

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.

FOX VALLEY APARTMENTS, LP  
AN ILLINOIS LIMITED PARTNERSHIP  
346 N LAKE STREET  
AURORA, IL 60506

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

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE  
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,  
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION  
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

( IN FEET )  
1 inch = 30 ft.

100 OAK AVENUE  
AURORA, ILLINOIS

39,548 SQUARE FEET (0.908 ACRES)

15-22-159-001

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. 5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS AND TWO CONCRETE MONUMENTS WILL BE SET AS NOTED HEREON IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED HEREON AS BEING FOUND AT THE TIME OF THE BOUNDARY SURVEY.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-22-159-001		
b) Subdivided Area	0.908	Acres
	39,548.00	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.000	Acres
	-	Square Feet

[illegible]

**Manhard**  
CONSULTING LTD.

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www.manhard.com

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**FOX VALLEY APARTMENTS - TODD SCHOOL SUBDIVISION**

AURORA, ILLINOIS

**FINAL PLAT FOR FOX VALLEY APARTMENTS - TODD SCHOOL SUBDIVISION**

FIN	
ROJ. MGR.:	<u>FF</u>
ROJ. ASSOC.:	<u>ERV</u>
RAWN BY:	<u>ARM</u>
DATE:	<u>08/23/21</u>
CALE:	<u>1"=30'</u>
SHEET	
1	OF 2
CCAAUJL03	

August 23, 2021 - 16:27 Dwg Name: P:\Ccaaul03\dwg\Surv\Final Drawings\Plot of Subdivision\01-CCAAUL03-PS.dwg Updated By: AMerry

