

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

SURVEYOR  
MERITCORP GROUP, LLC,  
4222 MERIDIAN PKWY, STE 112  
AURORA, ILLINOIS 60504  
TEL: (630) 554-6655

# PRELIMINARY PLAT OF HABITAT GREEN FREEDOM SUBDIVISION

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

## LEGEND

PROPERTY BOUNDARY  
OFFSITE PROPERTY LINE  
PROPOSED LOT LINE  
PROPOSED EASEMENT LINE  
BUILDING SETBACK LINE  
CONCRETE MONUMENT  
FOUND IRON PIPE  
RECORD DIMENSION

(XXX.XX)

## ABBREVIATIONS

B.S.L. = BUILDING SETBACK LINE  
C.E. = CITY EASEMENT  
C.W.E. = CITY WATERMAIN EASEMENT  
FND = FOUND  
DOC NO = DOCUMENT NUMBER  
REC= RECORDED



DEVELOPMENT DATA TABLE: PRELIMINARY PLAT OF HABITAT GREEN FREEDOM SUBDIVISION		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINS):	15-30-277-004	
B) SUBJECT PROPERTY AREA	8.438	ACRES
	367,545	SQUARE FEET
C) PROPOSED RIGHT-OF-WAY	1.305	ACRES
	56,856	SQUARE FEET
	861	LINEAR FEET OF CENTERLINE
D) PROPOSED EASEMENTS	3.008	ACRES
	131,041	SQUARE FEET

## SURVEYOR'S NOTES

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
- 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.

## LEGAL DESCRIPTION

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 EDGLAWN 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 NO1324874, FOR THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST PARALLEL WITH THE WESTERLY LINE OF EDGLAWN DRIVE, AFORESAID, 596.19 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 8; THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JERICHO ROAD, 485.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1921 JERICHO ROAD, AURORA, ILLINOIS

STATE OF ILLINOIS }  
COUNTY OF DUPAGE }SS

WE, MERITCORP GROUP LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL

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

## DRAFT

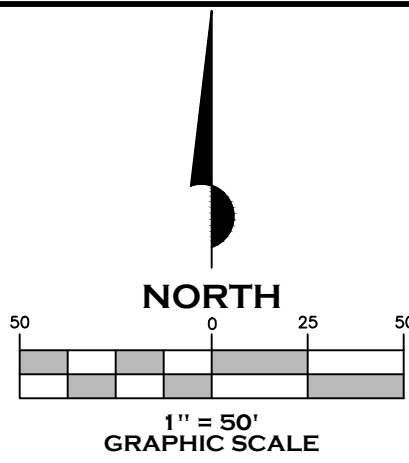
JONATHAN D. SPINAZZOLA  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868

CURRENT LICENSE EXPIRES NOVEMBER 30, 2022



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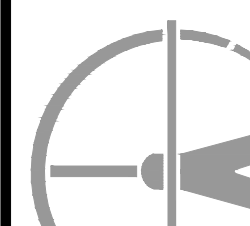
MeritCorp



DESCRIPTION:  
ISSUED FOR REVIEW  
ISSUED TO CITY  
REVISED PER CITY COMMENTS  
REVISED PER CITY COMMENTS  
REVISED PER CITY COMMENTS

DATE:  
05/25/2022  
09/15/2022  
11/09/2022  
12/05/2022  
12/19/2022

MeritCorp  
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PRELIMINARY PLAT OF HABITAT GREEN  
FREEDOM SUBDIVISION

FOX VALLEY HABITAT FOR HUMANITY  
PIN# 15-30-277-004  
AURORA, ILLINOIS

PROJECT NO. M22006

DRAWN BY: ZDS

CHECKED BY: JDS

SHEET NO. 1/1