

THATCHER DRIVE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY
PER DOC. R1999-152735
(60')
R.O.W.

108

107

106

THATCHER'S GROVE
PER DOC. R1999-152735

105

102

101

100

COMMONS DRIVE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY
PER DOC. R1999-152735

COMMONS DRIVE
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

(40')
R.O.W.

HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

N 88°56'31" E
38.92'

40'

N 00°02'37" E 323.96'

S 00°02'37" W 188.71'

N 00°02'37" E 323.96'

OUTLOT 6
BLANKET CITY EASEMENT
HEREBY GRANTED
(VARIABLE WIDTH)
OVER OUTLOT 6
19,674 SQ. FT.
0.452 ACRES

N 00°02'37" E 130.50'

N 89°57'23" E 68.00'

S 89°57'23" E 68.00'

N 00°02'37" E 130.50'

N 44°57'23" W
325.36'

N 89°57'23" W 68.00'

N 00°02'37" E 107.62'

N 89°57'23" W 68.00'

N 89°57'23" W 107.42'

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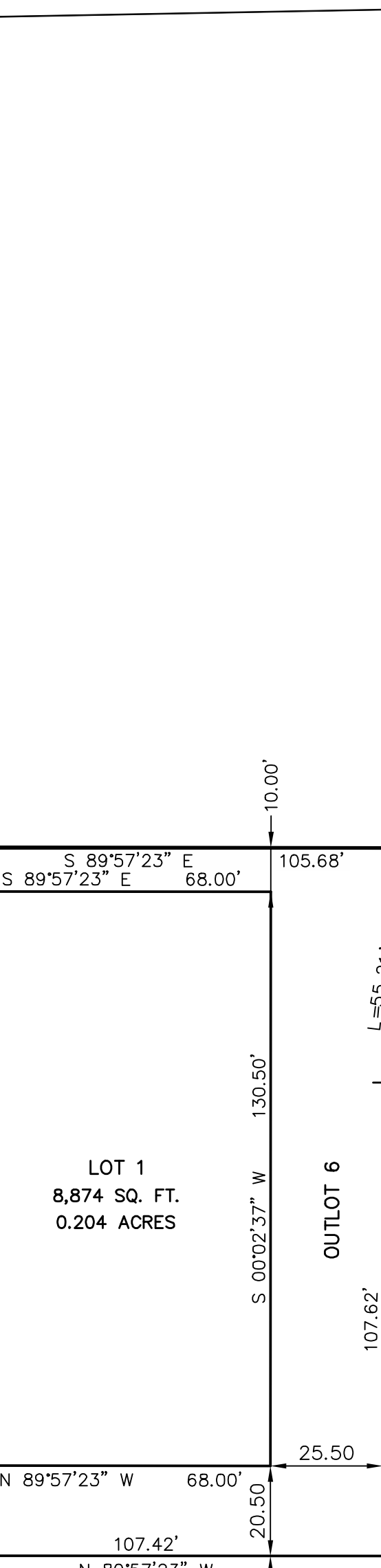
N 89°57'23" W 107.42'

N 89°57'23" W 107.42'

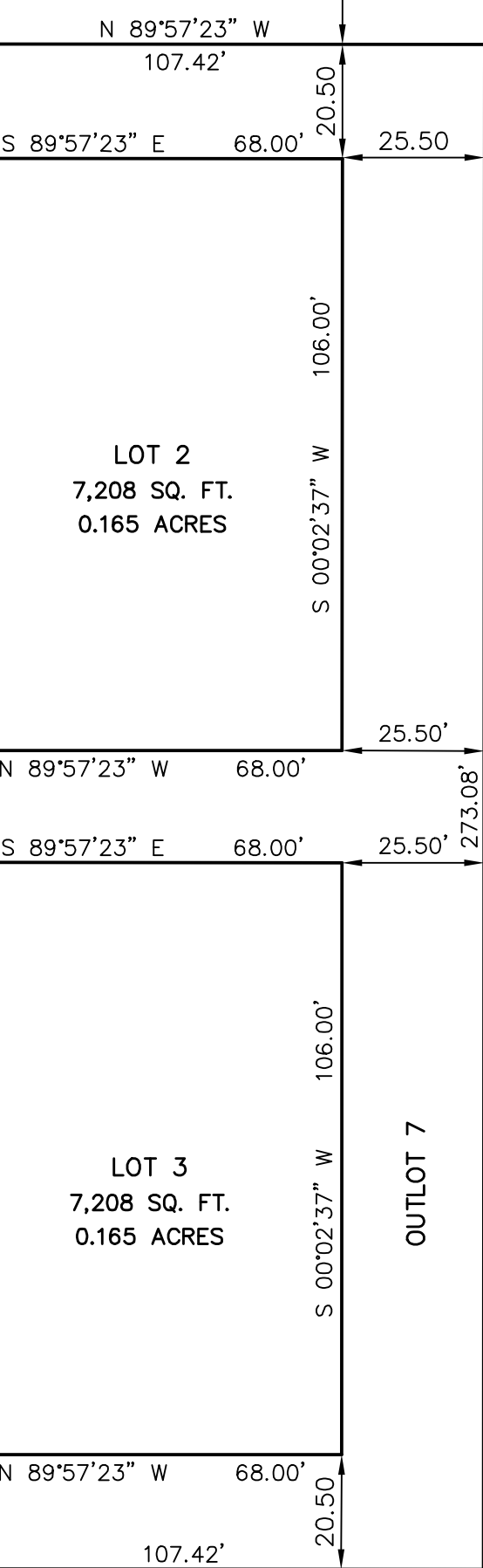
N 89°57'23" W 107.42'

N 89°57'23" W 107.42'

N 89°57'23" W 107.42'



STREET D
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY



STREET C
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY



STREET B
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

STREET C
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

FUTURE GRAMERCY SQUARE UNIT 3

FUTURE GRAMERCY SQUARE UNIT 2

FUTURE GRAMERCY SQUARE UNIT 2



PREPARED BY:
CEMCON, Ltd.

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DISC NO.: 743015 FILE NAME: SUBPLAT 1
DRAWN BY: AJB FLD. BK. / PG. NO.: D73/22-30
COMPLETION DATE: 03-21-18 JOB NO.: 743.015
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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT M/I HOMES OF CHICAGO, LLC, A LIMITED LIABILITY 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 204.

DATED THIS ____ DAY OF _____, A.D., 2018.

 SIGNATURE

 PLEASE PRINT NAME, TITLE

M/I HOMES OF CHICAGO, LLC
 400 E. DIEHL ROAD,
 SUITE 230
 NAPERVILLE, IL 60563

AFFIX CORPORATE SEAL
 IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

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., 2018.

 NOTARY

AFFIX SEAL PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF KANE)

APPROVED THIS ____ DAY OF _____, A.D., 2018 BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NO. _____

BY: _____
 MAYOR

ATTEST: _____
 CITY CLERK

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., 2018.

PLANNING COMMISSION, CITY OF AURORA

 CHAIRMAN

 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., 2018.

 CITY ENGINEER

 PLEASE TYPE/PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT 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 WHEATON, ILLINOIS, THIS ____ DAY OF _____, A.D., 2018.

 COUNTY CLERK

 PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 2018 AT _____ O'CLOCK ____M.

 RECORDER OF DEEDS

 PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 2018.

 ENGINEER

 OWNER

MY LICENSE EXPIRES ON _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DuPAGE)

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 SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1027.69 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH 1027.50 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 78.93 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 188.71 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, 105.68 FEET; THENCE SOUTH 64 DEGREES 14 MINUTES 17 SECONDS EAST, 66.00 FEET; THENCE SOUTHERLY, 25.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, A CHORD BEARING SOUTH 12 DEGREES 54 MINUTES 10 SECONDS WEST; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 209.51 FEET, TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, 195.60 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 241.24 FEET; THENCE WESTERLY, 38.39 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 117.00 FEET, A CHORD BEARING SOUTH 75 DEGREES 13 MINUTES 21 SECONDS WEST; THENCE SOUTH 65 DEGREES 41 MINUTES 58 SECONDS WEST 96.50 FEET TANGENT TO THE LAST DESCRIBED COURSE; THENCE WESTERLY, 77.75 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 77 DEGREES 52 MINUTES 18 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 154.31 FEET TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 268.89 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS WEST, ALONG SAID SOUTH LINE, 78.93 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, 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 PANEL NUMBER 17043C0708H, EFFECTIVE DATE DECEMBER 16, 2004, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
 EXPIRATION DATE IS APRIL 30, 2019

BLANKET CITY EASEMENT PROVISIONS

A BLANKET 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 "BLANKET 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 "BLANKET 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.

PREPARED BY:



CEMCON, Ltd.

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DISC NO.: 743015 FILE NAME: SUBPLAT 1
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