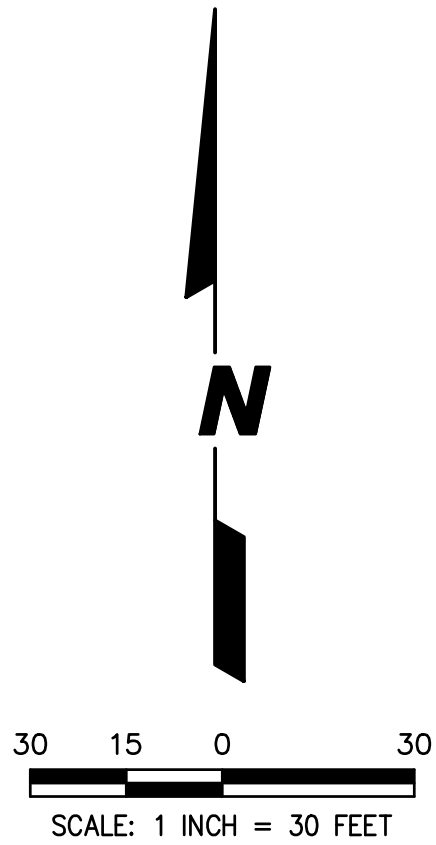


CITY RESOLUTION, _____
PASSED ON, _____



LEGEND

SUBDIVISION BOUNDARY LINE

LOT LINE / PROPERTY LINE

CENTER LINE

EXISTING PARCEL LINE

BUILDING SET BACK LINE

CONCRETE MONUMENT

SET 3/4" IRON PIPE

FOUND IRON STAKE

(XXX.XX')

RECORD / DEED DIMENSION

XXX.XX'

MEASURED DIMENSION

CL

CENTER LINE

CITY EASEMENT HEREBY GRANTED

STORMWATER CONTROL EASEMENT HEREBY GRANTED

CROSS ACCESS EASEMENT HEREBY GRANTED

NOTES

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

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

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-20-102-009 and 07-20-102-019		
b) Subdivided Area	5.442	Acres
	237,052	Square Feet
c) Proposed New Right-of-way	0.167	Acres
	7,295	Square Feet
	440	Linear Feet of Centerline
d) Proposed New Easements	2,730	Acres
	118,936	Square Feet

PREPARED FOR:
HARBOUR CONTRACTORS, INC.
23830 W. MAIN ST.
PLAINFIELD, IL 60544

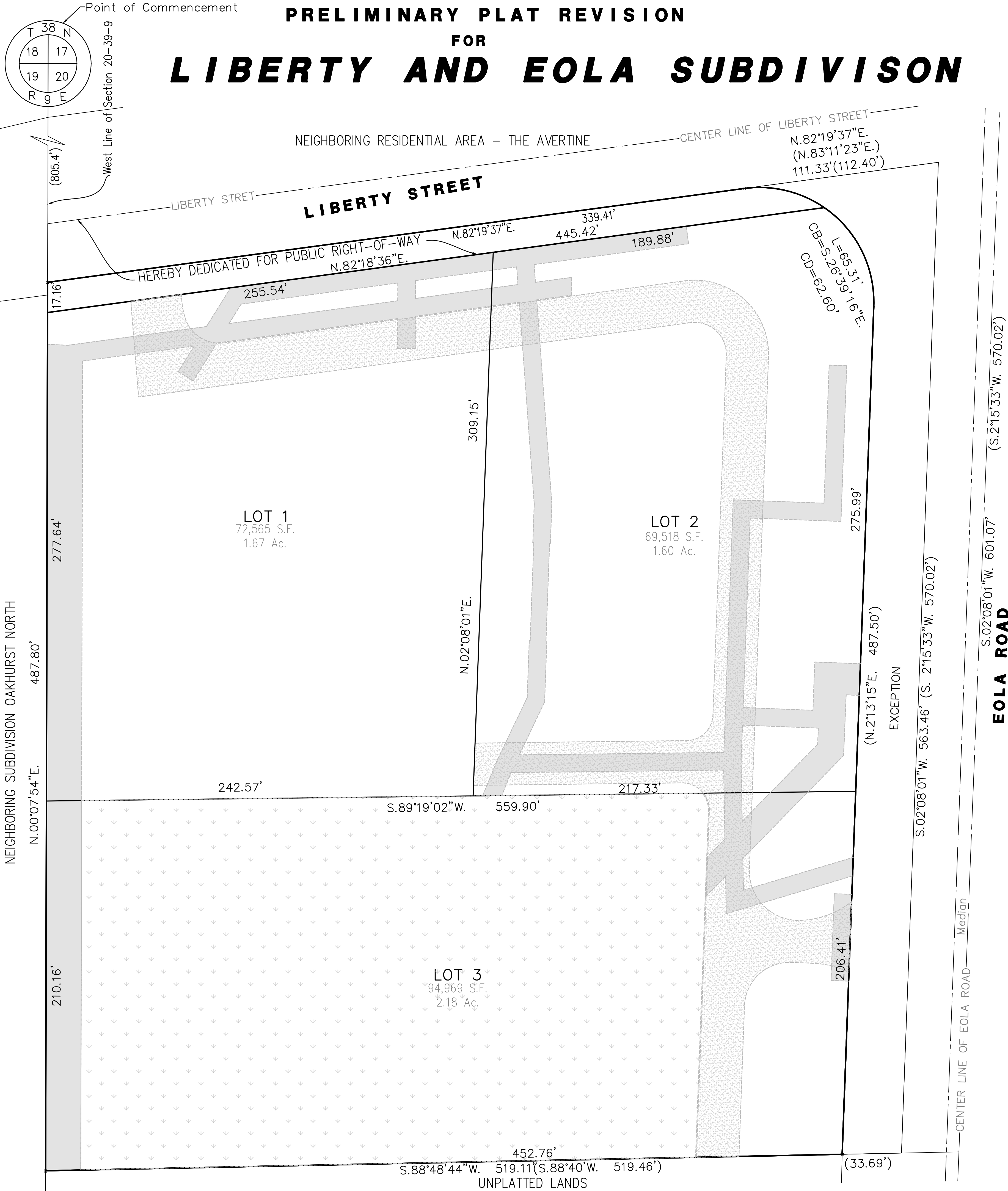
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904.487 FILE NAME: FINAL PLAN
DRAWN BY: JM FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-30-25 JOB NO.: 904.487
XREF : TOPO BY OTHERS PROJECT MANAGER : MJS
REVISED DATE: 02-28-25

PRELIMINARY PLAT REVISION

FOR

LIBERTY AND EOLA SUBDIVISION



SURVEYED PARCEL DESCRIPTION

PARCEL ONE:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING, EXCEPT

THAT PART THEREOF CONVEYED BT DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT
EXCEPT THAT PART THEREOF DESCRIBED BY COMMINCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMINCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

BENCH MARKS

ELEVATION REFERENCE MARKS

DESCRIBED BY PATRICK ENGINEERING INCORPORATED 2007 (PEI) THE STATION IS IN AURORA, IL. TO REACH THE STATION FROM THE INTERSECTION OF ILL. ROUTE 59 AND U.S. ROUTE 34 (OGDEN AV.), GO NORTH ON ILL. ROUTE 59 0.20 MI (0.3 KM) TO MC COY DR. TURN LEFT AND GO WEST ON MC COY DR. 1.95 MI (3.1 KM) TO EOLA ROAD. TURN LEFT AND GO SOUTH ON EOLA ROAD 0.50 MI (0.8 KM) TO THE INTERSECTION WITH WAUBONSIE CREEK. THE STATION IS AT THE SOUTHWEST CORNER OF SAID INTERSECTION. THE MONUMENT IS A BRASS DISK ESTABLISHED IN THE CONCRETE HEADWALL FOR WAUBONSIE CREEK ALONG THE WESTBOUND LANE OF EOLA ROAD.
SOURCE BENCHMARK: - NGS MONUMENT
DESIGNATION - NA30001
PID - DK3143
STATE/COUNTY - IL / DU PAGE
USGS QUAD - NORMANTOWN (2019)
ELEVATION = 678.81 (NAVD88)