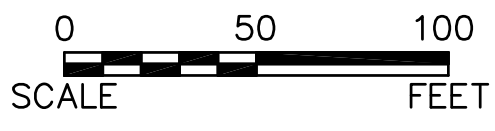
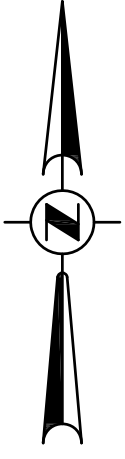


THE ESTATE HOMES OF VERONA RIDGE 2nd RESUBDIVISION OF PART OF UNIT 3

BEING A RESUBDIVISION OF LOTS 162 AND 164 IN THE ESTATE HOMES OF VERONA RIDGE UNIT 3, SAID RESUBDIVISION BEING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



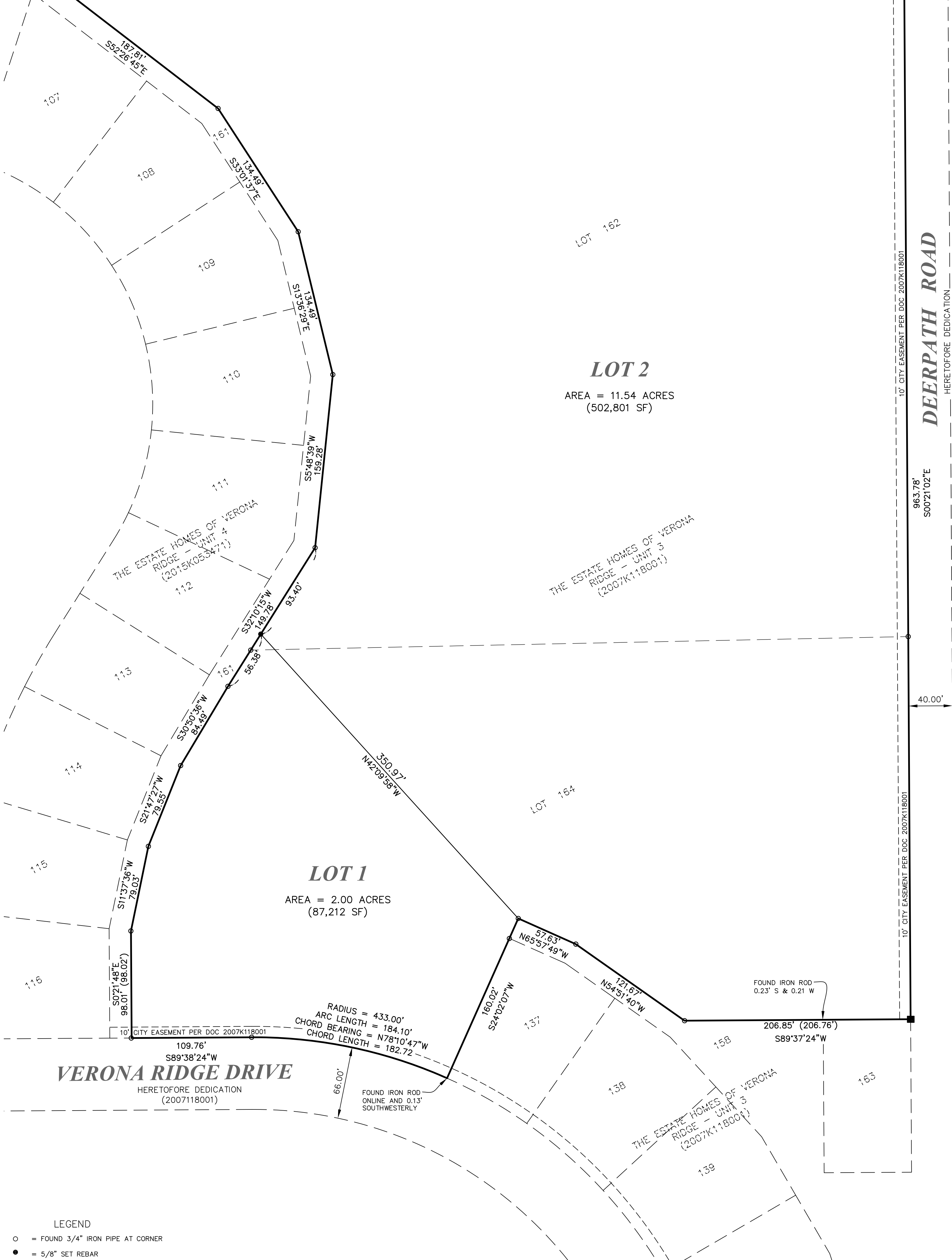
BASIS OF BEARINGS IS NAD 83, ILL. EAST ZONE

N88°49'15"E
776.81' (776.73')

IRON PIPE SET IN CONCRETE

POINT OF BEGINNING

15' CITY EASEMENT PER DOC 2007K118001



VERONA RIDGE DRIVE
HERETOFORE DEDICATION (2007118001)

DEERPETH ROAD
HERETOFORE DEDICATION (2007118001)

LEGEND

- = FOUND 3/4" IRON PIPE AT CORNER
- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT

XXX.XX = MEASURED DISTANCE
(XX.XX) = RECORD DISTANCE OR BEARING

LOT 1 = 87,212 SF 2.00 ACRES
LOT 2 = 502,781 SF 11.54 ACRES

Development Data Table: Final Plat The Estate Homes of Verona Ridge 2nd Resubdivision of Part of Unit 3		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-12-350-017 & 15-12-350-018		
b) Subject Property Area	13.54	Acres
	590,013	Square Feet
c) Proposed Right-of-way	0	Acres
	0	Square Feet
	0	Linear Feet of Centerline
d) Proposed Easements	0	Acres
	0	Square Feet

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CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

WHITT LAW LLC
70 SOUTH CONSTITUTION DRIVE
AURORA, ILLINOIS 60506

NO.	DATE	REVISIONS
1	10/04/17	PER CITY REVIEW

DATE: OCT. 4, 2017
PROJECT NO. P17010
FILE NO P17010-PLAT
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THE ESTATE HOMES OF VERONA RIDGE 2nd RESUBDIVISION OF PART OF UNIT 3

BEING A RESUBDIVISION OF LOTS 162 AND 164 IN THE ESTATE HOMES OF VERONA RIDGE UNIT 3, SAID RESUBDIVISION BEING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOTS 162 AND 164 IN THE ESTATE HOMES OF VERONA RIDGE, UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13 AND PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. RECORDED NOVEMBER 30, 2007 AS DOCUMENT NUMBER 2007K118001.

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 17089C0317H, PANEL NUMBER 406, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.

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

FOR REVIEW ONLY

SIGNATURE _____ 3581

MARK G. SCHELLER
PROFESSIONAL LAND SURVEYOR #3581
(EXPIRES 11-30-18)
ENGINEERING ENTERPRISES, INC.
52 WHEELER ROAD,
SUGAR GROVE, IL 60554

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED APRIL 17, 2017.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS))SS
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 _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS))SS
COUNTY OF _____)

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.

OWNER OR ATTORNEY _____

PLEASE TYPE/PRINT NAME _____

ENGINEER _____

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

COUNTY CLERK _____

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____

PLANNING COMMISSION, CITY OF AURORA _____

CHAIRMAN _____

PLEASE TYPE/PRINT NAME _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WEST AURORA SCHOOL 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 129.

DATED THIS _____ DAY OF _____, A.D., 2017.

WEST AURORA SCHOOL DISTRICT 129
1877 WEST DOWNER PLACE
AURORA, IL 60506

SIGNATURE _____

PRINT NAME AND TITLE _____

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., 2017.

NOTARY _____

PLEASE TYPE/PRINT NAME _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOX VALLEY PARK DISTRICT, AN ILLINOIS PARK DISTRICT, 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 129.

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

FOX VALLEY PARK DISTRICT
101 W. ILLINOIS AVENUE
AURORA, IL 60506-5989

SIGNATURE _____

PRINT NAME AND TITLE _____

STATE OF ILLINOIS))SS
COUNTY OF KANE)

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., 2017.

NOTARY _____

PLEASE TYPE/PRINT NAME _____

AFFIX SEAL

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF KANE)

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

COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK



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