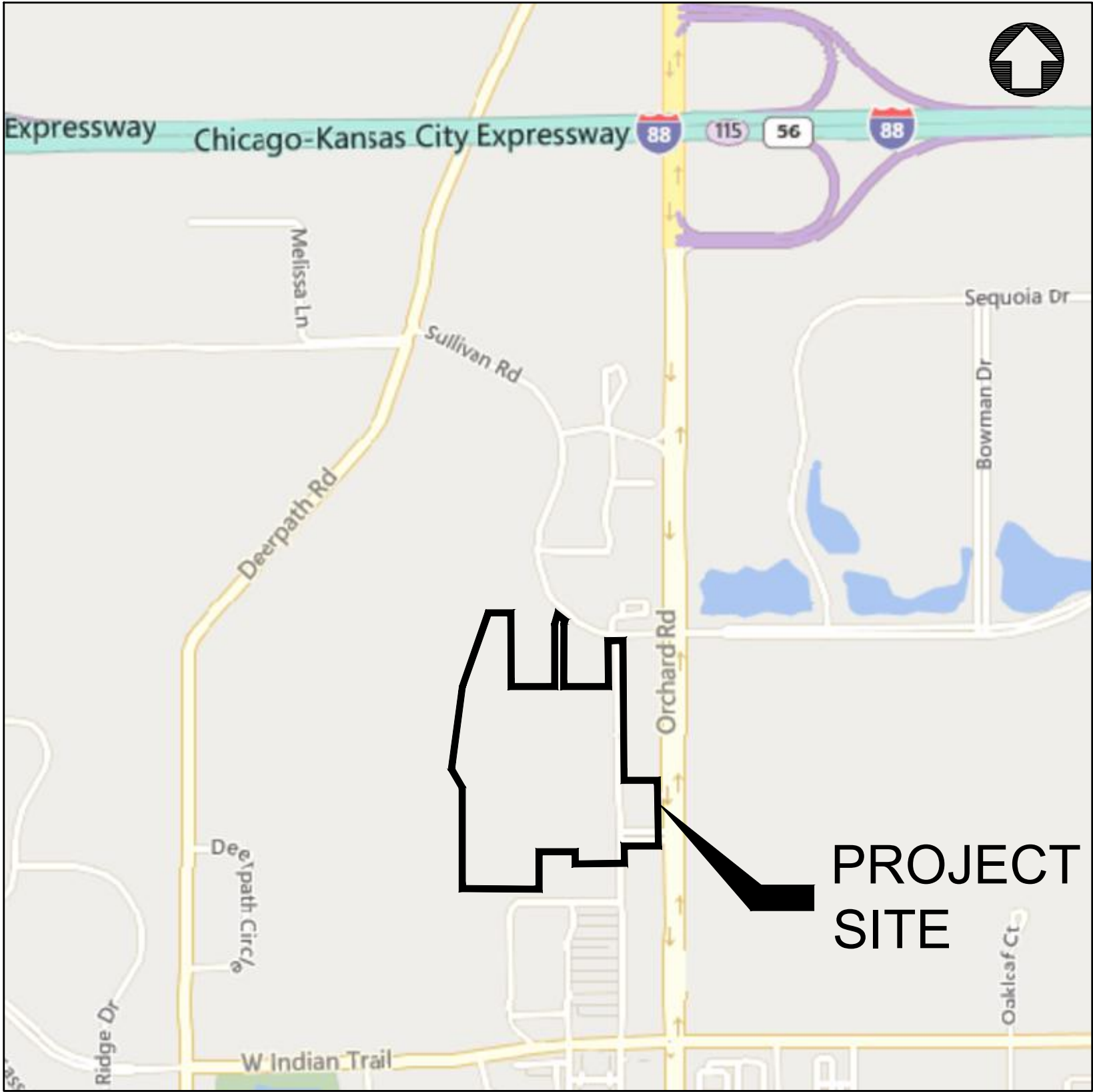


FIRE ACCESS PLAN FOR

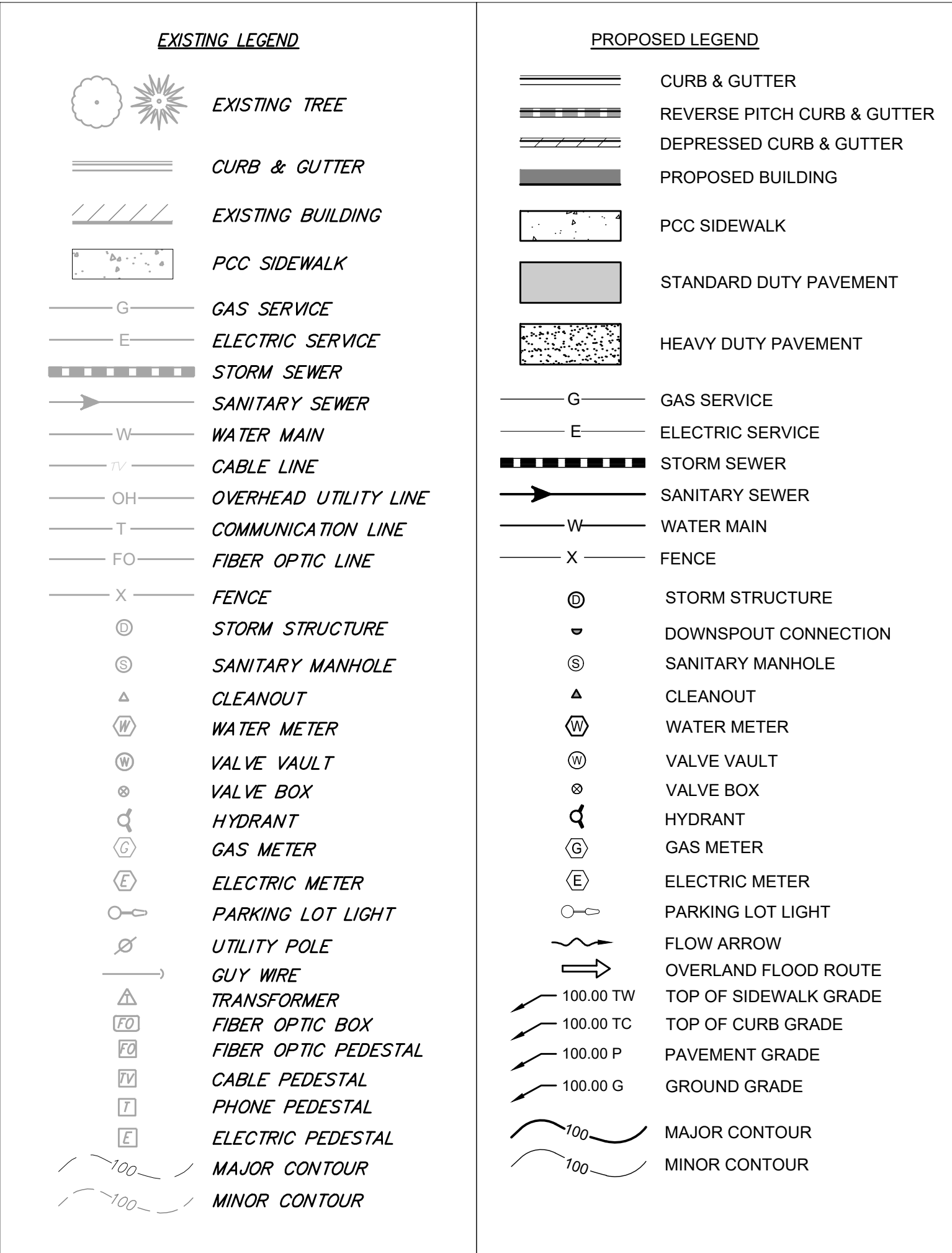
# CONTINENTAL 834 FUND LLC. SPRINGS AT AURORA

1380 N & 1444 N ORCHARD AVENUE, AURORA, IL 60506

LOCATION MAP



SECTION 12, TOWNSHIP 38N, RANGE 7E



LEGAL DESCRIPTION

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD, RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 275.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF LOT 1A FOR THIS AND NEXT TWO COURSES, A DISTANCE OF 396.88 FEET; THENCE NORTH 12 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 187.50 FEET; THENCE NORTH 12 DEGREES 4 MINUTES 12 SECONDS EAST, A DISTANCE OF 319.85 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 227.42 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 3.00 TO THE SOUTHWEST CORNER OF LOT 3B IN RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 242.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3B; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 250.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 50.04 FEET, AND WHOSE LONG CHORD BEARS NORTH 05 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 3B; THENCE NORTH 88 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 1A, A DISTANCE OF 40.79 FEET TO THE NORTHWEST CORNER OF LOT 3A IN SAID RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE SOUTH 15 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3A, A DISTANCE OF 76.07 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3A, A DISTANCE OF 131.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS EAST, ALONG SOUTH LINE OF SAID LOT 3A, A DISTANCE OF 271.34 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 792.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 29.39 FEET; THENCE SOUTH 10 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 30.39 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 233.59 FEET TO THE SOUTH LINE OF SAID LOT 1A; THENCE SOUTH 89 DEGREES 43 MINUTES 19 WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 230.73 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 35 WEST, ALONG A LINE OF SAID LOT 1A, A DISTANCE OF 64.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 154.46 FEET THE NORTHWEST CORNER OF LOT 7 IN ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 AS DOCUMENT NUMBER 2003K091879; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 444.02 FEET TO THE POINT OF BEGINNING.

CONTACTS

OWNER	ENGINEER	MUNICIPALITY
CONTINENTAL 834 FUND LLC	CAGE ENGINEERING, INC	CITY OF AURORA
MENOMONEE FALLS, WI 53051	2200 CABOT DRIVE SUITE 325 LISLE, IL, 60532	44 E DOWNER PLACE, AURORA, IL 60505
JEN PATTON	AARON BRUDER, P.E.	TRACEY VACEK
(262) 502-5500	(630) 598-0007	(630) 256-4636

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P: 630.598.0007  
WWW.CAGECIVIL.COM



REVISIONS
11/20/2024 PER CITY COMMENTS
12/04/2024 PER CITY COMMENTS
12/10/2024 PER CITY COMMENTS
05/16/2025 PER CLIENT COMMENTS

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FIRE ACCESS PLAN FOR  
CONTINENTAL 834 FUND  
LLC. SPRINGS AT AURORA  
1380 N & 1444 N ORCHARD AVENUE  
AURORA, IL 60506

PROJ NO: 240187  
ENG: EDR  
DATE: 10/16/2024

SHEET TITLE  
COVER  
SHEET

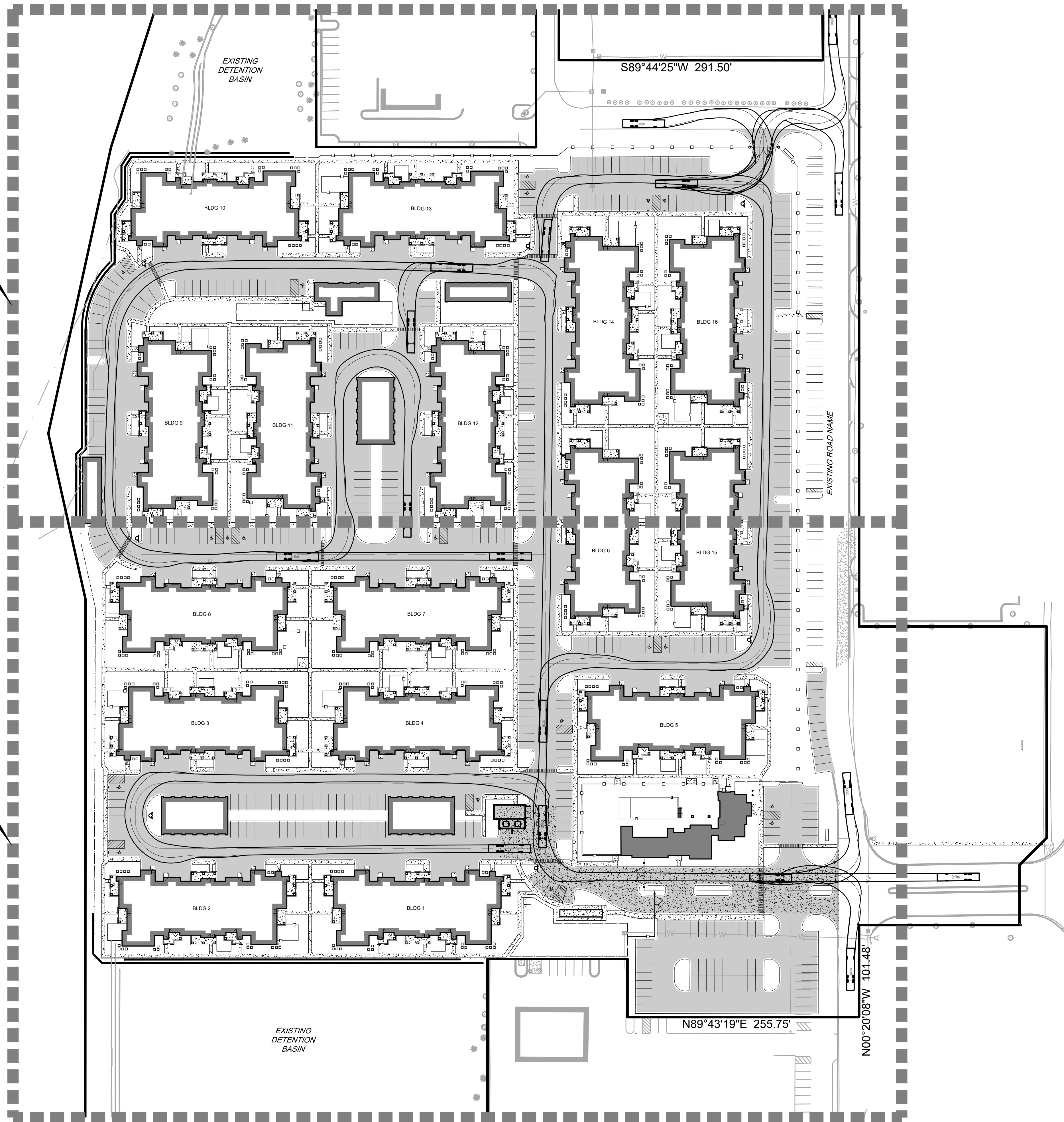
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C0.0  
1 OF 4



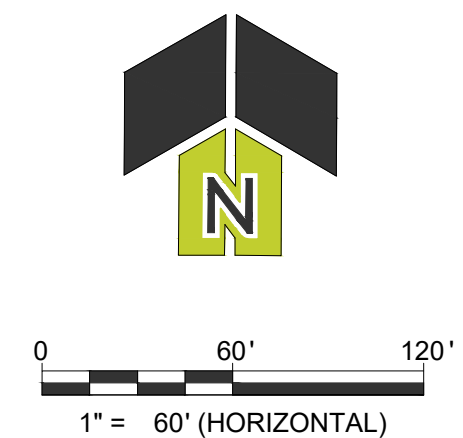
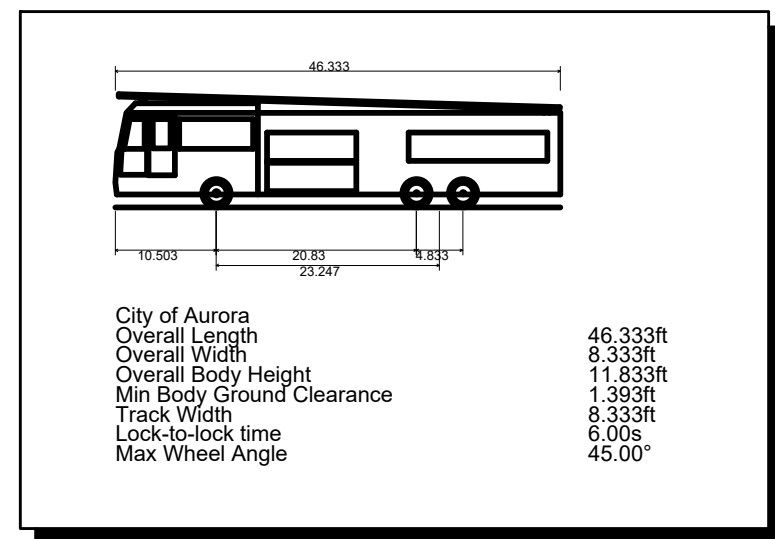


SEE SHEET 3 FOR  
DETAILED FIRE  
ACCESS PLAN - NORTH

SEE SHEET 4 FOR  
DETAILED FIRE  
ACCESS PLAN - SOUTH



PROPOSED LEGEND	
	CURB & GUTTER
	PROPOSED BUILDING
	PCC SIDEWALK
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



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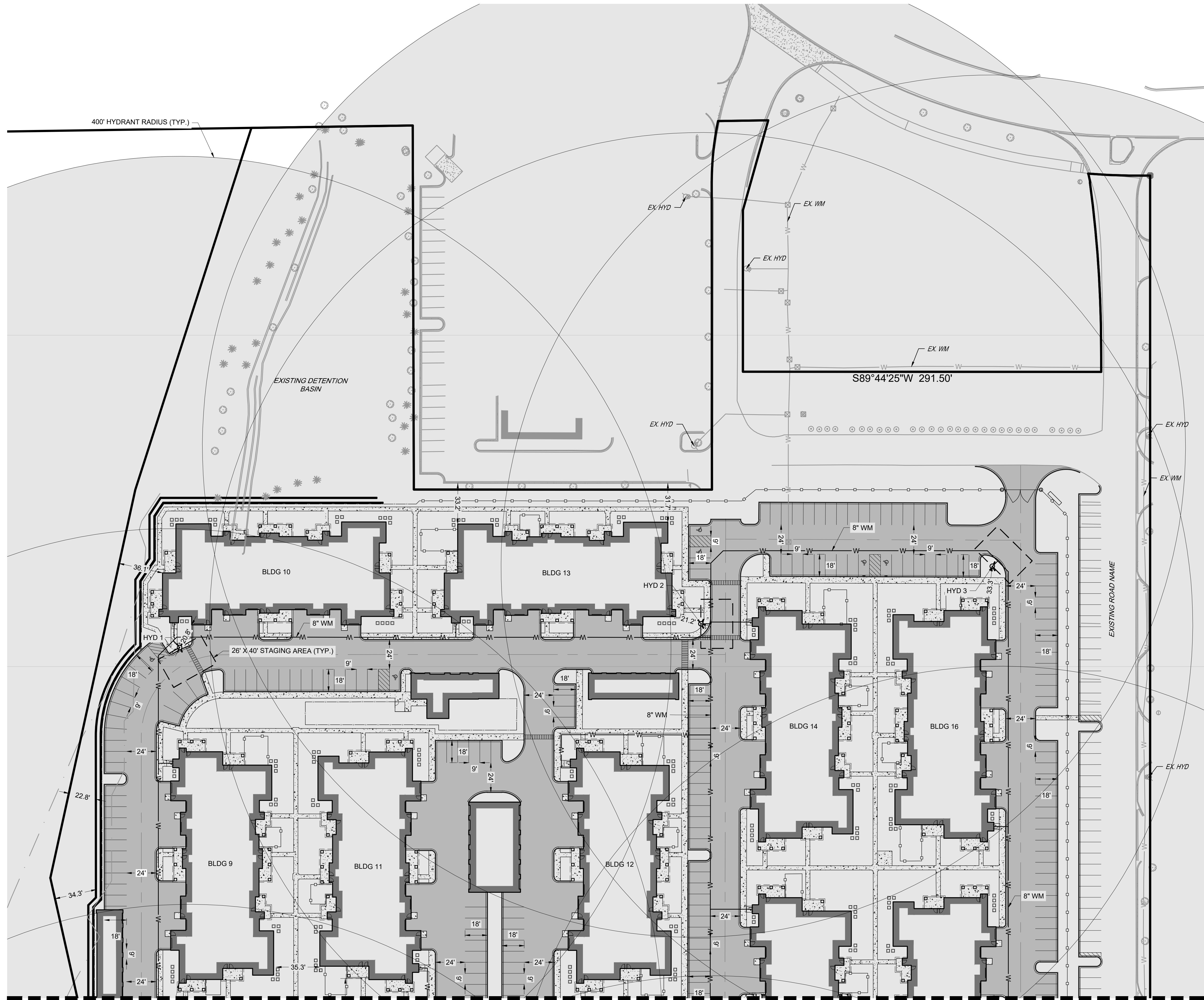
FIRE ACCESS PLAN FOR  
**CONTINENTAL 834 FUND  
LLC, SPRINGS AT AURORA**  
1380 N & 1444 N ORCHARD AVENUE  
AURORA, IL 60506

PROJ NO: 240187  
ENG: EDR  
DATE: 10/16/2024

SHEET TITLE  
**FIRE ACCESS  
PLAN -  
OVERALL**

SHEET NUMBER  
**C1.0**  
2 OF 4





PROPOSED LEGEND

- CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

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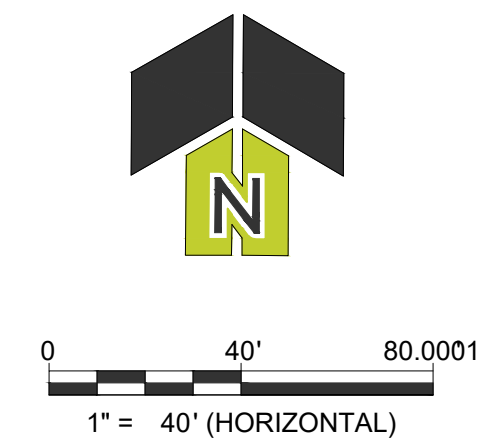
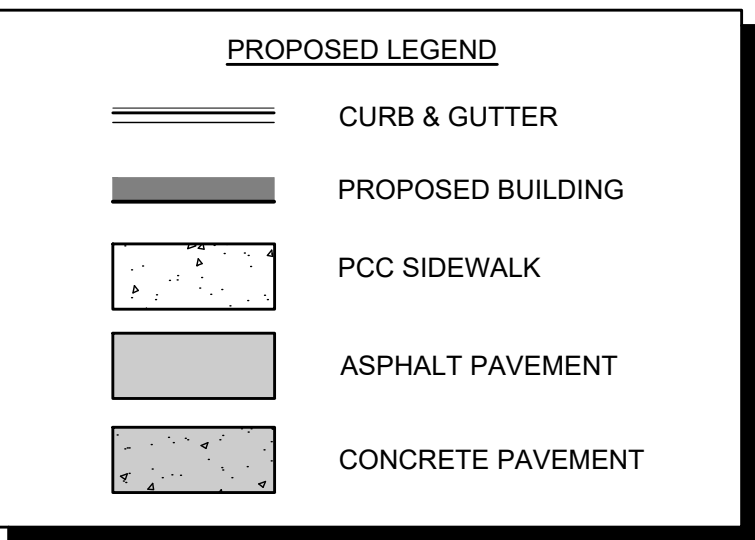
SHEET TITLE  
**FIRE ACCESS  
PLAN -  
NORTH**

SHEET NUMBER  
**C1.1**  
3 OF 4








SEE SHEET 4





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PROJ NO:240187

ENG : EDR

DATE : 10/16/2024

SHEET TITLE

FIRE ACCESS  
PLAN -  
SOUTH

SHEET NUMBER

## C1.2