

UBD

MENTS

SCHO

SUBDIVISION

TODD AURORA

PROJ. MGR.: FF PROJ. ASSOC.: ERV 08/23/21 <u>1"=30'</u> SCALE:

SHEET

CCAAUIL03

15-22-159-001

SUBMITTED BY/RETURN TO:

CITY OF AURORA, PLANNING AND ZONING DIVISION 44 EAST DOWNER PLACE AURORA, ILLINOIS 60507

FINAL PLAT FOR FOX VALLEY APARTMENTS - TODD SCHOOL SUBDIVISION

CITY	RESOLUTION:	
	PASSED	ON:

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 INCLUSIVE, IN BLOCK 8, OF GALES ADDITION TO WEST AURORA, PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

DISTRICT 129.	ELIEF, SAID SUBDIVISION LI	RTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF O'LES ENTIRELY WITHIN THE LIMITS OF THE WEST AURORA SCH
DATED THIS	DAY OF	, A.D., 20
SIGNATURE		
		PRINTED NAME AND ADDRESS
		FOX VALLEY APARTMENTS, LP AN ILLINOIS LIMITED PARTNERSHIP 346 N LAKE STREET AURORA, IL 60506
NOTARY PUBLIC		
STATE OF)) SS	
COUNTY OF		
GIVEN UNDER MY HA	AND AND NOTORIAL SEAL	THIS DAY OF, A.D., 20
PRINTED NAME MORTGAGEE CON THIS IS TO CERTIFY MORTGAGE AGREEME	NSENT That i, the undersigne Ent dated and recorded	D, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF
MORTGAGEE CONTHIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STA	NSENT That I, the undersigne Ent dated and recorded ATE OF	D ON IN
MORTGAGEE CONTHIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STATEMENT OF THE STATEMENT O	NSENT THAT I, THE UNDERSIGNE ENT DATED AND RECORDED ATE OF IAT SURVEYOR'S CERTIFICATE A	D ON IN
MORTGAGEE CONTHIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STATEMENT OF THE STATEMENT O	NSENT THAT I, THE UNDERSIGNE ENT DATED AND RECORDED ATE OF IAT SURVEYOR'S CERTIFICATE A	D ON IN IN AS DOCUMENT IS THE MORTGAGEE OF THE PROPERTY AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ERS CERTIFICATE, AFFIXED HEREON.
MORTGAGEE CONTHIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STATEMENT OF THE STATEMENT O	NSENT THAT I, THE UNDERSIGNE ENT DATED AND RECORDED ATE OF IAT SURVEYOR'S CERTIFICATE A PROVISIONS OF THE OWNE	D ON IN IN AS DOCUMENT IS THE MORTGAGEE OF THE PROPERTY AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ERS CERTIFICATE, AFFIXED HEREON.
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MORTGAGEE CONTHIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STATE HEREBY CERTIFY THE DESCRIBED IN THE SACKNOWLEDGE THE SIGNATURE MORTGAGEE'S NAME MORTGAGEE NOT	NSENT THAT I, THE UNDERSIGNE ENT DATED AND RECORDED ATE OF IAT SURVEYOR'S CERTIFICATE A PROVISIONS OF THE OWNE AND ADDRESS AND ADDRESS AND ADDRESS	D ON IN IN AS DOCUMENT IS THE MORTGAGEE OF THE PROPERTY AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ERS CERTIFICATE, AFFIXED HEREON.
MORTGAGEE CON THIS IS TO CERTIFY MORTGAGE AGREEME COUNTY IN THE STA HEREBY CERTIFY TH DESCRIBED IN THE S ACKNOWLEDGE THE DATED: SIGNATURE MORTGAGEE'S NAME	NSENT THAT I, THE UNDERSIGNE ENT DATED AND RECORDED ATE OF	D ON IN IN AS DOCUMENT IS THE MORTGAGEE OF THE PROPERTY AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ERS CERTIFICATE, AFFIXED HEREON.

PRINTED NAME

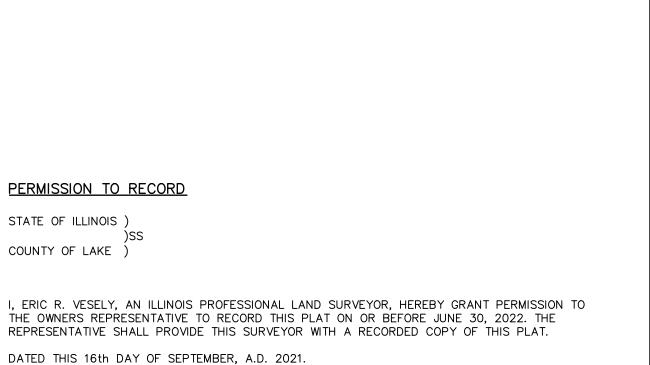
STATE OF ILLINOIS)) SS	
COUNTY OF KANE)	
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER	DO
MY OFFICES THIS DAY OF, 20	
CITY ENGINEER	
PRINTED NAME	
PLAN AND ZONING COMMISSION CERTIFICATE	
STATE OF ILLINOIS)) SS	
COUNTY OF KANE)	
I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF AUR KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HA APPROVED BY SAID PLANNING AND ZONING COMMISSION	ORA, AS BEEN
THIS, A.D., 2021.	
PLAN AND ZONING COMMISSION, CITY OF AURORA	
CHAIRMAN	
PRINTED NAME	
TRINIED NAME	
CITY COUNCIL CERTIFICATE	
STATE OF ILLINOIS)	
) SS COUNTY OF KANE)	
APPROVED THIS DAY OF, A.D., 20, BY THE CITY	
COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER	·
DV.	
BY: MAYOR	
ATTEST:	
CITY CLERK	

CITY ENGINEER'S CERTIFICATE

COUNTY CLERK'S CERTIFICATE	-	
STATE OF ILLINOIS)) SS		
COUNTY OF KANE)		
TAXES, AND NO REDEEMABLE TAX S	ERK OFTHERE ARE NO DELINQUENT GENERAL ALES AGAINST ANY OF THE LAND DEPIORY FEES IN CONNECTION WITH THE PL	CTED HEREON. I FURTHER CERTIFY
GIVEN UNDER MY HAND AND SEAL O	OF THE COUNTY CLERK AT	, ILLINOIS, THIS DAY
OF,A.D., 20	0	
COUNTY OF EDIT		
COUNTY CLERK		
PRINTED NAME		
COUNTY RECORDER'S CERTIFIC	CATE	
STATE OF ILLINOIS)	<u> </u>	
) SS		
COUNTY OF KANE) I THE LINDERSIGNED AS THE RECOR	DER OF DEEDS FOR	COUNTY DO HERERY
RECORDER'S OFFICE OF	, COUNTY, ILLINOIS, ON THE	
OF	A.D.,20 AT O'CLOCH	< M
·	·	
RECORDER OF DEEDS		
RECORDER OF DEEDS PRINTED NAME		
PRINTED NAME SURFACE WATER STATEMEN		
PRINTED NAME SURFACE WATER STATEMEN STATE OF ILLINOIS)) SS	 I	
PRINTED NAME SURFACE WATER STATEMEN STATE OF ILLINOIS)	 I	
SURFACE WATER STATEMEN STATE OF ILLINOIS) SS COUNTY OF LAKE) TO THE BEST OF OUR KNOWLEDGE CHANGED BY THE CONSTRUCTION SURFACE WATER DRAINAGE WILL COLLECTION AND DIVERSION OF SUBDIVIDER HAS A RIGHT TO US ACCORDANCE WITH GENERALLY	E AND BELIEF THE DRAINAGE OF SUF OF SUCH SUBDIVISION OR ANY PART BE CHANGED, REASONABLE PROVISION JCH SURFACE WATERS INTO PUBLIC AF E, AND THAT SUCH SURFACE WATERS ACCEPTED ENGINEERING PRACTICES ADJOINING PROPERTY BECAUSE OF	THEREOF, OR, THAT IF SUCH I HAS BEEN MADE FOR THE REAS, OR DRAINS WHICH THE S WILL BE PLANNED FOR IN SO AS TO REDUCE THE
SURFACE WATER STATEMEN STATE OF ILLINOIS) SS COUNTY OF LAKE) TO THE BEST OF OUR KNOWLEDGE CHANGED BY THE CONSTRUCTION SURFACE WATER DRAINAGE WILL COLLECTION AND DIVERSION OF SI SUBDIVIDER HAS A RIGHT TO US ACCORDANCE WITH GENERALLY LIKELIHOOD OF DAMAGE TO THE	E AND BELIEF THE DRAINAGE OF SUF OF SUCH SUBDIVISION OR ANY PART BE CHANGED, REASONABLE PROVISION JCH SURFACE WATERS INTO PUBLIC AF E, AND THAT SUCH SURFACE WATERS ACCEPTED ENGINEERING PRACTICES	THEREOF, OR, THAT IF SUCH I HAS BEEN MADE FOR THE REAS, OR DRAINS WHICH THE S WILL BE PLANNED FOR IN SO AS TO REDUCE THE
SURFACE WATER STATEMEN STATE OF ILLINOIS) SS COUNTY OF LAKE) TO THE BEST OF OUR KNOWLEDGE CHANGED BY THE CONSTRUCTION SURFACE WATER DRAINAGE WILL COLLECTION AND DIVERSION OF SISUBDIVIDER HAS A RIGHT TO US ACCORDANCE WITH GENERALLY LIKELIHOOD OF DAMAGE TO THE SUBDIVISION.	E AND BELIEF THE DRAINAGE OF SUF OF SUCH SUBDIVISION OR ANY PART BE CHANGED, REASONABLE PROVISION JCH SURFACE WATERS INTO PUBLIC AF E, AND THAT SUCH SURFACE WATERS ACCEPTED ENGINEERING PRACTICES	THEREOF, OR, THAT IF SUCH I HAS BEEN MADE FOR THE REAS, OR DRAINS WHICH THE S WILL BE PLANNED FOR IN SO AS TO REDUCE THE

PRINTED NAME

COUNTY DO HEREBY	
FOR RECORD IN THE	



THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 16th DAY OF SEPTEMBER, A.D. 2021.

FOR REVIEW ONLY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYORS	CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE)

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

LOTS 1 THROUGH 4 INCLUSIVE, IN BLOCK 8, OF GALES ADDITION TO WEST AURORA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1894 IN PLAT BOOK 13 PAGE 21, AS DOCUMENT 10022, IN KANE 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.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0339H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF SEPTEMBER, A.D. 2021.

FOR REVIEW ONLY

ERIC R. VESELY SURVEY PROJECT MANAGER MANHARD CONSULTING, LTD. ONE OVERLOOK POINT, SUITE 290 LINCOLNSHIRE, ILLINOIS 60069

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JULY 14, 2021



NTS

CCAAUIL03

PROJ. MGR.: FF

PROJ. ASSOC.: ERV

SUBDIVISION

SCHO

TODD

AURORA,