

FINAL PLAT OF SUBDIVISION FOR WHEATLAND CROSSING PHASE 2A

PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE
8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

City Resolution: _____

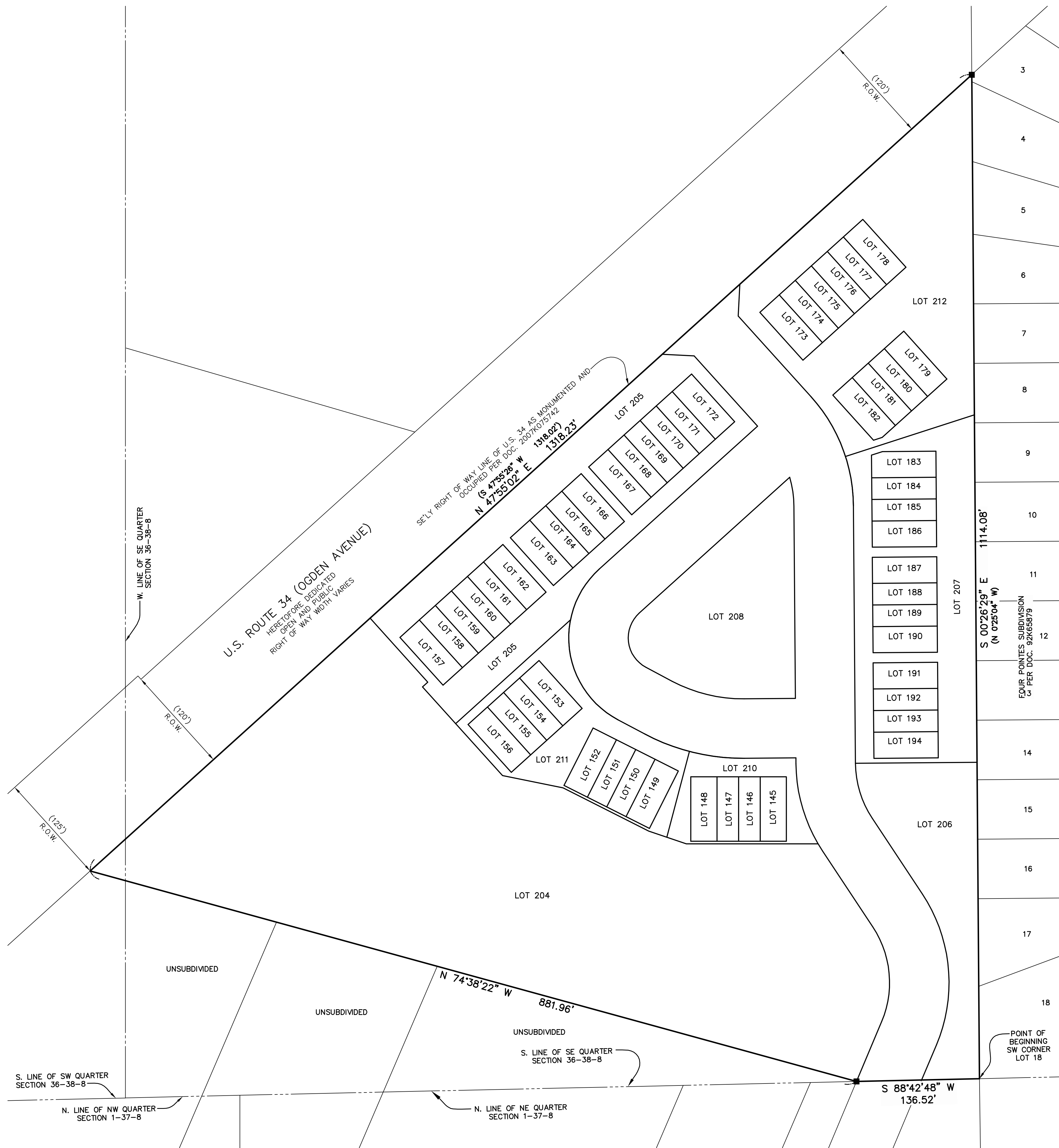
Passed On: _____

SUBMITTED BY AND PLEASE RETURN TO:
CITY OF AURORA PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, IL 60507

TOTAL AREA OF SUBDIVISION
12.994 ACRES
(MORE OR LESS)

60 30 0 60
SCALE: 1 INCH = 60 FEET

LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple Dashed Lines)
	SET CONCRETE MONUMENT



LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
145	2,074	0.048	173	2,074	0.048
146	1,716	0.039	174	1,716	0.039
147	1,716	0.039	175	1,716	0.039
148	2,074	0.048	176	1,716	0.039
149	2,074	0.048	177	1,716	0.039
150	1,716	0.039	178	2,074	0.048
151	1,716	0.039	179	2,074	0.048
152	2,074	0.048	180	1,716	0.039
153	2,074	0.048	181	1,716	0.039
154	1,716	0.039	182	2,055	0.047
155	1,716	0.039	183	2,074	0.048
156	2,074	0.048	184	1,716	0.039
157	2,074	0.048	185	1,716	0.039
158	1,716	0.039	186	2,074	0.048
159	1,716	0.039	187	2,074	0.048
160	1,716	0.039	188	1,716	0.039
161	1,716	0.039	189	1,716	0.039
162	2,074	0.048	190	2,074	0.048
163	2,074	0.048	191	2,074	0.048
164	1,716	0.039	192	1,716	0.039
165	1,716	0.039	193	1,716	0.039
166	2,074	0.048	194	2,074	0.048
167	2,074	0.048	205	37,767	0.867
168	1,716	0.039	207	28,671	0.612
169	1,716	0.039	208	28,652	0.658
170	1,716	0.039	210	5,821	0.134
171	1,716	0.039	211	11,739	0.269
172	2,074	0.048	212	47,751	1.096

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE WHEATLAND CROSSING DEVELOPMENT.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 BEING S 47°55'02" W (ASSUMED).

C.E. - INDICATES CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

S.P.E. - INDICATES SCREEN PLANTING EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

S.L. - SETBACK LINE

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD

A BLANKET CITY EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 204, 205, 206, 207, 208, 210, 211 AND 212.

DEVELOPMENT DATA TABLE: FINAL PLAT
WHEATLAND CROSSING PHASE 2A

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER (PIN):	PART OF 15-36-400-032
B. SUBDIVIDED AREA	12.994 Ac. / 566,006 S.F.
C. PROPOSED R.O.W. DEDICATION	2.259 Ac. / 98,417 S.F. 1,550 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	8.585 Ac. / 373,967 S.F.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

PREPARED FOR:

FORESTAR, INC.
1750 E. GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173
(847) 362-9100

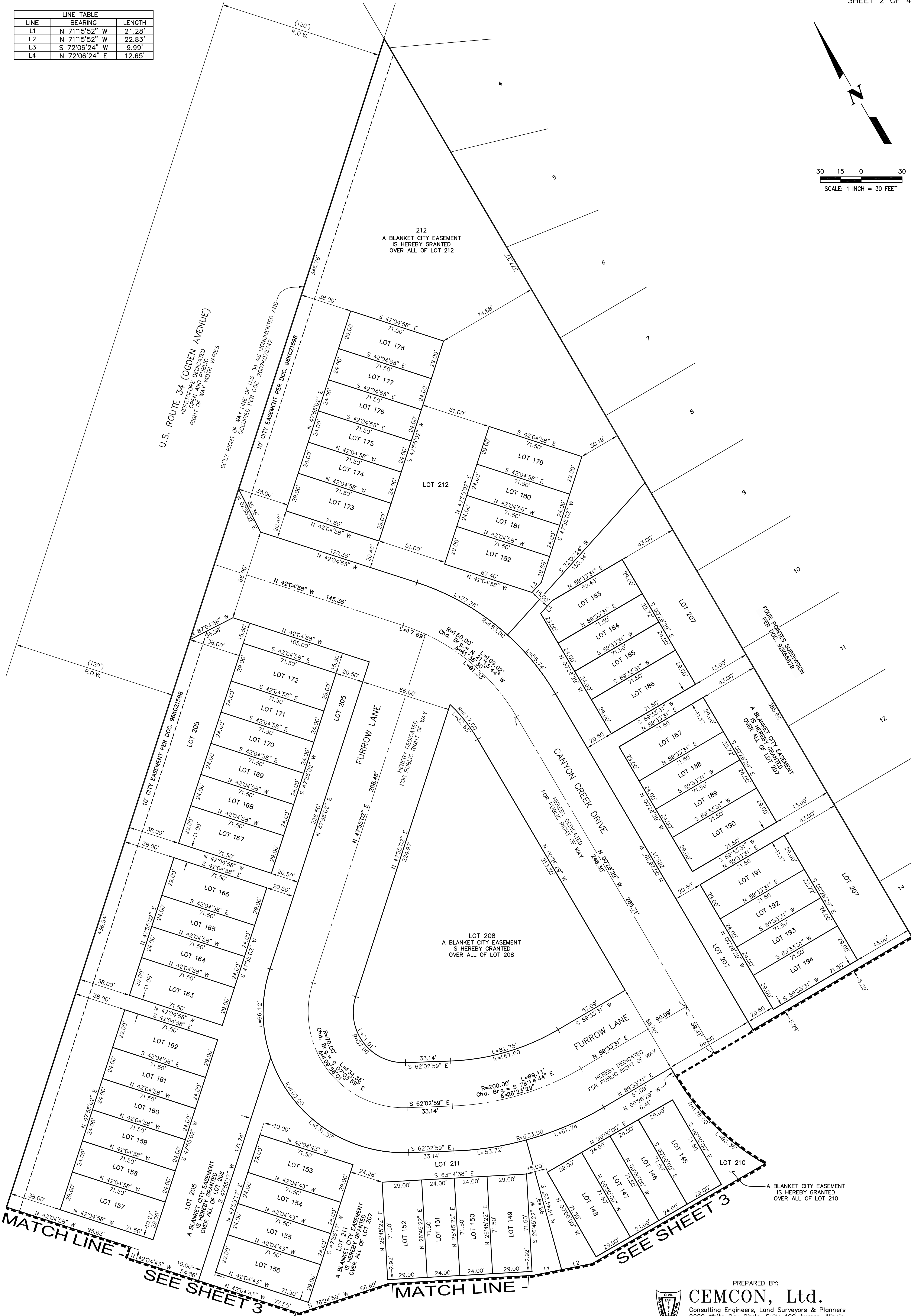
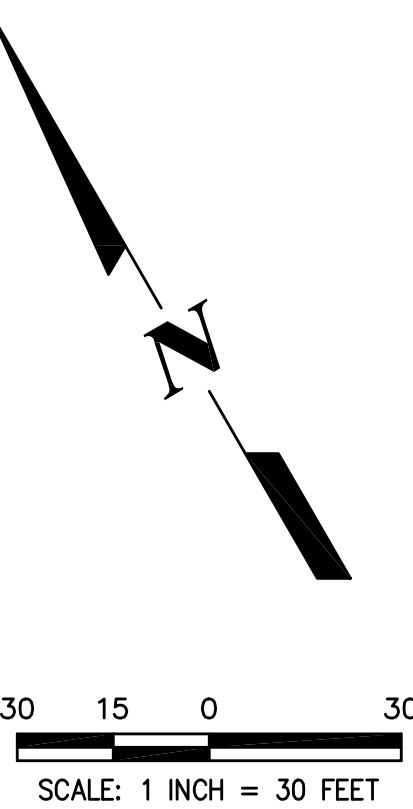
PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 637028 FILE NAME: SUBPLAT-2A
DRAWN BY: AJB FLD. BK. / PG. NO.: E11\16-18 L0#2\23-24
COMPLETION DATE: 06-18-24 JOB NO.: 637.028
CHECKED BY: JRP 06-18-24
REVISED 12-11-24\AJB ADDED OUTLOTS 210-212 AND
MODIFIED OUTLOTS 205 AND 207
REVISED 03-06-25\AJB PER CITY COMMENTS DATED 02-06-25
AND 03-04-25
REVISED 04-07-25\AJB PER CITY COMMENTS DATED 04-01-25
REVISED 04-18-25\AJB PER CITY COMMENTS DATED 04-17-25
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°15'52" W	21.28'
L2	N 71°15'52" W	22.83'
L3	S 72°06'24" W	9.99'
L4	N 72°06'24" E	12.65'

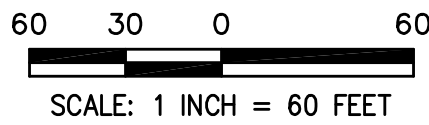


PREPARED BY:

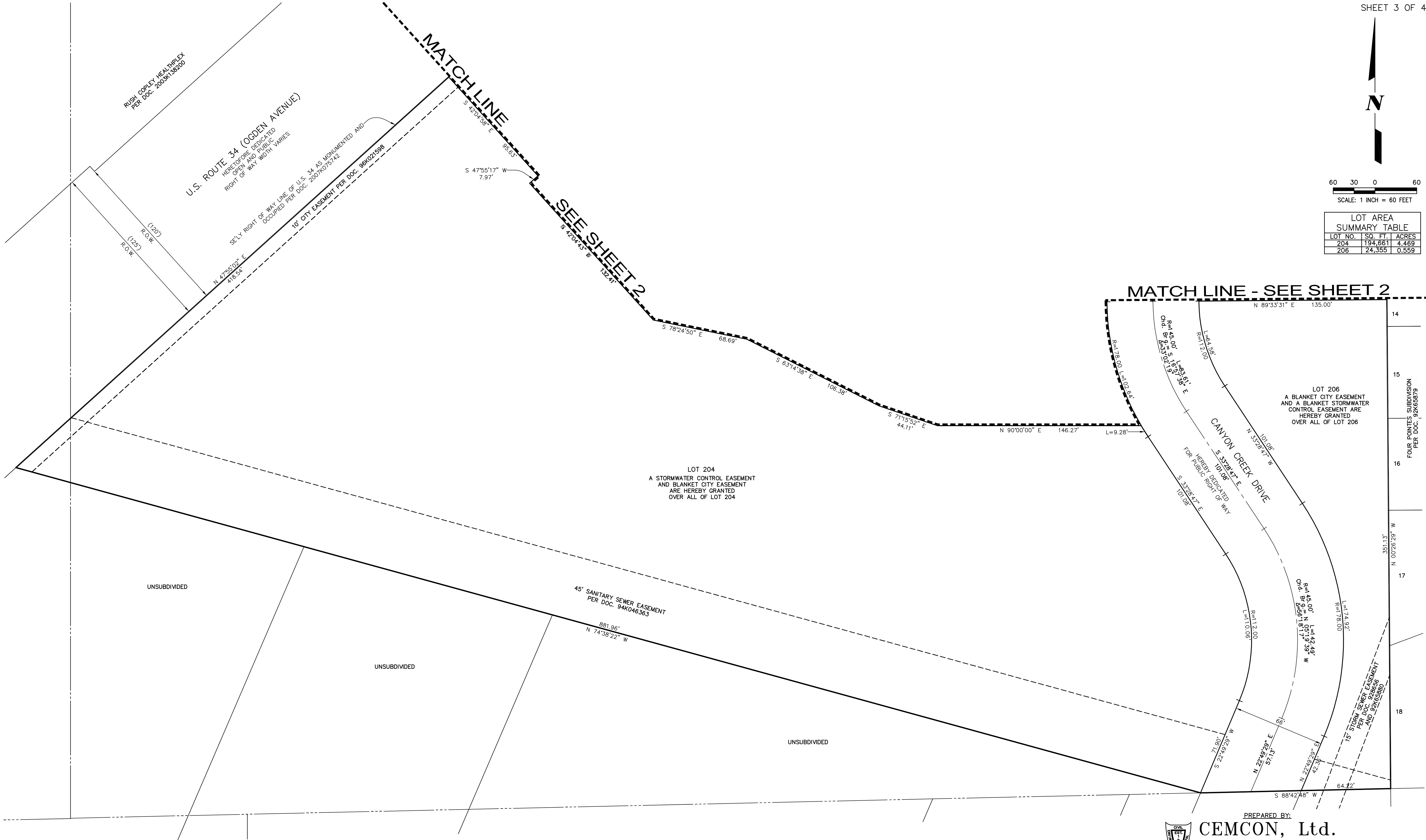
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LOT AREA SUMMARY TABLE		
LOT NO.	SQ. FT.	ACRES
204	194,661	4.469
206	24,355	0.559



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OWNER'S CERTIFICATE

STATE OF _____)
SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP, A CALIFORNIA CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF OSWEGO COMMUNITY DISTRICT 308.

DATED THIS _____ DAY OF _____, A.D., 20_____

SIGNATURE

PLEASE PRINT NAME, TITLE

COMPANY NAME AND ADDRESS: FORESTAR (USA) REAL ESTATE GROUP
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D., 20_____

NOTARY

AFFIX SEAL

PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____ DAY OF _____, A.D., 20_____

CITY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING 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 AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, A.D., 20_____

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

BLANKET CITY EASEMENT PROVISIONS (C.E.)

A BLANKET CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "BLANKET CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET CITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

CITY EASEMENT PROVISIONS (C.E.)

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

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 NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____

COUNTY CLERK

PLEASE TYPE/PRINT NAME

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

STORMWATER CONTROL EASEMENT

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER _____. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DuPAGE)

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

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 IN FOUR POINTS SUBDIVISION RECORDED AS DOCUMENT 92K65879, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 42 MINUTES 48 SECONDS WEST, 136.52 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 22 SECONDS WEST, 881.96 FEET TO THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 DEDICATED PER DOCUMENT 2007K075742; THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 1318.23 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SAID FOUR POINTS SUBDIVISION; THENCE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST, 1114.08 FEET TO THE POINT OF BEGINNING, 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. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 17089C0410H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20_____

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

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

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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