



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201)

LEGEND OF LINES

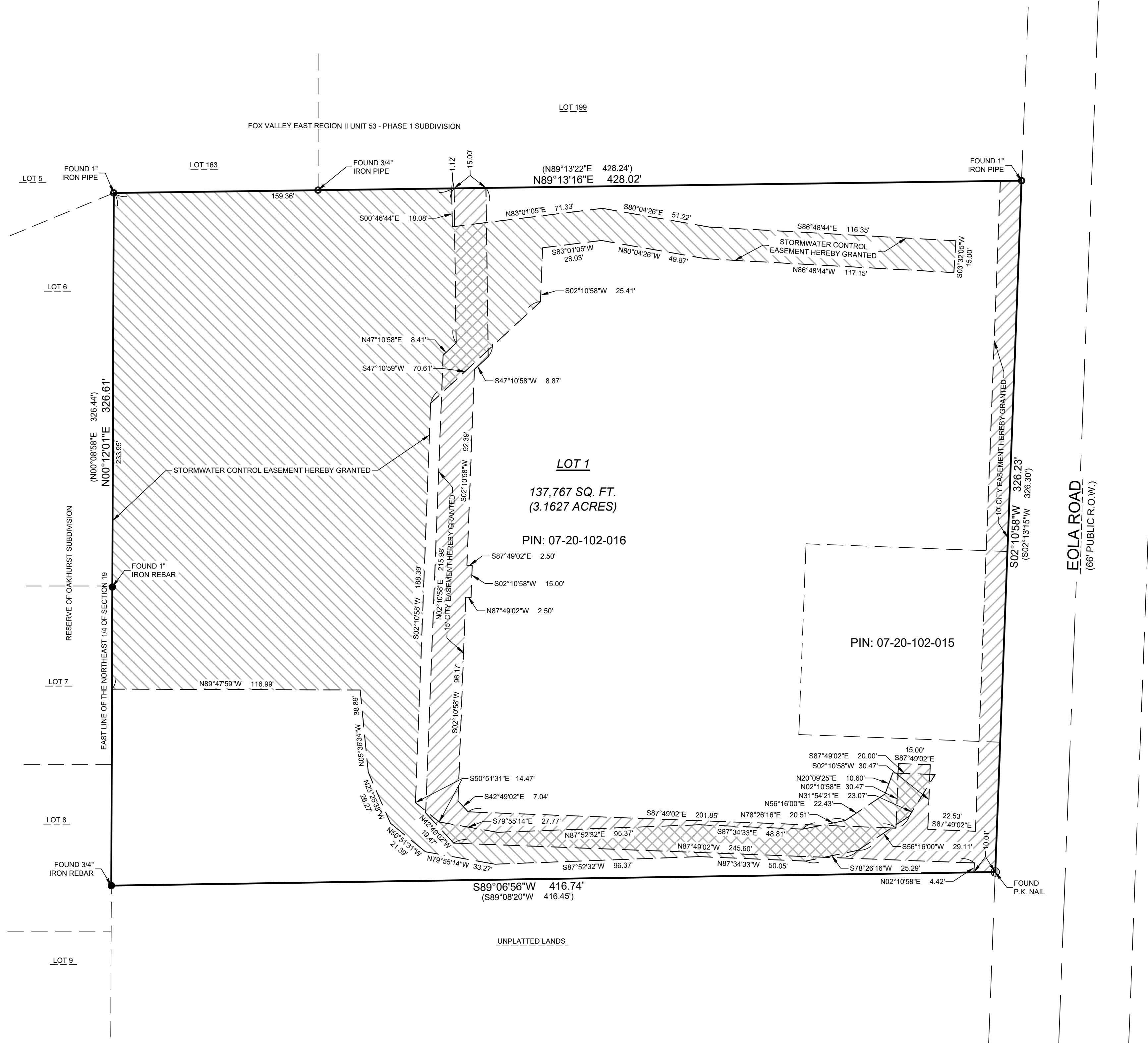
- PARCEL BOUNDARY
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- ADJACENT BOUNDARY
- SECTION LINE
- BUILDING SETBACK
- PUBLIC UTILITY EASEMENT LINE
- RECORD DIMENSION
- MEASURED DIMENSION
- CITY EASEMENT
- STORMWATER CONTROL EASEMENT

FINAL PLAT FOR AURORA FIRE STATION #9 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION
20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

SUBMITTED BY & RETURN TO:
CITY OF AURORA, ZONING & PLANNING DIVISION,
44 E DOWNER PL.
AURORA, IL 60505



GENERAL NOTES

1. FIELD WORK COMPLETED ON DECEMBER 12, 2023.
2. ALL DIMENSIONS ARE MEASURED DIMENSIONS. RECORD DIMENSIONS ARE SHOWN PARENTHETICALLY. THE BOUNDARIES OF THE PARCELS AS DESCRIBED FORM A MATHEMATICALLY CLOSED FIGURE.
3. NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, GAPS, STRIPS, GORES OR ERRORS IN BOUNDARY LINES OR BETWEEN PARCELS EXIST.

PIN: 07-20-102-015
07-20-102-016

DEVELOPMENT DATA TABLE		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINS):	07-20-102-015 & 07-20-102-016	
b) SUBDIVIDED AREA	3.1627	ACRES
	137,767	SQUARE FEET
c) PROPOSED NEW RIGHT-OF-WAY	-	ACRES
	-	SQUARE FEET
	-	LINEAR FEET OF CENTERLINE
d) PROPOSED NEW EASEMENTS	-	ACRES
	-	SQUARE FEET

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:
1051 E. MAIN STREET, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

AURORA FIRE STATION #9 SUBDIVISION AURORA, DUPAGE COUNTY, ILLINOIS

FINAL PLAT OF SUBDIVISION

REVISIONS

NO.	DESCRIPTION	DATE
1	City Comments dated 7/15/2024	7/22/2024
2	City Comments dated 8/02/2024	8/12/2024

REG. JOB NO. 5179200
DATE 05/31/2024
SCALE 1"=30'
DRAFTED BY KGD

SHEET
1
9
2

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FINAL PLAT FOR AURORA FIRE STATION #9 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ (NAME) _____, A _____ (TYPE/STATE) _____ 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(S) _____.

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

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE _____

STATE OF _____)
COUNTY OF _____)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 THE AFORESAID INSTRUMENT.

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

NOTARY

PLEASE TYPE/PRINT NAME

NOTARY'S SEAL

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

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

COUNTY CLERK

PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

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

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF _____)SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # _____, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
COUNTY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING 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 AND ZONING COMMISSION THIS _____ DAY OF _____, A.D., 20_____.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL 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

STORMWATER CONTROL EASEMENT

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, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER _____. 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.

CITY EASEMENT

A 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 "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 "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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____)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.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 409.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 182.25 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 416.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST ALONG SAID WEST LINE OF SECTION 20, 326.44 FEET TO A POINT ON THE SOUTH LINE OF 163 OF FOX VALLEY EAST REGION 2 UNIT 53 PHASE 1; THENCE NORTH 89 DEGREES 13 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 163 AND LOT 199 OF SAID SUBDIVISION, 28.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 199 OF SAID SUBDIVISION; THENCE SOUTH 2 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 199 AND ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF EOLA ROAD, 326.30 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 137,767 SQUARE FEET OR 3.1627 ACRES

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF AURORA, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0138J, MAP EFFECTIVE DATE OF AUGUST 1, 2019.

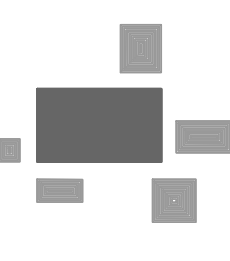
DATED AT EAST DUNDEE, ILLINOIS, THIS 31ST DAY OF MAY, 2024.

DRAFT

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025

CITY RESOLUTION: _____ PASSED ON: _____

SUBMITTED BY & RETURN TO:
CITY OF AURORA, ZONING & PLANNING DIVISION,
44 E DOWNER PL.,
AURORA, IL 60505

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CHICAGO | MILWAUKEE | NATIONWIDE

AURORA FIRE STATION #9 SUBDIVISION

AURORA, DUPAGE COUNTY, ILLINOIS

FINAL PLAT OF SUBDIVISION

REVISIONS

NO.	DESCRIPTION	DATE
1	City Comments dated 7/15/2024	7/22/2024
2	City Comments dated 8/02/2024	8/12/2024

REG. JOB No.: 5172900
REG. PM: _____
DATE: 05/31/2024
SCALE: 1"=50'
DRAFTED BY: KGD

SHEET
2
9
2

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SURVEY