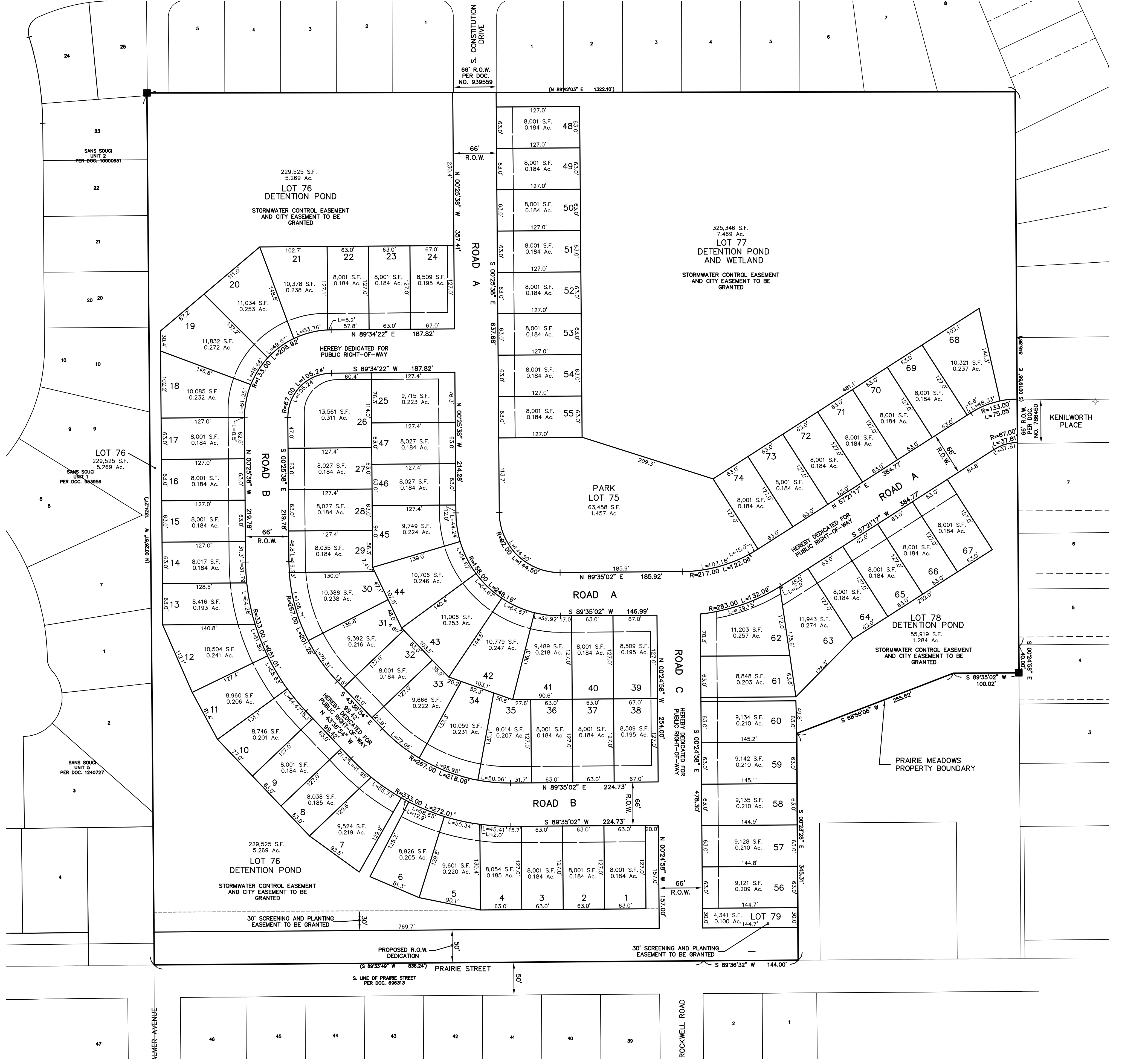
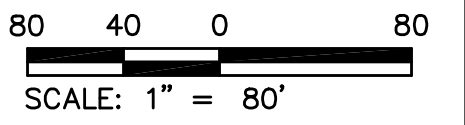
PARCEL 1:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHERLY 475.25 FEET OF THE EASTERLY 483.21 FEET, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 339.92 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 143.29 FEET TO THE WEST LINE OF THE EAST 483.21 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, 475.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 475.25 FEET OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 35 MINUTES 02 SECONDS EAST, 483.21 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 40.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 100.11 FEET THENCE SOUTH 69 DEGREES 58 MINUTES 43 SECONDS WEST, 255.73 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS EAST, 345.25 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CONTROL POINTS:

CP #189: SET "I" ON TOP CONCRETE CURB ON THE SOUTH SIDE OF KENILWORTH PLACE APPROXIMATELY 75 FEET EAST OF AN EASTERLY LINE OF THE SUBJECT SITE AND APPROXIMATELY 19 FEET SOUTH OF THE CENTERLINE OF KENILWORTH PLACE.
EASTING: 975931.17
NORTHING: 1852987.61
ELEVATION: 689.95 NAVD88

CP #194: SET "I" ON TOP OF A 12 INCH REINFORCED CONCRETE PIPE ON THE NORTH SIDE OF PRAIRIE STREET APPROXIMATELY 102 FEET EAST OF AN EASTERLY LINE OF THE SUBJECT PROPERTY AND APPROXIMATELY 14 FEET NORTH OF THE CENTERLINE OF PRAIRIE STREET.
EASTING: 1852199.20
NORTHING: 975480.36
ELEVATION: 683.23 NAVD88



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - - - EXISTING CORPORATE LIMITS OF THE CITY OF AURORA (Heavy Dashed Line)
- - - - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - - - CENTERLINE (Single Dashed Lines)
- - - - - QUARTER SECTION LINE (Double Dashed Lines)
- - - - - SECTION LINE (Triple Dashed Lines)
- - - - - APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON DUPAGE COUNTY FIRM
- SET CONCRETE MONUMENT
- CITY EASEMENT
- SECTION CORNER OR QUARTER SECTION CORNER

NOTES

- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- BLANKET CITY EASEMENTS OVER ALL OF LOTS 49 THROUGH 55.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

AREA TABLE

LOT NO.	AREA (S.F.)	AREA (Ac.)	LOT NO.	AREA (S.F.)	AREA (Ac.)	LOT NO.	AREA (S.F.)	AREA (Ac.)
1	8,001	0.184	28	8,027	0.184	55	8,001	0.184
2	8,001	0.184	29	8,035	0.184	56	9,121	0.209
3	8,001	0.184	30	10,388	0.238	57	9,128	0.210
4	8,054	0.185	31	9,392	0.216	58	9,135	0.210
5	9,601	0.220	32	8,001	0.184	59	9,142	0.210
6	8,926	0.205	33	9,666	0.222	60	9,134	0.210
7	9,524	0.219	34	10,059	0.231	61	8,848	0.203
8	8,038	0.185	35	9,713	0.223	62	11,203	0.257
9	8,001	0.184	36	8,001	0.184	63	11,943	0.274
10	8,746	0.201	37	8,001	0.184	64	8,001	0.184
11	8,960	0.206	38	8,509	0.195	65	8,001	0.184
12	10,504	0.241	39	8,509	0.195	66	8,001	0.184
13	8,416	0.193	40	8,001	0.184	67	8,001	0.184
14	8,017	0.184	41	9,489	0.218	68	10,321	0.237
15	8,001	0.184	42	10,779	0.247	69	8,001	0.184
16	8,001	0.184	43	11,006	0.253	70	8,001	0.184
17	8,001	0.184	44	10,706	0.246	71	8,001	0.184
18	10,085	0.232	45	9,749	0.224	72	8,001	0.184
19	11,832	0.272	46	8,027	0.184	73	8,001	0.184
20	11,034	0.253	47	8,027	0.184	74	8,001	0.184
21	10,378	0.238	48	8,001	0.184	75	63,458	1.457
22	8,001	0.184	49	8,001	0.184	76	229,525	5.269
23	8,001	0.184	50	8,001	0.184	77	325,346	7.469
24	8,509	0.195	51	8,001	0.184	78	55,919	1.284
25	9,715	0.223	52	8,001	0.184	79	4,341	0.100
26	13,561	0.311	53	8,001	0.184			
27	8,027	0.184	54	8,001	0.184			

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT

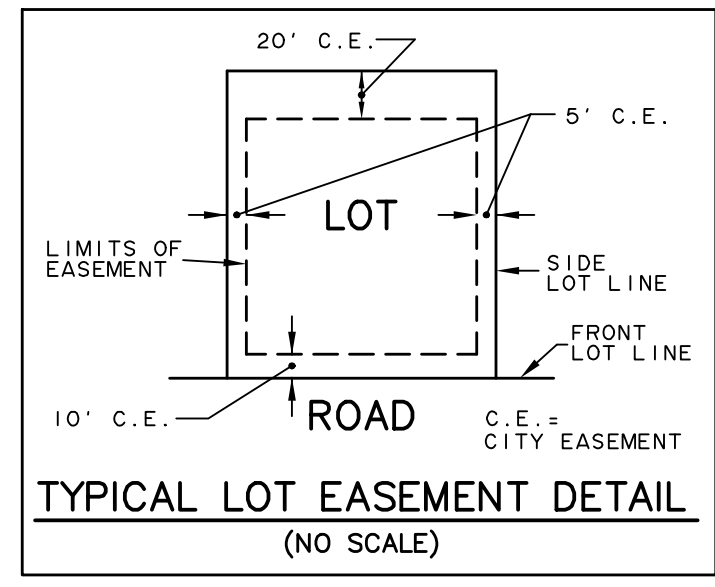
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)	15-19-451-001, 15-19-451-002, 15-19-451-010, 15-19-451-009
B. SUBDIVIDED AREA	37,009 Ac. / 1,612,128.00 S.F.
C. PROPOSED NEW RIGHT-OF-WAY	6 Ac. / 276,259 S.F. 4,570 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	17,142 Ac. / 746,690 S.F.

PREPARED FOR:
LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

PREPARED BY:
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DISC NO.: 608086 FILE NAME: PREOVER
DRAWN BY: JJC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 10-06-23 JOB NO.: 608.086
XREF: TOPO PROJECT MANAGER: MAM



REVISIONS

NO.	DATE	DESCRIPTION
1	11-10-23/JCC	PER CITY REVIEW COMMENTS
2	11-28-23/JCC	PER CITY REVIEW COMMENTS