

P.I.N.
07-28-101-007-0000
07-28-101-008-0000

Prepared By:
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Tel: 630.577.5228

PRELIMINARY PLAT OF SUBDIVISION

KINGSLEY ROW

BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

City Resolution: _____ Passed On: _____

SHEET 1 OF 5

LEGEND

LOT 3

New Subdivision Block No.
Proposed Location of Future Concrete Monument
Property Corner
Subdivision Boundary Line (Overall Property Line)
Lot Line
Existing Lot Line
Easement Line
Road Center Line
Record Dimension

Lot Key Map

Not to Scale

Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46

Sheet Index

Not to Scale

Sheet 2 Sheet 3 Sheet 4

Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45, & 46 - Blanket City Easement

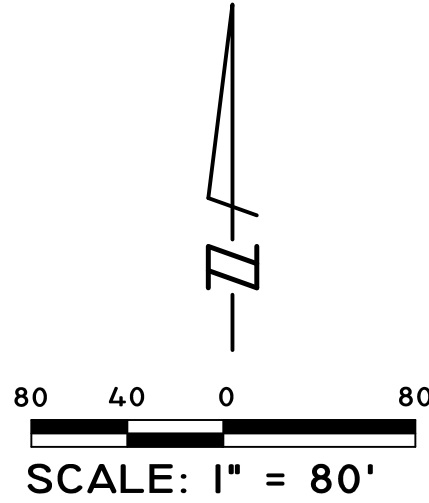
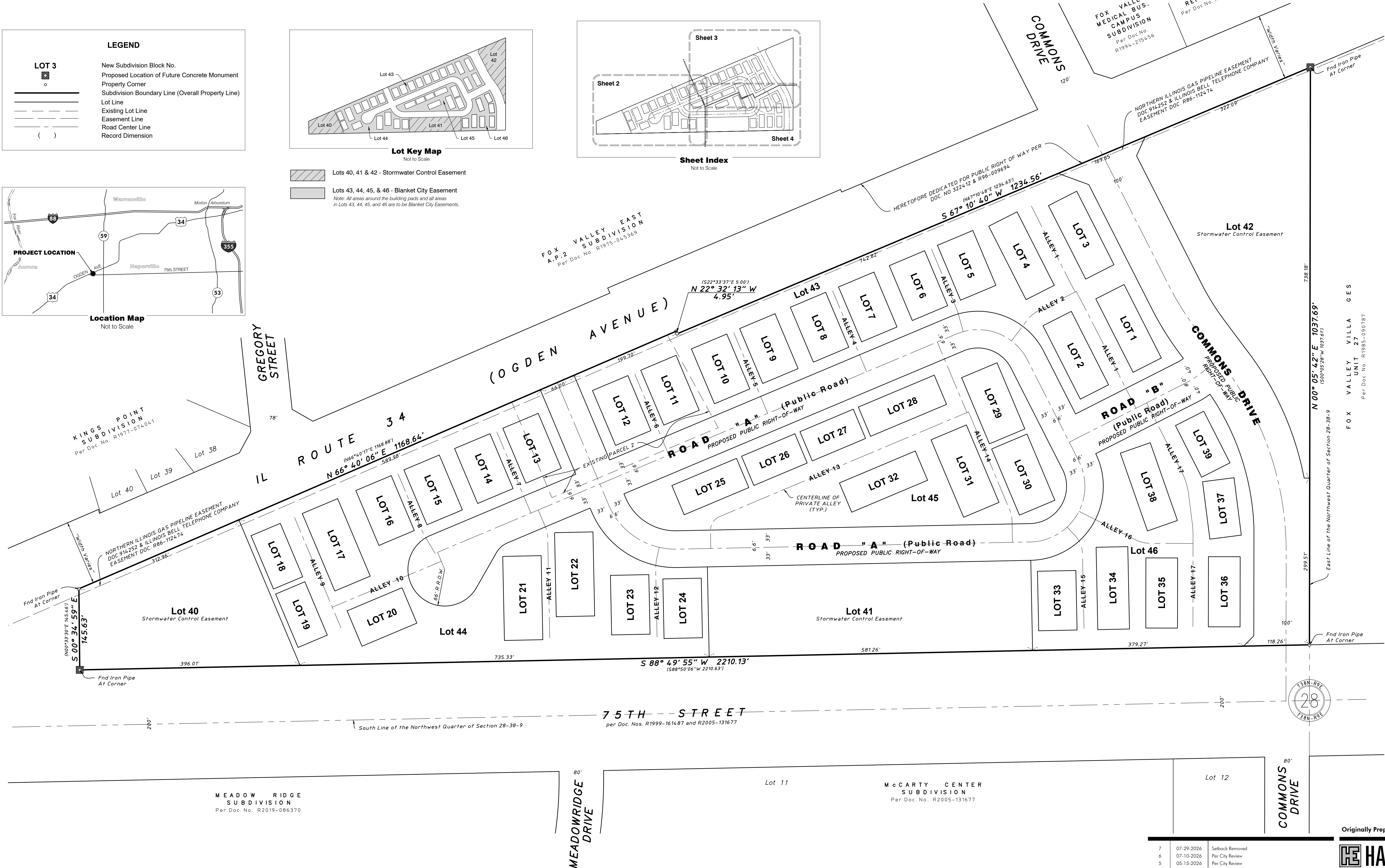
Note: All areas around the building pads and all areas in Lots 43, 44, 45, and 46 are to be Blanket City Easements.

Location Map

Not to Scale

PROJECT LOCATION

Map showing the project location relative to surrounding roads and highways (I-55, I-59, I-355, I-53).



7	07-29-2026	Setback Removed
6	07-10-2026	Per City Review
5	05-15-2026	Per City Review
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No.	Date	Revision

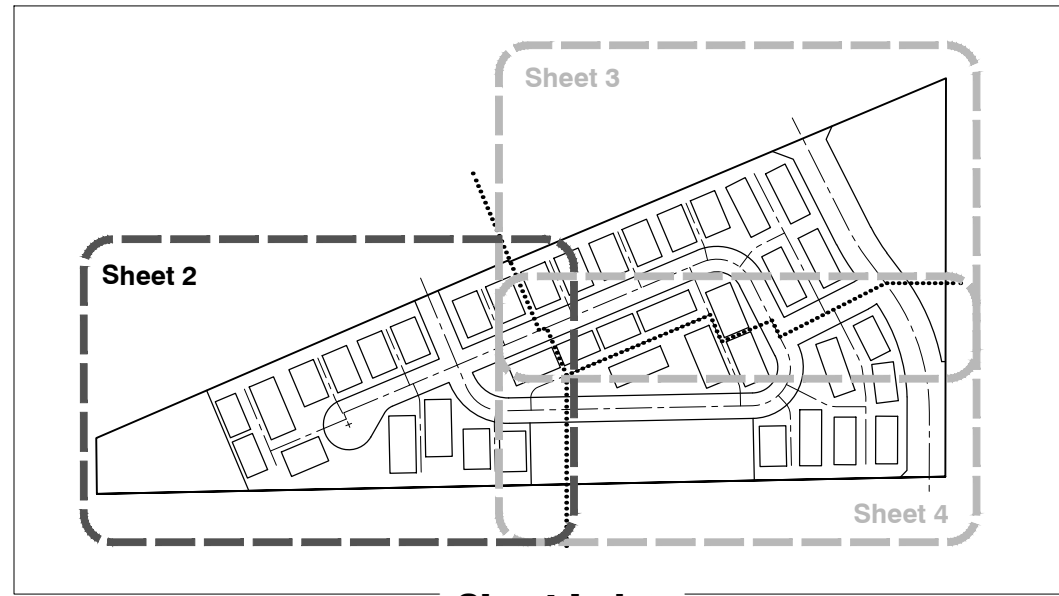
Originally Prepared: 6/20/2025 Project No. 25-041

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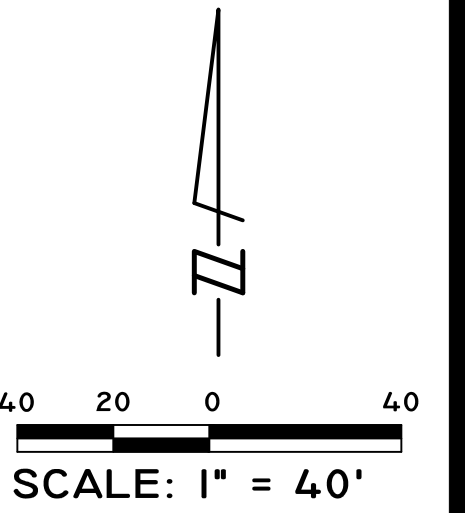
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
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www.haegerengineering.com

Curve	Length	Radius	Chord	Chord Bearing
C11	32.21	27.00	30.33	S 33° 00' 18" W
C12	24.45	100.00	24.39	N 5° 50' 13" E
C13	155.07	130.00	146.04	N 56° 59' 42" W
C14	18.90	50.00	18.78	N 11° 59' 43" W
C15	28.52	200.00	28.50	S 26° 54' 28" E
C21	27.82	42.50	27.32	N 48° 25' 40" E

Line Table		
Line	Direction	Length
L12	S1° 10' 04.91"E	31.81
L13	N12° 50' 31.69"E	17.50
L14	N22° 49' 19.88"W	33.81
L15	N22° 49' 19.88"W	33.00
L16	S30° 59' 35.85"E	28.53



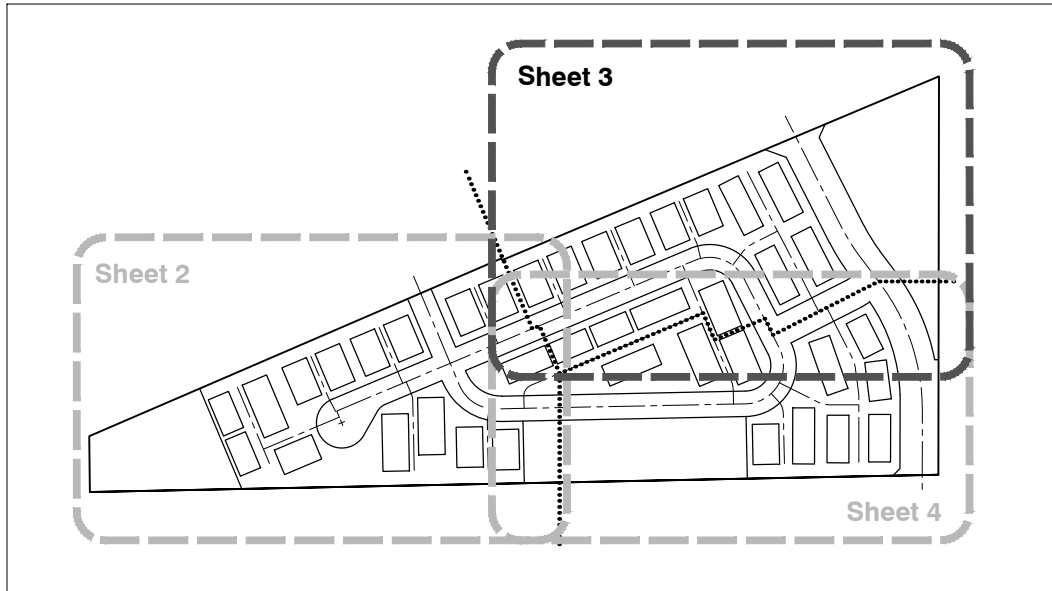
Note: All areas around the building pads and all areas in Lots 45, 46, and 47 are to be Blanket City Easements.



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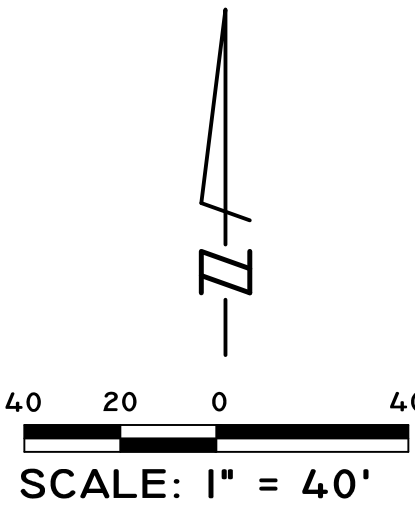
Sheet Index

Not to Scale

Note: All areas around the building pads and all areas in Lots 45,
46, and 47 are to be Blanket City Easements.

Line Table		
Line	Direction	Length
L1	S28° 04' 29.90"E	17.52
L2	S28° 04' 29.90"E	32.66
L3	N37° 03' 15.03"E	45.69
L4	N15° 22' 04.25"W	34.99
L5	N36° 51' 31.73"W	10.87
L6	N53° 08' 28.27"E	51.32
L7	N53° 08' 28.27"E	0.95

Curve Table				
Curve	Length	Radius	Chord	Chord Bearing
C1	28.60	63.00	28.36	N 50° 03' 38" E
C2	6.51	50.00	6.50	N 19° 05' 42" W
C3	149.90	100.00	136.26	S 69° 52' 40" E
C4	11.71	60.00	11.69	N 57° 28' 31" E
C5	17.32	100.00	17.30	N 58° 06' 14" E
C6	38.81	113.00	38.62	N 17° 05' 40" W



Originally Prepared: 6/20/2025 Project No. 25-041

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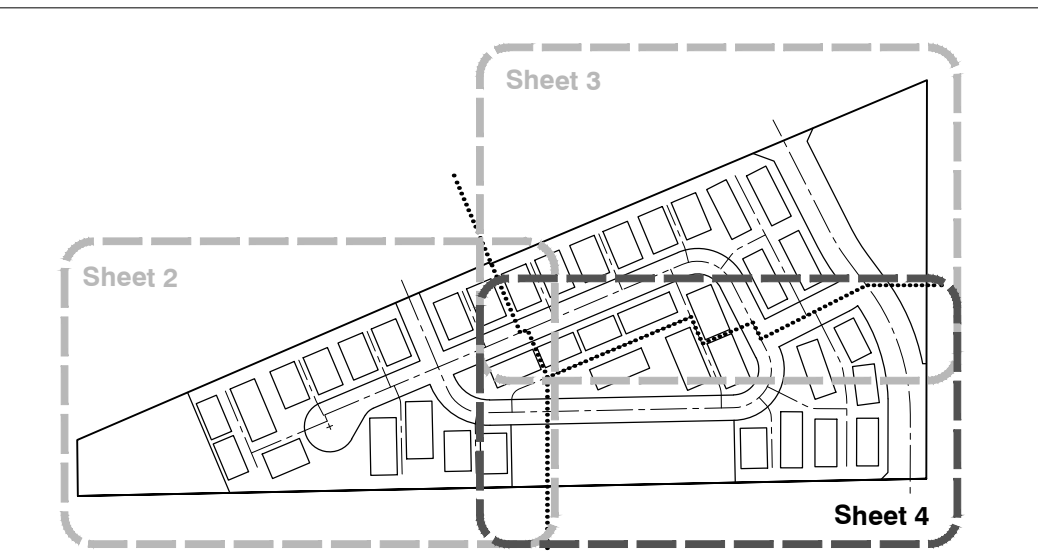
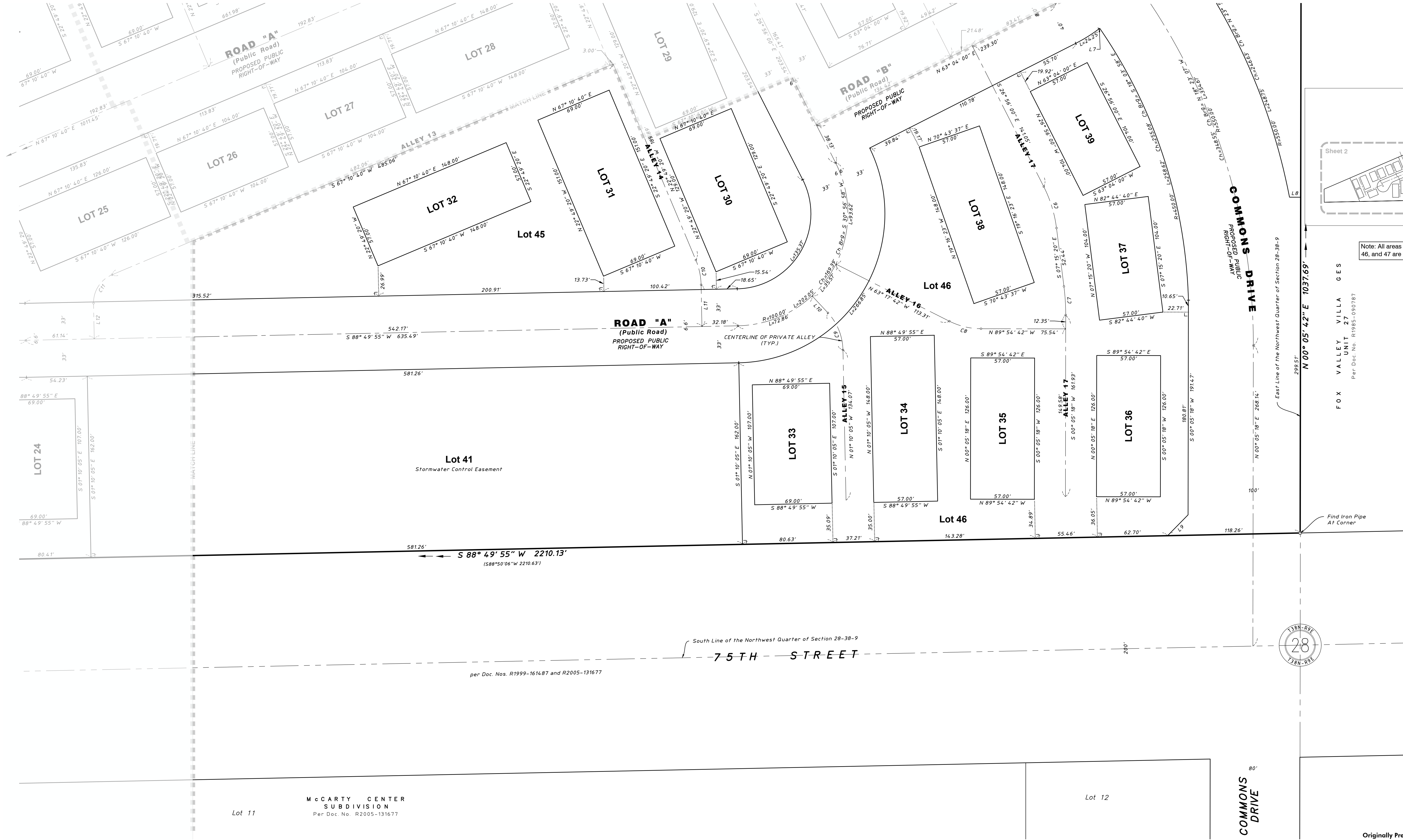
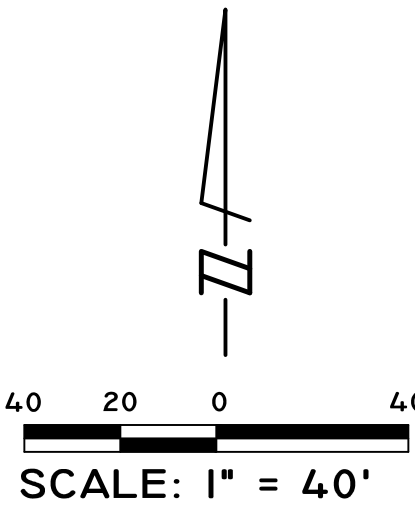
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TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.



Note: All areas around the building pads and all areas in Lots 45, 46, and 47 are to be Blanket City Easements.

Curve Table				
Curve	Length	Radius	Chord	Chord Bearing
C6	38.81	113.00	38.62	N 17° 05' 40" W
C7	25.64	200.00	25.62	N 3° 35' 01" W
C8	29.27	63.00	29.00	N 76° 36' 12" W
C9	36.43	50.00	35.63	N 22° 02' 31" W
C10	22.68	60.00	22.54	S 11° 59' 42" E
C11	32.21	27.00	30.33	S 33° 00' 18" W

Line Table		
Line	Direction	Length
L7	N53° 08' 28.27" E	0.95
L8	N89° 54' 42.42" W	10.00
L9	S44° 27' 29.73" W	26.09
L10	N42° 54' 56.18" W	20.81
L11	S1° 10' 04.91" E	37.17
L12	S1° 10' 04.91" E	31.81

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TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
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TOWNHOME
BUILDING LOTS

	Area (ac.)	Area (sf)
LOT 1	0.19366	8,436
LOT 2	0.19366	8,436
LOT 3	0.19366	8,436
LOT 4	0.19366	8,436
LOT 5	0.16949	7,383
LOT 6	0.16949	7,383
LOT 7	0.16949	7,383
LOT 8	0.16949	7,383
LOT 9	0.16949	7,383
LOT 10	0.16949	7,383
LOT 11	0.16949	7,383
LOT 12	0.16949	7,383
LOT 13	0.16949	7,383
LOT 14	0.16949	7,383
LOT 15	0.16949	7,383
LOT 16	0.16949	7,383
LOT 17	0.23919	10,419
LOT 18	0.13609	5,928
LOT 19	0.13609	5,928
LOT 20	0.16949	7,383
LOT 21	0.23919	10,419
LOT 22	0.23919	10,419
LOT 23	0.16949	7,383
LOT 24	0.16949	7,383
LOT 25	0.16488	7,182
LOT 26	0.13609	5,928
LOT 27	0.13609	5,928
LOT 28	0.19366	8,436
LOT 29	0.20434	8,901
LOT 30	0.20434	8,901
LOT 31	0.23919	10,419
LOT 32	0.19366	8,436
LOT 33	0.16949	7,383
LOT 34	0.19366	8,436
LOT 35	0.16488	7,182
LOT 36	0.16488	7,182
LOT 37	0.13609	5,928
LOT 38	0.19366	8,436
LOT 39	0.13609	5,928
Subtotal: Lots 1 - 39	6.93774	302,208

OUTLOTS

	Area (ac.)	Area (sf)
LOT 40 <i>Stormwater Mgmt.</i>	1.68106	73,227
LOT 41 <i>Stormwater Mgmt.</i>	2.16171	94,164
LOT 42 <i>Stormwater Mgmt.</i>	2.70145	117,675
LOT 43	2.78052	121,120
LOT 44	3.14684	137,076
LOT 45	2.15490	93,867
LOT 46	1.86061	81,048
Subtotal: Outlots 40-46	16.48709	718,178

ROW

ROW	6.75218	294,125
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Total (Lots, Outlots, and ROW)	30.17701	1,314,510
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Note:

Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45 & 46 - Blanket City Easement

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91; THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE: THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 1168.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 1037.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FAP 311 JOB NO. R- 91-0117-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-101-007 07-28-101-008		
b) Subdivided Area	30.18	Acres
	1314510	Square Feet
c) Proposed New Right-of-way	6.75218	Acres
	294,125	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0	Acres
	-	Square Feet

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