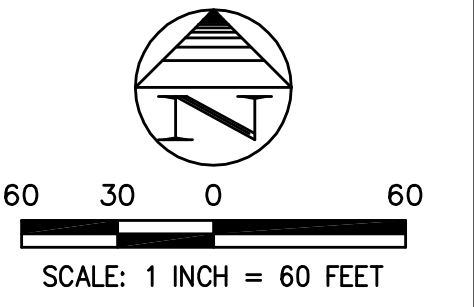


PRELIMINARY PLAT FOR LIBERTY MEADOWS AURORA, ILLINOIS

SHEET 1 OF 1



BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:
 NGS MONUMENT NA17002 (PID DK3173): 93.0 FT NORTH OF THE CENTERLINE OF WATERSTONE DRIVE, 6.5 FT EAST OF THE EAST EDGE OF PAVEMENT OF OLD EOLA ROAD, AND 154.0 FT SOUTH OF RAILROAD TRACKS. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE HEADWALL FOR A CULVERT IN A DETENTION POND BETWEEN EOLA ROAD AND OLD EOLA ROAD. THE MONUMENT IS 0.4 FT ABOVE PAVEMENT LEVEL AND IS NOT FERROMAGNETIC.
 ELEVATION: 678.81 NAVD 88

CONTROL POINTS:
 CP #800—SET '+' IN TOP OF CONCRETE CURB ON EAST SIDE OF WOLVERINE DRIVE AT SOUTHEAST CORNER OF WOLVERINE DRIVE AND THE SOUTHERLY CURBED ENTRANCE TO CITADEL SPECIALTY PRODUCTS, INC. (657 WOLVERINE DRIVE).
 NORTHING: 1856568.73
 EASTING: 1005091.23
 ELEVATION: 712.37 NAVD 88

CP #814—SET '+' IN TOP OF CONCRETE CURB ON WEST SIDE OF WOLVERINE DRIVE ACROSS FROM NORTHERLY CURBED ENTRANCE TO CITADEL SPECIALTY PRODUCTS, INC. (657 WOLVERINE DRIVE).
 NORTHING: 1856680.96
 EASTING: 1005046.32
 ELEVATION: 712.39 NAVD 88

PARCEL DESCRIPTION

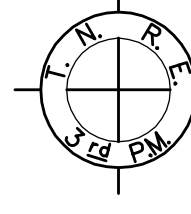
LOT 2 IN LIBERTY STREET BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2001 AS DOCUMENT NUMBER R2001-283291, IN DUPAGE COUNTY, ILLINOIS.

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINS)	07-19-101-021
B. SUBDIVIDED AREA	15.66 Ac. / 681,944 S.F.
C. PROPOSED NEW RIGHT-OF-WAY	2.30 Ac. / 100,160 S.F. 1,297 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	10.02 Ac. / 436,625 S.F.

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - EXISTING CORPORATE LIMITS OF THE CITY OF AURORA (Heavy Dashed Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - CENTERLINE (Single Dashed Lines)
- - - QUARTER SECTION LINE (Double Dashed Lines)
- - - SECTION LINE (Triple Dashed Lines)
- - - APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON DUPAGE COUNTY FIRM
- C.E. - CITY EASEMENT
- ⊕ - SECTION CORNER OR QUARTER SECTION CORNER



R.O.W. DEDICATED PER DOCUMENT NUMBER R2001-283291

WHEATLAND ATHLETIC ASSOCIATION DIVISION PER DOC. R96-096857

WOLVERINE DRIVE

LOT 1

BALCO ASSESSMENT PLAT PER DOC. R62-22490

(S 89°16'25" W)
N 89°18'49" E 531.81'

SET CONCRETE MONUMENT

LOT 19

274,216 S.F.
6.295 Ac.

*(N 86°39'46" E 309.54')
N 88°40'06" E 309.55'

LEGACY FIELDS PER DOC. R2001-148204

(N 00°43'35" W 881.55')
N 00°41'11" W 881.15'

WOLVERINE DRIVE

LOT 1
4,832 S.F.
0.111 Ac.

LOT 2
4,832 S.F.
0.111 Ac.

LOT 3
4,832 S.F.
0.111 Ac.

LOT 4
4,832 S.F.
0.111 Ac.

LOT 21
115,037 S.F.
2.641 Ac.

LOT 18
6,070 S.F.
0.139 Ac.

LOT 17
6,070 S.F.
0.139 Ac.

LOT 16
6,070 S.F.
0.139 Ac.

LOT 15
6,070 S.F.
0.139 Ac.

LOT 14
6,070 S.F.
0.139 Ac.

LOT 13
3,697 S.F.
0.085 Ac.

LOT 20
47,372 S.F.
1.088 Ac.

LOT 5
7,179 S.F.
0.165 Ac.

LOT 6
7,179 S.F.
0.165 Ac.

LOT 7
7,179 S.F.
0.165 Ac.

LOT 8
7,179 S.F.
0.165 Ac.

LOT 9
7,179 S.F.
0.165 Ac.

LOT 10
7,179 S.F.
0.165 Ac.

LOT 11
7,179 S.F.
0.165 Ac.

LOT 12
7,179 S.F.
0.165 Ac.

S 88°47'10" W 834.14'
(S 88°43'55" W 834.13')

ABINGTON TRACE PER DOC. R2001-217017

202
FOX VALLEY EAST REGION II
UNIT 53 - PHASE 1
PER DOC. R95-118366

AREA TABLE

LOT NO.	AREA (S.F.)	AREA (Ac.)
1	4,832	0.111
2	4,832	0.111
3	4,832	0.111
4	4,832	0.111
5	7,179	0.165
6	6,070	0.139
7	7,179	0.165
8	7,179	0.165
9	7,179	0.165
10	7,179	0.165
11	7,179	0.165
12	7,179	0.165
13	3,697	0.085
14	6,070	0.139
15	6,070	0.139
16	6,070	0.139
17	6,070	0.139
18	6,070	0.139
19	274,216	6.295
20	47,372	1.088
21	115,037	2.641

NOTES

- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- BLANKET CITY EASEMENTS OVER ALL OF LOTS 19, 20 AND 21.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:
 PT LAND LLC
 12 SALT CREEK LANE, SUITE 400
 HINSDALE, IL 60521
 (630) 887-1705



PREPARED BY:
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REVISIONS		
NO.	DATE	DESCRIPTION
1	04-13-22/JGC	REVISED LAYOUT

DISC NO.: 904369 FILE NAME: PREOVER
 DRAWN BY: JGC FLD. BK. / PG. NO.: ---
 COMPLETION DATE: 02-11-22 JOB NO.: 904.369
 XREF: TOPO PROJECT MANAGER: MAM