

**SURVEYOR**  
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# FINAL PLAT OF HABITAT GREEN FREEDOM SUBDIVISION

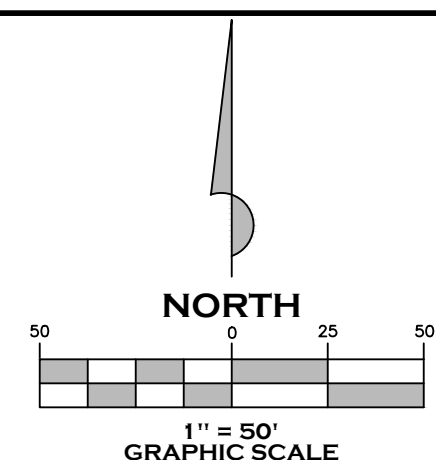
BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_

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

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**MeritCorp**  
GROUP, LLC



DATE:	DESCRIPTION:
02/17/2023	ISSUED FOR REVIEW
06/21/2023	COA REVIEW DATED 06/20/23
02/14/2024	REVISED PER COA REVIEW



**MeritCorp**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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Other Office Locations:  
Gurnee, IL

FOX VALLEY HABITAT FOR HUMANITY  
1300 S BROADWAY RD. SUITE 101  
MONTGOMERY, IL 60538

FINAL PLAT  
OF  
HABITAT GREEN FREEDOM SUBDIVISION  
AURORA, ILLINOIS

PROJECT NO. M22006

DRAWN BY: ZD

CHECKED BY: JDS

**SHEET NO. 1 / 2**

## LEGEND

PROPERTY BOUNDARY —————

OFFSITE PROPERTY LINE ————

PROPOSED LOT LINE —————

PROPOSED EASEMENT LINE ———— ————

SETBACK LINE - - - - -

CONCRETE MONUMENT ■

FOUND IRON PIPE ○

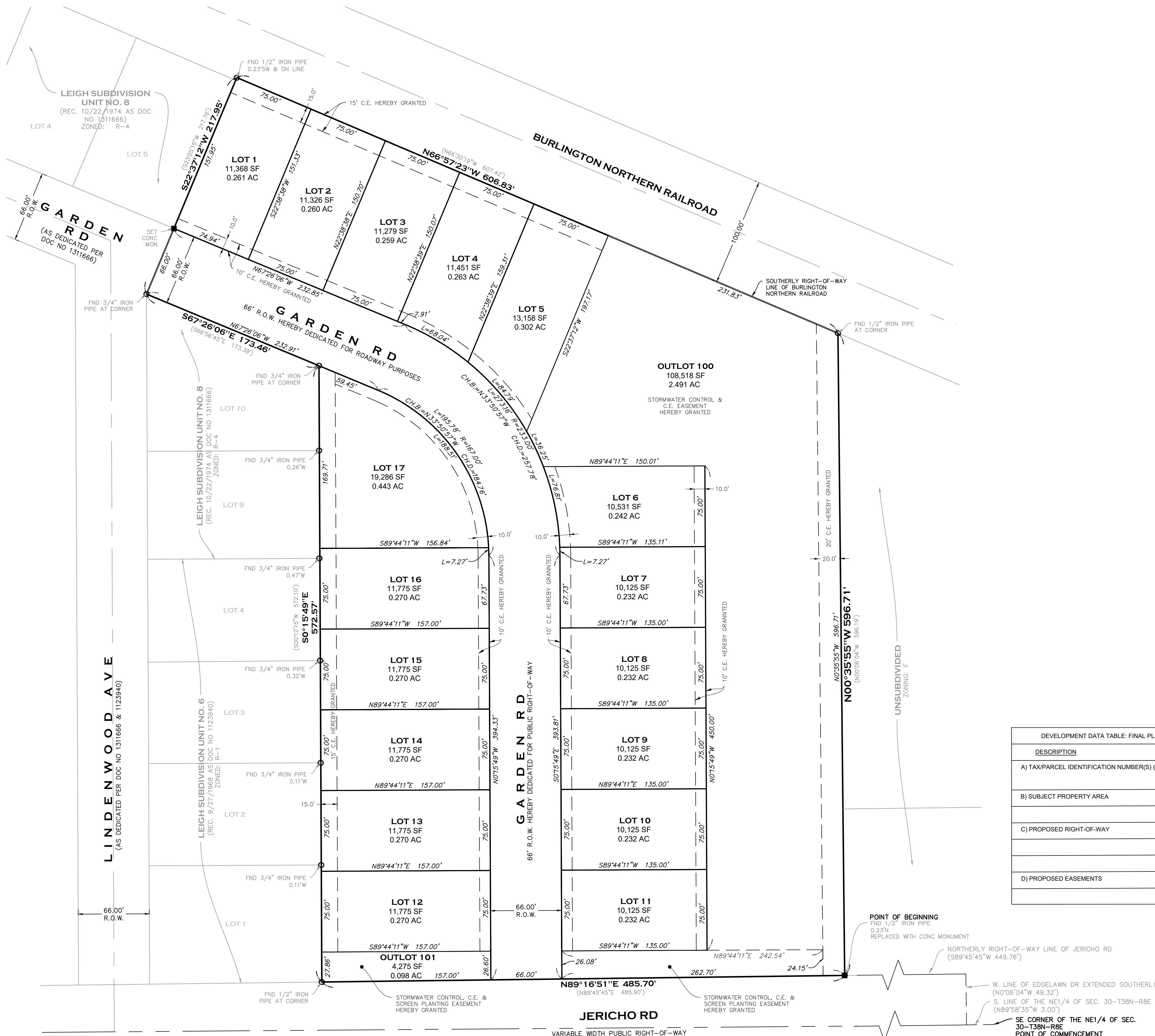
RECORD DIMENSION (XXX.XX)

## ABBREVIATIONS

C.E. = CITY EASEMENT  
FND = FOUND  
DOC NO = DOCUMENT NUMBER  
REC= RECORDED

### SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD'83.
3. THE RIGHT-OF-WAY OF JERICHO ROAD WAS NOT INCLUDED THE DESCRIBED PROPERTY AND THE RECORD DEDICATION DOCUMENT WAS NOT DISCOVERED DURING THE COURSE OF THE SURVEY.



FINAL PLAT  
OF  
HABITAT GREEN FREEDOM SUBDIVISION

OWNER'S CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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: \_\_\_\_\_

NOTARY CERTIFICATE:

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 \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

MORTGAGE CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON \_\_\_\_\_ (DATE) \_\_\_\_\_ IN \_\_\_\_\_ COUNTY IN THE STATE OF \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_,

HEREBY CERTIFY THAT \_\_\_\_\_ (LENDING INSTITUTION) \_\_\_\_\_ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

SIGNATURE \_\_\_\_\_

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

MORTGAGE NOTARY CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) 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 \_\_\_\_\_

PLANNING AND ZONING COMMISSION CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) 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 COUNCIL CERTIFICATE:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

COUNTY CLERK'S CERTIFICATE:

STATE OF \_\_\_\_\_ )  
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 \_\_\_\_\_

CITY EASEMENT (C.E.) PROVISIONS:

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.

SCREEN PLANTING EASEMENT

A SCREEN PLANTING EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO FOX VALLEY HABITAT FOR HUMANITY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER PORTIONS OF OUTLOT 100 AND OUTLOT 101 WITHIN THE AREA SHOWN BY DASHED LINES ON THE PLAT AND MARKED "SCREEN PLANTING EASEMENT" TO PLANT TREES, SHRUBS, BUSHES AND OTHER FORMS OF VEGETATION AND CONSTRUCTING BERMS FOR THE PURPOSES OF SCREENING, PROTECTING AND SEPARATING SAID LOTS FROM JERICHO ROAD. NO PERMANENT BUILDINGS, STRUCTURES, FENCES, DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "SCREEN PLANTING EASEMENT".

INITIAL PLANTING AND MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BE THE RESPONSIBILITY OF FOX VALLEY HABITAT FOR HUMANITY. UPON NOTIFICATION BY FOX VALLEY HABITAT FOR HUMANITY TO THE SUCCESSOR OWNERS HEREOF AND/OR LAND OWNERS ASSOCIATION, MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BECOME THE RESPONSIBILITY OF SAID OWNERS OF SAID LOTS AND/OR LAND OWNERS ASSOCIATION.

IN THE EVENT THAT THE SUCCESSOR OWNERS AND/OR THE LANDOWNERS ASSOCIATION FAIL TO MAINTAIN SAID EASEMENT, THE CITY MAY ESTABLISH A SPECIAL SERVICE AREA OVER THE PROPERTY SUBJECT OF THIS PLAT TO MAINTAIN SAID EASEMENT

COUNTY RECORDER'S CERTIFICATE:

STATE OF \_\_\_\_\_ )  
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 \_\_\_\_\_

SURFACE WATER STATEMENT:

STATE OF \_\_\_\_\_ )  
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 \_\_\_\_\_

STORMWATER CONTROL EASEMENT PROVISIONS:

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.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS \_\_\_\_\_ )  
COUNTY OF DUPAGE \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼; THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, 3.00 FEET TO THE WESTERLY LINE OF EDGELAWN DRIVE EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY LINE, 49.32 FEET TO A LINE DRAWN PARALLEL WITH AND 40.00 FEET NORMALLY DISTANT NORTH OF THE PRESENT CENTER LINE OF JERICHO ROAD; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE, 449.76 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST CHURCH OF THE NAZARENE BY WARRANTY DEED RECORDED APRIL 22, 1975 AS DOCUMENT NO. 1324874, FOR THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST PARALLEL WITH THE WESTERLY LINE OF EDGELAWN DRIVE, AFORESAID, 586.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 66 DEGREES 30 MINUTES 19 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 607.42 FEET TO THE EASTERLY LINE OF LOT 5 IN LEIGH SUBDIVISION UNIT 8, EXTENDED NORTHERLY; THENCE SOUTH 23 DEGREES 05 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE AND SAID EXTENSION, 217.76 FEET TO THE NORTHWEST CORNER OF LOT 10 IN SAID LEIGH SUBDIVISION, UNIT 8; THENCE SOUTH 66 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 10, 173.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 0 DEGREES 12 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LEIGH SUBDIVISION, UNIT 8, AND THE EASTERLY LINE OF LEIGH SUBDIVISION, UNIT 6, 572.10 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID LEIGH SUBDIVISION, UNIT 6; THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JERICHO ROAD, 465.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1921 JERICHO ROAD, AURORA, ILLINOIS.

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 17089C, PANEL NUMBER 0401H, EFFECTIVE DATE 8/03/2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JONATHAN D. SPINAZZOLA, PLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3868  
CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2024  
4222 MERIDIAN PARKWAY, SUITE 112  
AURORA, ILLINOIS 60504  
630-554-6655

THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ILLINOIS.



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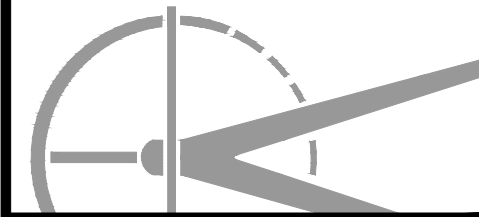
MeritCorp

OWNER / DEVELOPER  
FOX VALLEY HABITAT FOR HUMANITY  
1300 S BROADWAY RD. SUITE 101  
MONTGOMERY, IL 60538  
TEL: (630) 859-3333

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MERITCORP GROUP, LLC.  
4222 MERIDIAN PKWY, STE 112  
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TEL: (630) 554-6655

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OF  
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AURORA, ILLINOIS

PROJECT NO. M220006

DRAWN BY: ZDS

CHECKED BY: JDS

SHEET NO. 2/2