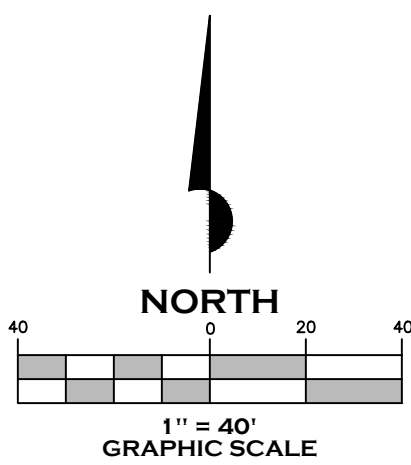


LEGEND

PROPERTY BOUNDARY	_____
OFFSITE PROPERTY LINE	_____
PROPOSED LOT LINE	_____
PROPOSED EASEMENT LINE	_____
EXISTING EASEMENT LINE	_____
CONCRETE MONUMENT	■
FOUND IRON PIPE	○
PK NAIL	○
RECORD DIMENSION	(XXX.XX)

ABBREVIATIONS

B.S.L. =	BUILDING SETBACK LINE
P.U.E. =	PUBLIC UTILITY EASEMENT
U.E. =	UTILITY EASEMENT
C.E. =	CITY EASEMENT
D.E. =	DRAINAGE EASEMENT
P.U. & D.E. =	PUBLIC UTILITY & DRAINAGE EASEMENT



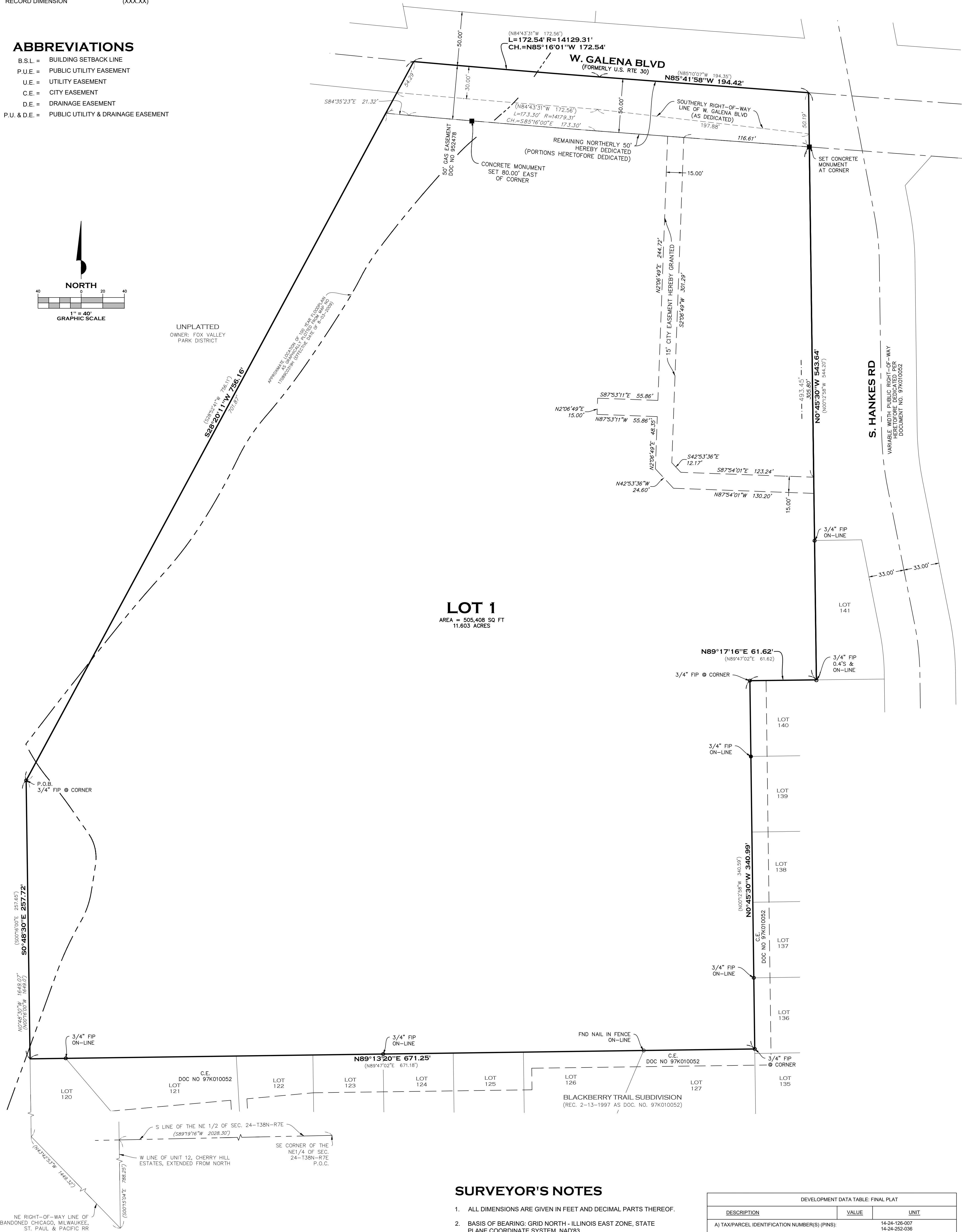
FINAL PLAT OF VCA AURORA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

PIN # 14-24-126-007

PIN # 14-24-251-036

CITY RESOLUTION: _____
PASSED ON: _____



SURVEYOR'S NOTES

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD'83.
- DUE TO UTILITY & FENCE LINES ALONG SOUTHERLY HALF OF PROPERTY, CONCRETE MONUMENTS COULD NOT BE SET AT OPPOSITE EXTREMITIES AND HAVE BEEN PLACED AS SHOWN HEREON.
- THE CENTERLINE OF GALENA BLVD WAS DESCRIBED BY THE DEED DESCRIPTION AS A STRAIGHT LINE, BUT CENTERLINE IS SHOWN HEREON BY BEST AVAILABLE EVIDENCE, AS APPROXIMATELY DEPICTED ON THE RIGHT-OF-WAY DRAWING RECORDED 2-17-1994 AS DOC. NO 94K015996 WITH A RECORD RADIUS OF 8,185.2' & MEASURED RADIUS OF 14,129.31'.

DEVELOPMENT DATA TABLE: FINAL PLAT		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (PIN(S)):	14-24-126-007 14-24-252-036	
B) SUBJECT PROPERTY AREA	12.039	ACRES
	524,398	SQUARE FEET
C) PROPOSED RIGHT-OF-WAY	0.161	ACRES
	7,016	SQUARE FEET
	367	LINEAR FEET OF CENTERLINE
D) PROPOSED EASEMENTS	0.174	ACRES
	7,585	SQUARE FEET

DATE:	DESCRIPTION:
03-08-2021	ISSUED TO CLIENT
FINAL PLAT OF VCA AURORA SUBDIVISION	
2600 W. GALENA BLVD AURORA, IL	
PROJECT No.: M18122	
DRAWN BY: RR	CHECKED BY: JDS
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GROUP, LLC

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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