

FINAL PLAT

City Resolution: \_\_\_\_\_ Passed On: \_\_\_\_\_

# INC BOARD SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



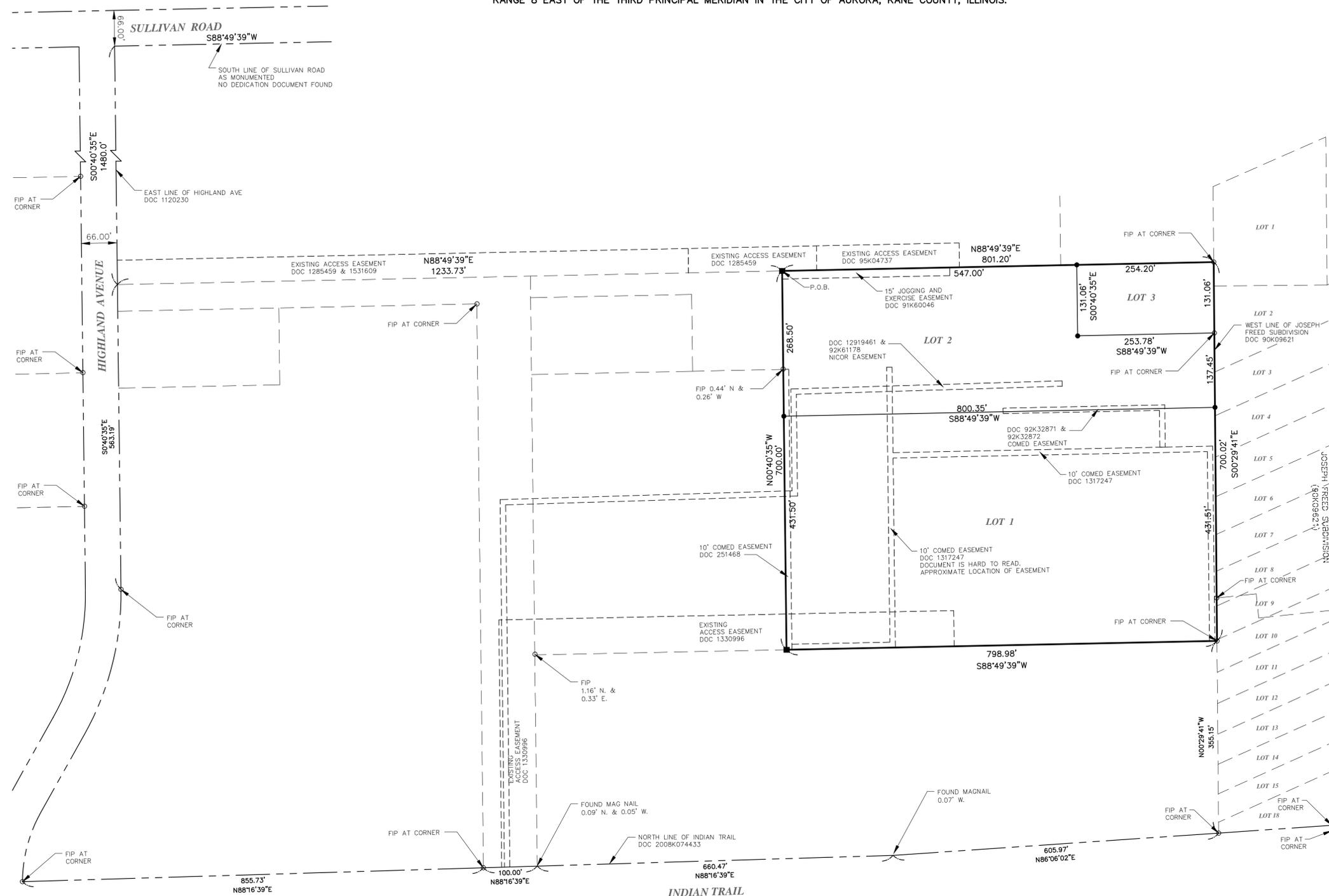
0 100 200  
SCALE FEET

BASIS OF BEARINGS IS NAD 83, ILL. EAST ZONE

LOT 1 =	345,041 SF	7.92 ACRES
LOT 2 =	181,713 SF	4.17 ACRES
LOT 3 =	33,287 SF	0.76 ACRES
TOTAL =	560,041 SF	12.85 ACRES

LEGEND

- = FOUND 3/4" IRON PIPE
- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT
- XXX.XX = MEASURED DISTANCE
- - - - - EXISTING EASEMENT
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING ROW
- PROPOSED BUILDING SETBACK LINE



Development Data Table: Final Plat INC Board Subdivision

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (P/Ns): 15-09-400-013 15-09-400-015 15-09-400-026 15-09-400-049 15-09-400-051 15-09-400-052 15-09-400-063		
b) Subject Property Area	12.85	Acres
	560,040	Square Feet
c) Proposed Right-of-way	0	Acres
	0	Square Feet
	0	Linear Feet of Centerline
d) Proposed Easements	0.17	Acres
	7394	Square Feet

**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

**INC BOARD, NFP**  
400 MERCY LANE  
AURORA, ILLINOIS 60506

## PLAT OF SUBDIVISION

NO.	DATE	REVISIONS	DATE:
1	10/01/2021	PER CITY REVIEW	OCTOBER 1, 2021
			PROJECT NO. P21032
			FILE NO P21032 PLAT OF SUB

**PAGE 1 OF 2**

FINAL PLAT

INC BOARD SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

City Resolution: \_\_\_\_\_ Passed On: \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) )SS  
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS) )SS  
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING 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 COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS) )SS  
COUNTY OF KANE)

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) )SS  
COUNTY OF KANE)

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 SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 00 DEGREES 40 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID HIGHLAND AVENUE, 1480.00 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 39 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SULLIVAN ROAD, 1233.73 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 49 MINUTES 39 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SULLIVAN ROAD, 801.20 FEET TO THE WEST LINE OF JOSEPH FREED SUBDIVISION RECORDED FEBRUARY 22, 1990 AS DOCUMENT NUMBER 90K09621; THENCE SOUTH 00 DEGREES 29 MINUTES 41 SECONDS EAST, ALONG SAID WEST LINE, 700.02 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 39 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SULLIVAN ROAD, 798.98 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 35 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID HIGHLAND AVENUE, 700.00 FEET. IN THE CITY OF AURORA, 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 COMMUNITY NUMBER 170320, PANEL NUMBER 340H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ nd DAY OF \_\_\_\_\_, A.D., 2021.



**FOR REVIEW ONLY**

SIGNATURE \_\_\_\_\_ 3581

MARK G. SCHELLER  
PROFESSIONAL LAND SURVEYOR #3581  
(EXPIRES 11-30-22)  
ENGINEERING ENTERPRISES, INC.  
52 WHEELER ROAD,  
SUGAR GROVE, IL 60554

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

LOT 1 = 345,041 SF	7.92 ACRES
LOT 2 = 181,713 SF	4.17 ACRES
LOT 3 = 33,287 SF	0.76 ACRES
<b>TOTAL = 560,041 SF</b>	<b>12.85 ACRES</b>

INGRESS/EGRESS EASEMENT

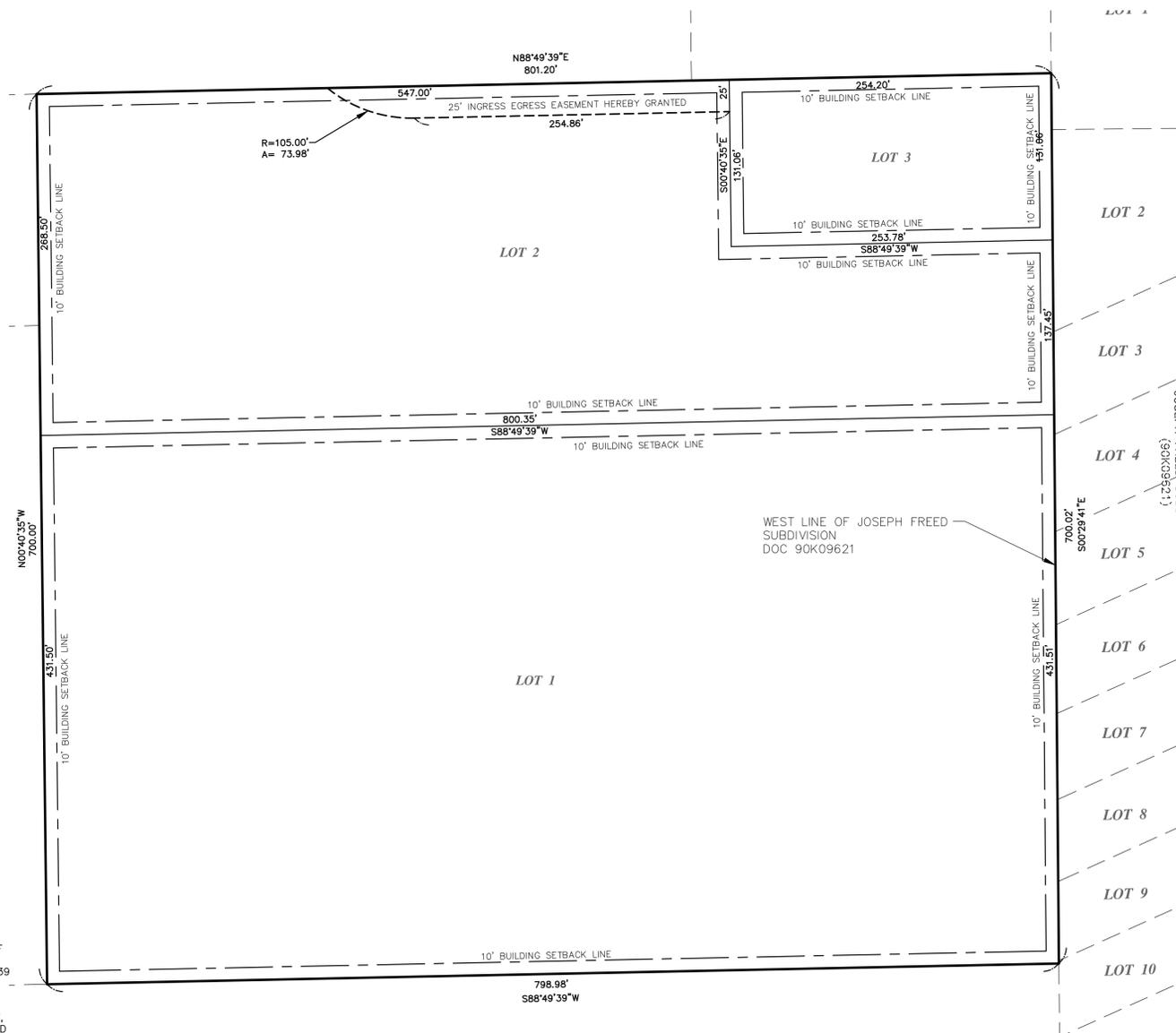
A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE DESIGNATED LOTS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS

LEGEND

- = FOUND 3/4" IRON PIPE
- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT
- = SUBDIVISION BOUNDARY LINE
- = PROPOSED LOT LINE
- = PROPOSED BUILDING SETBACK LINE
- - - = PROPOSED EASEMENT



SCALE \_\_\_\_\_ FEET  
BASIS OF BEARINGS IS NAD 83, ILL. EAST ZONE



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 \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR: RICHARD C. IRVIN

ATTEST: \_\_\_\_\_ CITY CLERK: JENNIFER STALLINGS

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., 2021.

\_\_\_\_\_  
COUNTY CLERK

JOHN A. CUNNINGHAM

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., 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

RECORDER OF DEEDS

SANDY WEGMAN

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT INC BOARD, NFP, AN ILLINOIS 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 SCHOOL DISTRICT 129.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

INC BOARD, NFP  
400 MERCY LANE  
AURORA, ILLINOIS 60506

PRESIDENT: \_\_\_\_\_  
KEN ROJEK

SECRETARY: \_\_\_\_\_  
MARILYN JACOBSEN

STATE OF ILLINOIS) )SS  
COUNTY OF KANE)

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., 2021.

NOTARY

PLEASE TYPE/PRINT NAME

MY COMMISSION EXPIRES \_\_\_\_\_

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