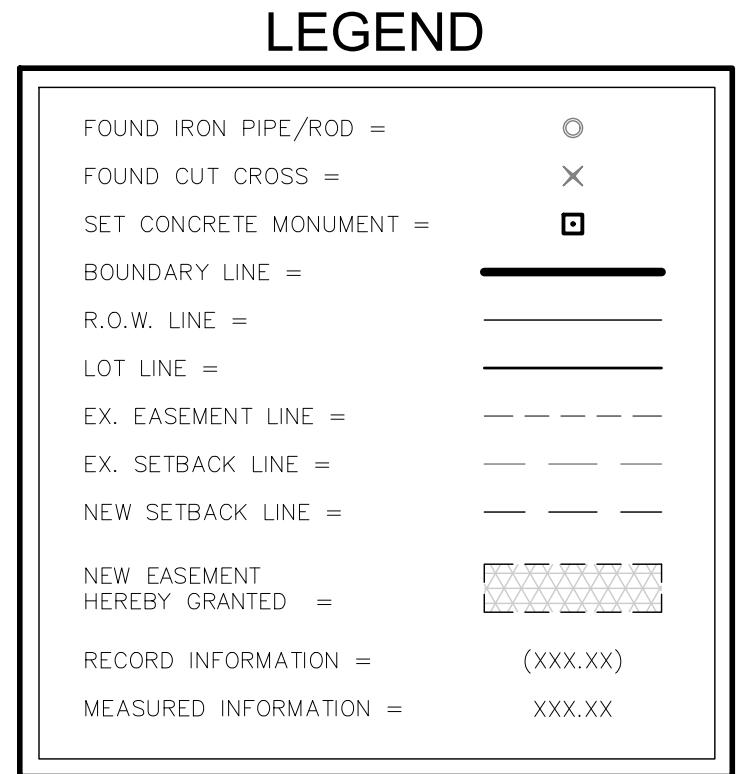
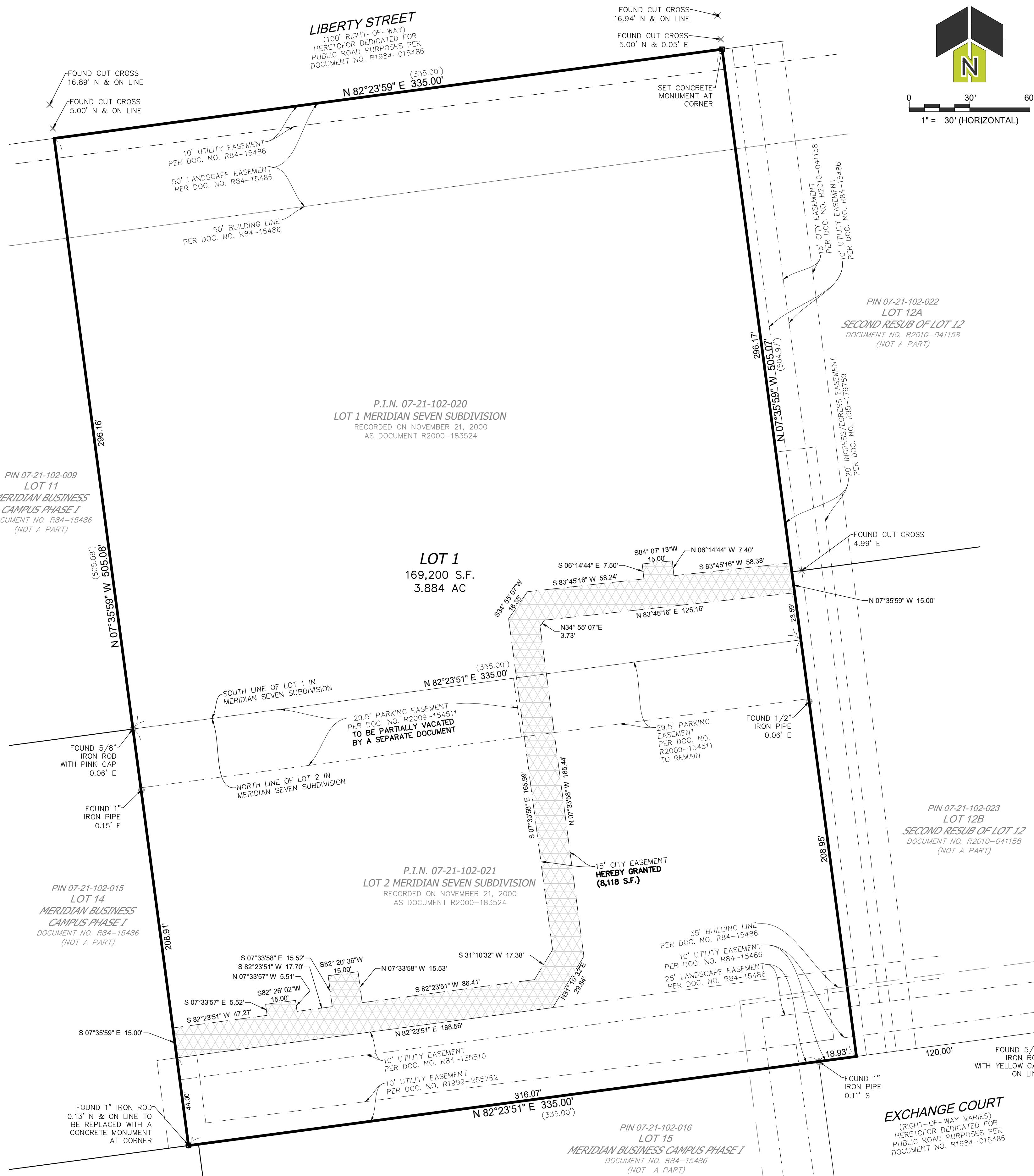


FINAL PLAT OF LOAVES & FISHES SUBDIVISION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN MERIDIAN SEVEN SUBDIVISION, IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MERIDIAN SEVEN SUBDIVISION RECORDED NOVEMBER 21, 2000 AS DOCUMENT R2000-183524, IN DUPAGE COUNTY, ILLINOIS.

City Resolution: _____
Passed on: _____



Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINS): 07-21-102-020, 07-21-102-021		
b) Subdivided Area	3.884	Acres
	169,200.00	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
d) Proposed New Easements	0.185	Acres
	8,060	Square Feet



OWNER/
CLIENT

LOAVES & FISHES
1871 HIGH GROVE LANE
NAPERVILLE, IL

REVISIONS

01/06/2026 - REVISED PER
CITY COMMENTS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF
CAGE CIVIL ENGINEERING, INC. AND MAY NOT BE
REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM
CAGE CIVIL ENGINEERING, INC.

LOAVES & FISHES FACILITY EXPANSION

AURORA, IL
FINAL PLAT OF SUBDIVISION

PROJ NO 240274
PM: GP/AR/CSH/JDM
DATE: 11/25/2025
SCALE: 1"=30'
SHEET NUMBER

1 OF 2



FINAL PLAT OF

LOAVES & FISHES SUBDIVISION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN MERIDIAN SEVEN SUBDIVISION, IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MERIDIAN SEVEN SUBDIVISION RECORDED NOVEMBER 21, 2000 AS DOCUMENT R2000-183524, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ (NAME) _____ A 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

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

SIGNATURE

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

STATE OF _____)

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 SO THEREIN AND TO MY KNOWLEDGE SET FORTH HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL TO 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

MORTGAGE CERTIFICATE

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 _____ 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 _____, 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 _____)

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 AT THAT TIME AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL 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 _____ A.D. 20_____

NOTARY

PLEASE TYPE/PRINT NAME

NOTARY'S SEAL

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DU PAGE 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 ENGINEER CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DU PAGE, 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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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 SURFACE WATER STATEMENT, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SURFACE WATER DRAINAGE, 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 SURFACE WATER DRAINAGE DID AT THAT TIME AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL 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.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

FOR REVIEW

ENGINEER

FOR REVIEW

PLEASE TYPE/PRINT NAME



CITY WATERMAIN EASEMENT PROVISIONS

A CITY WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS PERMITTIES OR LICENSEES FOR ALL AREAS HERON PLATTED AND DESIGNATED CITY WATERMAIN EASEMENT; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO, WATERMAINS AND THEIR APPURTENANCES. NO ENROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS PERMITTIES 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 WATERMAIN EASEMENT" WHICH ENROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY PERMITTIES OR LICENSEES WITH PERMITS FROM THE CITY IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTRIES SHALL MAKE ALL SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: BACKFILL AND 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 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.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DU PAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20_____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

PLEASE TYPE/ PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

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 1 AND 2 IN MERIDIAN SEVEN SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 12 IN MERIDIAN BUSINESS CAMPUS PHASE 1, IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MERIDIAN SEVEN SUBDIVISION RECORDED NOVEMBER 21, 2000 AS DOCUMENT R2000-183524, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HERON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS THE PROPERTY DIMENSIONS, LINES, BOUNDARIES, FEET AND DEPTH PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HERON 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 17043030361, PANEL NUMBER 317 OF 410, EFFECTIVE DATE AUGUST 1, 2019, A PORTION OR PORTIONS OF THE DESCRIBED PROPERTY ARE WITHIN THE FLOODPLAIN, AND ARE NOTED AS SUCH.

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

FOR REVIEW

SIGNATURE NUMBER

GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2027

SURVEYOR'S SEAL



PROJ NO 240274
PM: GP/AR/CSH/JDM
DATE: 11/25/2025
SCALE: N/A
SHEET NUMBER
2 OF 2