

LINCOLN PRAIRIE BY DEL WEBB - PHASE 2B

OWNER'S CERTIFICATE	CITY COUNCIL CERTIFICATE
HIS IS TO CERTIFY THAT PULTE HOME COMPANY, A LIMITED LIABILITY CORPORATION, IS THE RECORD WINER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES EREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS ND RESERVATIONS OF EASEMENT AND RIGHTS—OF—WAY DEPICTED HEREON.	STATE OF ILLINOIS))SS COUNTY OF KANE)
LSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF	APPROVED THIS DAY OF, A.D., 2023 BY THE CITY COUNCIL
WNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL ISTRICTS #308 AND COMMUNITY COLLEGE DISTRICT 516.	OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER
ATED THIS DAY OF, A.D., 2023.	BY: MAYOR
SIGNATURE	ATTEST: CITY CLERK
LEASE TYPE/PRINT NAME	
ULTE HOME COMPANY, LLC 900 EAST GOLF ROAD, SUITE 300	TAX MAPPING CERTIFICATE
CHAUMBURG, ILLINOIS 60173	STATE OF ILLINOIS)) SS COUNTY OF WILL)
TATE OF ILLINOIS))SS	
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY SERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME	I,, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP
O BE THE SAME PERSON WHOSE NAME S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT AID INDIVIDUAL APPEARED ND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE ORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR HE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF AID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS HE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES HEREIN SET FORTH IN THE AFORESAID INSTRUMENT.	ESTATE TAX INDEX NUMBER (PIN) AND IDENTIFIED AS PERMANENT REAL
	DATED THIS, A.D., 2023.
IVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF	DIRECTOR
	
OTARY	
LEASE TYPE/PRINT NAME	COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS)
)SS COUNTY OF WILL)
	THE UNDERSIGNED, AS COUNTY CLERK OF WILL 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.
LANNING AND ZONING COMMISSION CERTIFICATE	GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT, ILLINOIS,
TATE OF ILLINOIS))SS	THIS, A.D., 2023.
OUNTY OF KANE) THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF URORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS OCUMENT HAS BEEN APPROVED BY SAID PLANNING AND ZONING COMMISSION	COUNTY CLERK
HIS, A.D., 2023.	PLEASE TYPE/PRINT NAME
LANNING AND ZONING COMMISSION, CITY OF AURORA	
	COUNTY RECORDER'S CERTIFICATE
HAIRMAN	STATE OF ILLINOIS))SS
LEASE TYPE/PRINT NAME	COUNTY OF WILL)
	THAT INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDER'S
ITY ENGINEER'S CERTIFICATE	OFFICE OF, COUNTY, ILLINOIS, ON THE DAY OF, A.D.,
TATE OF ILLINOIS))SS OUNTY OF KANE)	2023 AT O'CLOCKM.
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND	RECORDER OF DEEDS
FFICES THIS DAY OF, A.D., 2023.	PLEASE TYPE/PRINT NAME
CITY ENGINEER	
	SURFACE WATER STATEMENT
PLEASE TYPE/PRINT NAME	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
SUBMITTED BY/RETURN TO:	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
PULTE HOME COMPANY, LLC 1900 FAST GOLF ROAD SUITE 300	REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

SCHAUMBURG, ILLINOIS 60173

OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, A LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE RIGHT-OF-WAY SHOWN HEREON AND AS OWNER HEREBY GRANTS, CONVEYS AND WARRANTS TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION THE RIGHT-OF-WAY SHOWN HEREON.

DATED THIS _____, A.D., 2023. PULTE HOME COMPANY, LLC PLEASE TYPE/PRINT NAME

___, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

1900 EAST GOLF ROAD, SUITE 300

SCHAUMBURG, ILLINOIS 60173

AFORESAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC

ACCESS NOTES

1. THERE SHALL BE, AT MOST, ONE (1) VEHICULAR ACCESS POINT TO U.S. ROUTE 30 AS SHOWN HEREON. 2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 30 TO OR FROM LOTS 568 OR 569.

3. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION

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.

JOSE RIOS, P.E. EGION ONE ENGINEER

LICENSED PROFESSIONAL

ENGINEER

(KLINO)

EXP. 11-30-23

ILLINOIS PROFESSIONAL ENGINEER NO. 062-069635

LICENSE EXPIRES NOVEMBER 30, 2023

LLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED CONVEYANCE OF RIGHT—OF—WAY TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

JOSE RIOS, P.E. REGION ONE ENGINEER

DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB

THE PROPERTY HEREBY SUBDIVIDED SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB, WHICH DECLARATION SHALL BE RECORDED <u>UPON APPROVAL BY THE CITY</u> AS A CONDITION TO THE ISSUANCE OF THE FIRST RESIDENTIAL OCCUPANCY PERMIT FOR THE PROPERTY, AND SHALL SET FORTH OTHER RIGHTS, EASEMENTS AND OBLIGATIONS INTEGRAL TO THE CONTEMPLATED FUNCTION OF THE DEVELOPMENT, WHICH RIGHTS, EASEMENTS AND OBLIGATIONS MAY BE AMENDED PURSUANT TO THE TERMS MORE SPECIFICALLY SET FORTH IN THE DECLARATION.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE CONVEYANCE OF THE FIRST RESIDENTIAL DWELLING UNIT CONSTRUCTED ON THE PROPERTY, THEN AND ONLY THEN, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS RESERVED FOR AND GRANTED TO EACH INDIVIDUAL OWNER, THEIR SUCCESSORS AND ASSIGNS, OVER THE PRIVATE ROAD CONSTRUCTED WITHIN LOT 577.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE PLAT OF SUBDIVISION, THEN AND ONLY THEN, THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY WHICH HAS JURISDICTION OVER THE PROPERTIES SHALL HAVE A NON-EXCLUSIVE EASEMENT OF ACCESS OVER ROADS, DRIVEWAYS, AND WALKWAYS LOCATED ON THE COMMON ARES FOR POLICE, FIRE AMBULANCE, WASTE REMOVAL, OR FOR THE PURPOSE OF FINISHING MUNICIPAL OR EMERGENCY SERVICES TO THE PROPERTIES.

CITY EASEMENT PROVISIONS

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.

SURVEYOR'S CERTIFICATE

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

PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18, THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1434.42 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE WESTERLY PERIMETER OF LOT 561 IN LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION PHASE 2A, RECORDED AS DOCUMENT NUMBER .

THENCE ALONG SAID WESTERLY PERIMETER FOR THE NEXT TWO (2) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 43.29 FEET, A CHORD BEARING SOUTH 34 DEGREES 43 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY; (2) THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 1.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 561 AND THE POINT OF

THENCE SOUTH 44 DEGREES 57 SECONDS 06 MINUTES EAST, ALONG SAID WESTERLY PERIMETER OF LOT 561. A DISTANCE OF 86.91 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 72.78 FEET, A CHORD BEARING SOUTH 41 DEGREES 32 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 72.70 FEET TO A POINT OF TANGENCY: THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST. A DISTANCE OF 334.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 376.59 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 373.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES OO SECONDS WEST. A DISTANCE OF 27.15 FEET TO A POINT OF CURVATURE: THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 336.00 FEET, AN ARC DISTANCE OF 135.26 FEET, A CHORD BEARING SOUTH 50 DEGREES 57 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 134.35 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 286.00 FEET, AN ARC DISTANCE OF 220.15 FEET, A CHORD BEARING SOUTH 61 DEGREES 28 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 214.75 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 144.75 FEET, A CHORD BEARING SOUTH 74 DEGREES 30 MINUTES 23 SECONDS WEST, AND A CHORD DISTANCE OF 144.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.37 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 10 SECONDS WEST, A DISTANCE OF 35.96 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES OO SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT 355964; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 978.00 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE: THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2525.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 30.00 FEET NORTHEAST OF SAID EASTERLY RIGHT-OF-WAY LINE THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, $^{\prime}$ DISTANCE OF 1376.98 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 73 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 35.96 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 111.72 FEET, A CHORD BEARING NORTH 49 DEGREES 34 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 110.77 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 249.87 FEET, A CHORD BEARING NORTH 61 DEGREES 21 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING NORTH 74 DEGREES 15 MINUTES 43 SECONDS EAST, AND A CHORD DISTANCE OF 144.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 29 MINUTES OO SECONDS EAST, A DISTANCE OF 22.87 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING NORTH 49 DEGREES 38 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 419.15 FEET; TO THE POINT OF BEGINNING.

CONTAINING 226,652 SQUARE FEET (5.203 ACRES), MORE OR LESS.

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 PANEL NUMBER 17197C0030G, EFFECTIVE DATE FEBRUARY 15, 2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF APRIL, A.D., 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 P EMAIL ADDRESS: JDUNHAM@MANHARD.COM LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350

LICENSE EXPIRES APRIL 30, 2023.

ILLINOIS PROFESSIONAL SURVEYOR NO. 3966

ILLINOIS BDI S AUR

PROJ. MGR.: JID PROJ. ASSOC.: PGA 12/22/22

SCALE: **EXHIBIT**

PULAUIL01