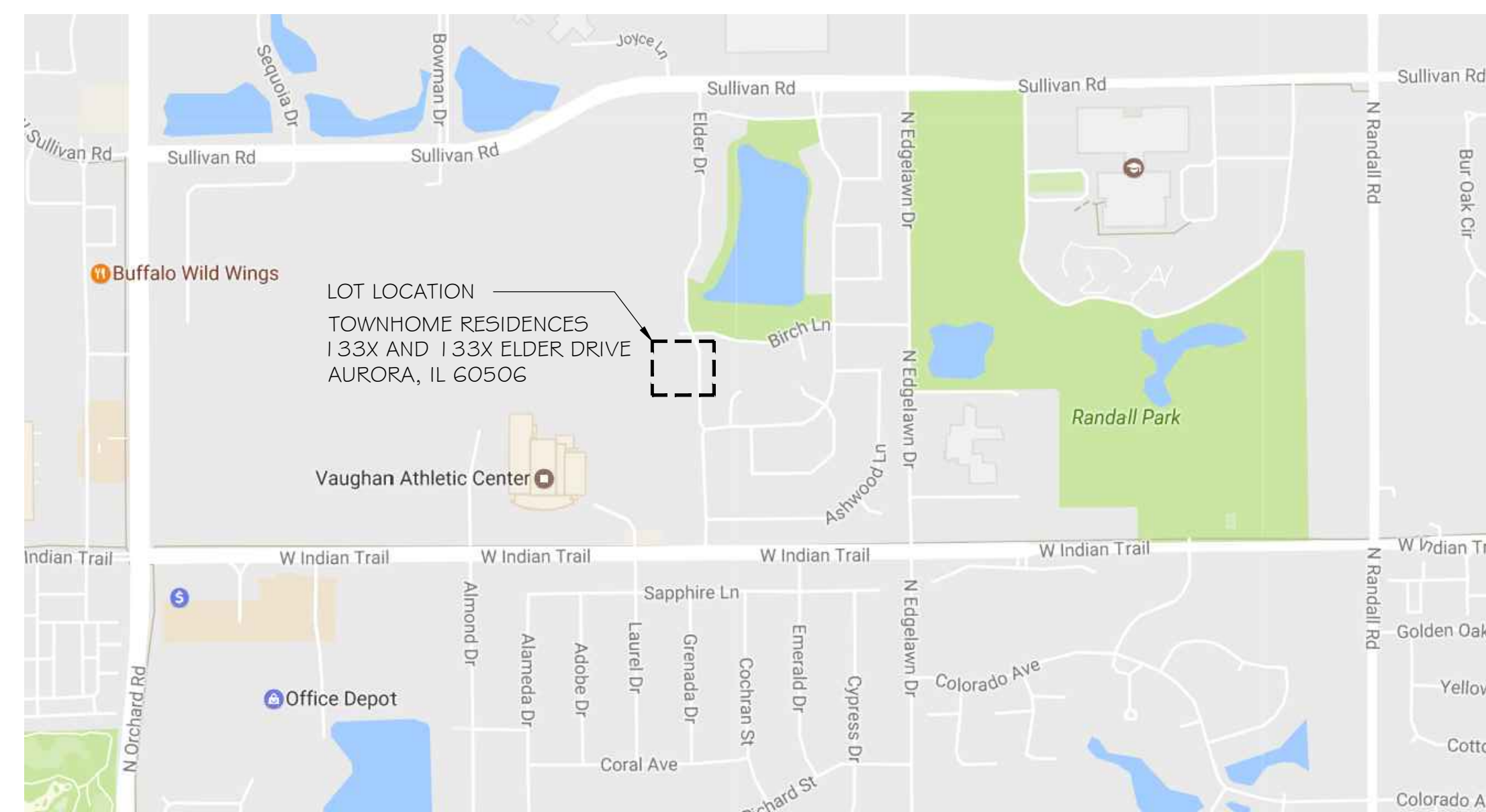
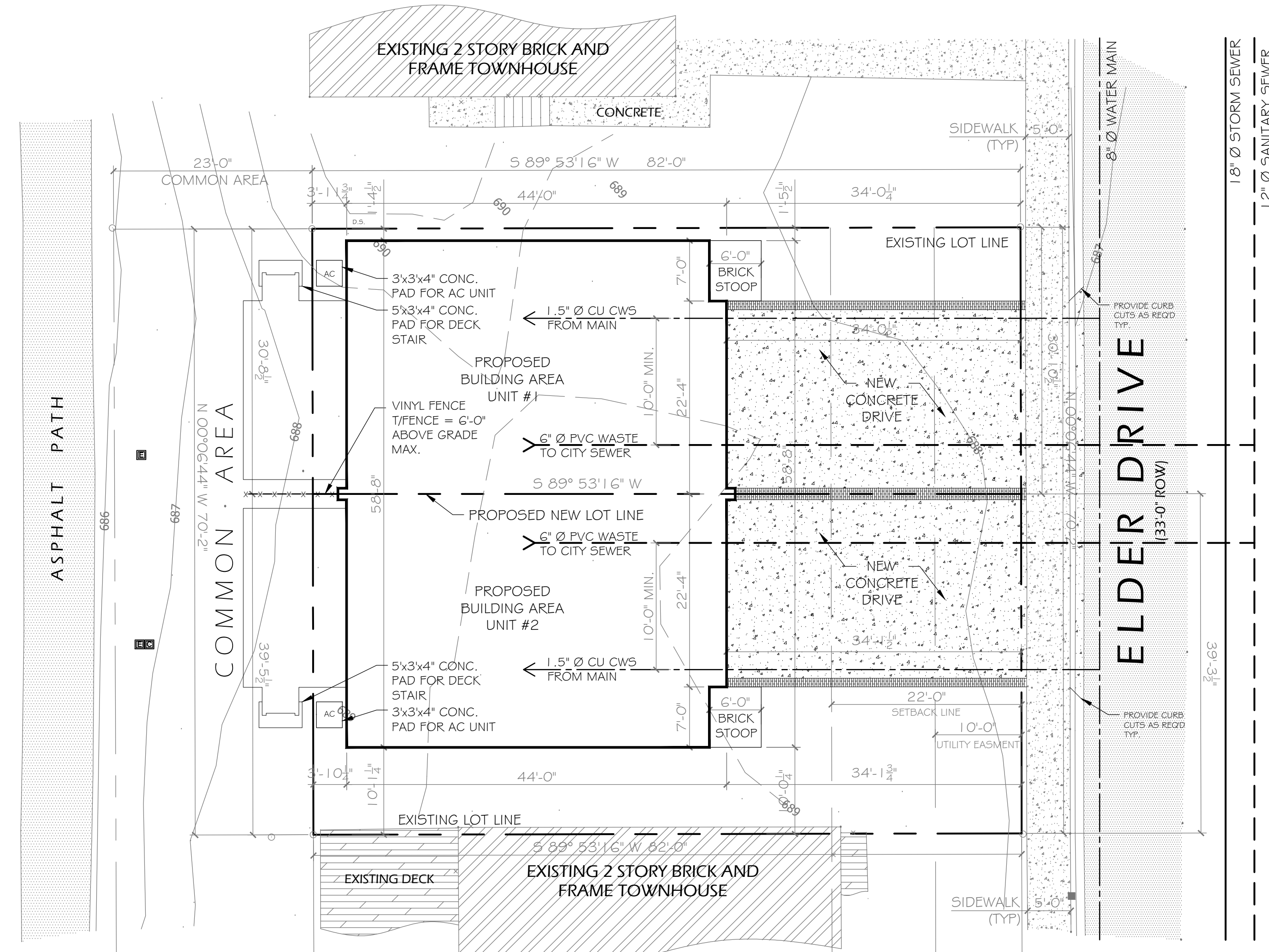
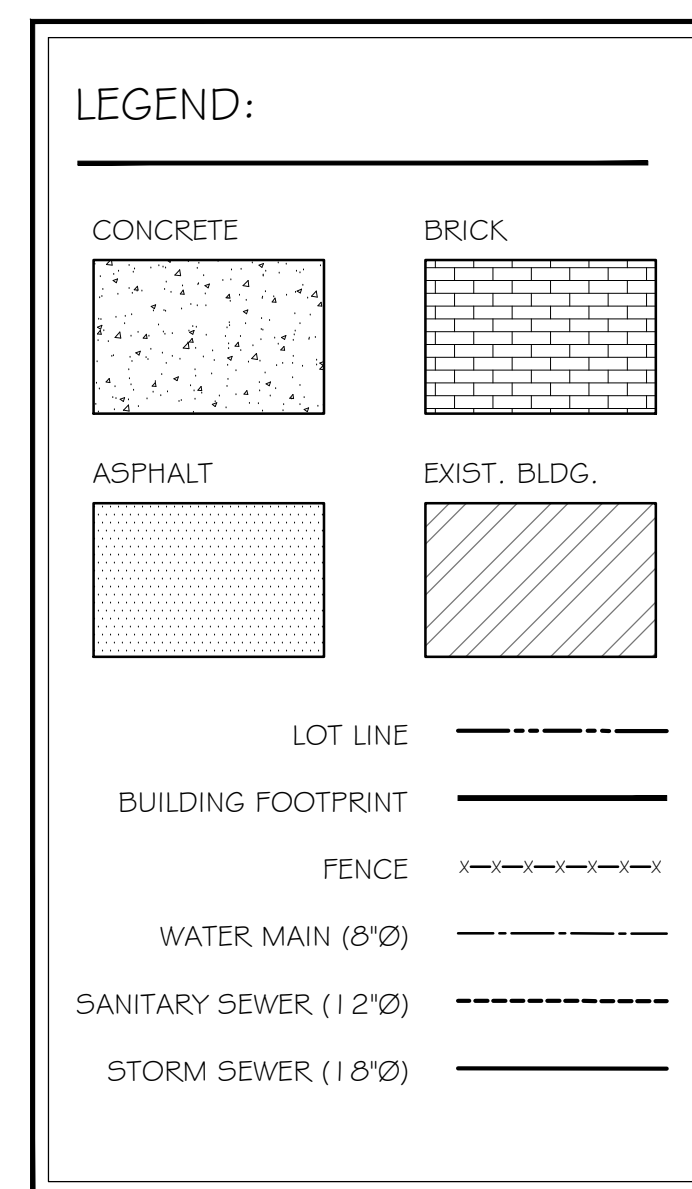


FINAL PLAN FOR FEMOSH SUBDIVISION

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs) 15-07-476-015, 15-07-476-016, 15-07-476-017			j) Total Number of Residential Dwelling Units	2	units
			i. Gross Density	15.38	du/acre
			ii. Net Density	15.38	Net Density
b) Proposed land use(s): Single Family Townhomes			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
c) Total Property Size	0.1320735	Acres	iii. Unit Square Footage (average)	-	square feet
	5,753	Square feet	iv. Bedroom Mix	0%	% 1 bdr
d) Total Lot Coverage (buildings and pavement)	4,163	Square feet		0%	% 2 bdr
	72%	Percent		100%	% 3 bdr
e) Open space / landscaping	1,591	Square feet		0%	% 4 bdr
	28%	Percent	v. Number of Single Family Corner Lots	0	units
f) Land to be dedicated to the School District	0	Acres	l) Number of Single Family Attached Dwelling Units	2	units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	15.38	du/acre
h) Number of parking spaces provided (individually accessible)	4	spaces	ii. Net Density	15.38	Net Density
i. surface parking lot	0	spaces	iii. Unit Square Footage (average)	1,766	square feet
perpendicular	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
parallel	0	spaces		0%	% 2 bdr
angled	0	spaces		100%	% 3 bdr
handicapped	0	spaces		0%	% 4 bdr
ii. enclosed	4	spaces	m) Number of Multifamily Dwelling Units	0	units
iii. bike	0	racks	i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
i) Number of buildings	1		iii. Unit Square Footage (average)	-	square feet
i. Number of stories	2	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	4,528	square feet		0%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		0%	% 2 bdr
iv. First Floor Building Square Footage (typical)	2,556	square feet		0%	% 3 bdr



2 LOT LOCATION
SCALE: N.T.S.



GRAPHIC SCALE - 1" = 10'

1 SITE PLAN
SCALE: 1" = 10'

OWNER:
FEMOSH CONCEPTS LLC
2447 COURTYARD CIRCLE, UNIT 7
AURORA, IL 60506

MATTHEW
CARGILL
DESIGN

MATTHEW CARGILL DESIGN
2615 N. AVERS AVE.
CHICAGO, IL 60647

SITE PLAN
TOWNHOME RESIDENCES
1334 - 1342 ELDER DRIVE
AURORA, IL 60506

DATE: 5.25.17

JOB#: 16008

DRAWN: M.C.

DST
SUBMISSION

REVISIONS

△	---
△	---
△	---
△	---

A1

FINAL PLAT OF SUBDIVISION FEMOSH SUBDIVISION

A SUBDIVISION OF PART OF LOT 2 IN THE TOWNHOMES OF FOXCROFT UNIT 1,
BEING A SUBDIVISION OF PART OF THE EAST 1321.36 FEET OF THE SOUTHEAST
QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF _____)

THIS IS TO CERTIFY THAT FEMOSH CONCEPTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 AFORESAD AND, TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT _____

DATED THIS _____ DAY OF _____, 20____

SIGNATURE _____

FEMOSH CONCEPTS, LLC
2447 COURTYARD CIRCLE, UNIT 7
AURORA, ILLINOIS 60506

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF _____)

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 _____, 20____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PLEASE PRINT NAME _____

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

ATTEST: _____

CITY CLERK

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

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN _____

PLEASE 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 COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____ DAY OF _____
A.D., 20____

BY: _____

CITY ENGINEER

BY: _____

PLEASE PRINT NAME _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS)
COUNTY OF _____)

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 PRINT NAME _____

ENGINEER _____

PLEASE PRINT NAME _____

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 PRINT NAME _____

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 _____
ILLINOIS, THIS _____
DAY OF _____, A.D., 20____

COUNTY CLERK _____

PLEASE PRINT NAME _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF DUPAGE)

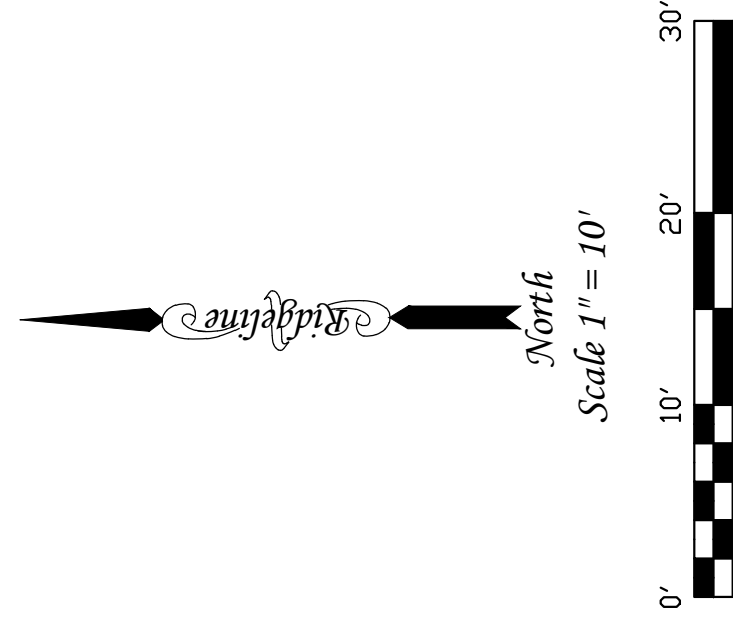
THIS IS TO STATE THAT I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002580, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 (EXCEPT FOR THE SOUTHERLY 111.84 FEET OF SAID LOT) IN THE TOWNHOMES OF FOXCROFT, UNIT ONE, 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 DRAIN 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 17089C0340H, PANEL NUMBER 0340H, EFFECTIVE DATE AUGUST 3, 2008, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

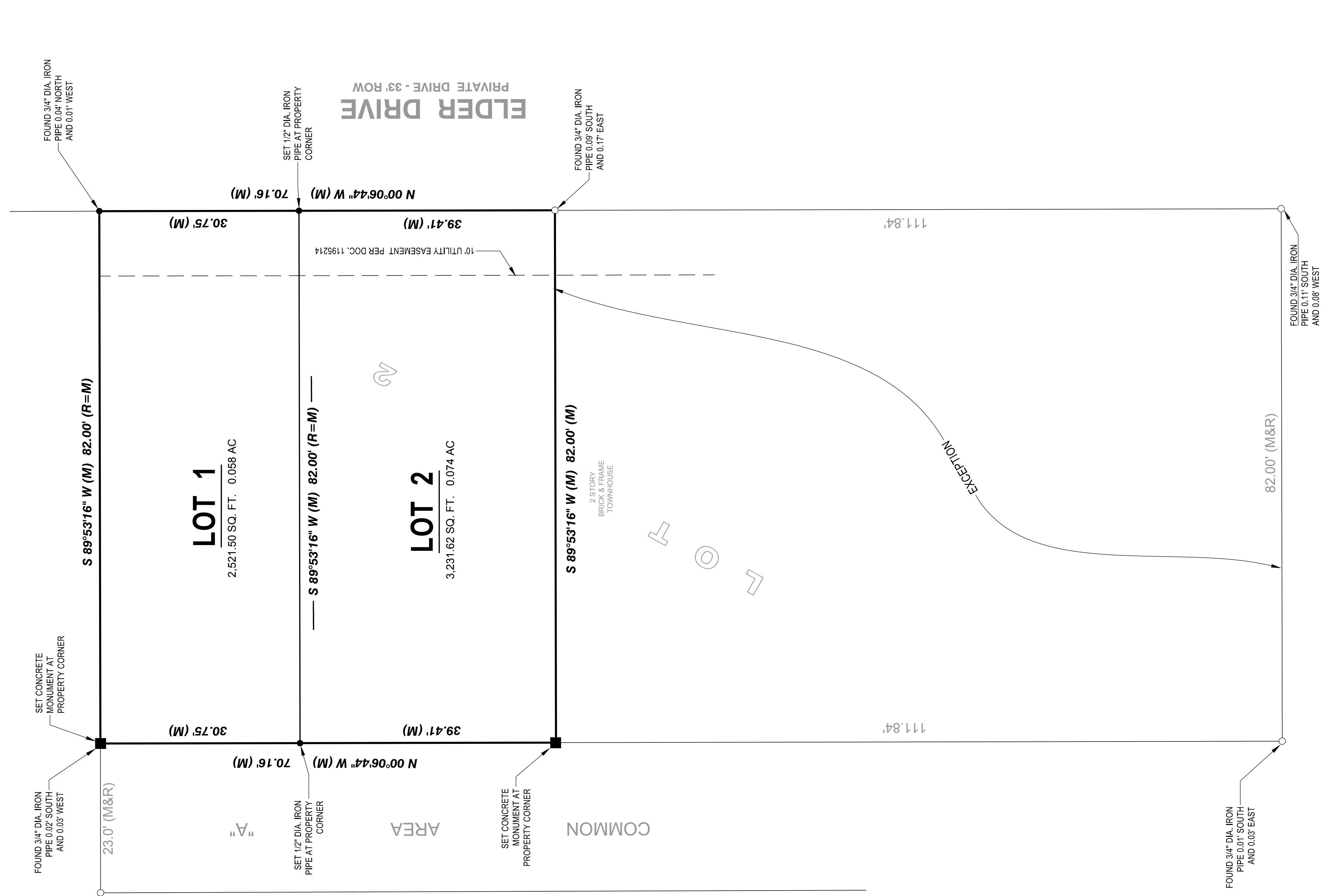
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF A.D. 20____

GEORGE H. SKULAVIK, P.L.S. #035-002580
MY LICENSE EXPIRES 11-30-2018
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766



FINAL PLAT OF SUBDIVISION FEMOSH SUBDIVISION

A SUBDIVISION OF PART OF LOT 2 IN THE TOWNHOMES OF FOXCROFT UNIT 1,
BEING A SUBDIVISION OF PART OF THE EAST 1/321.36 FEET OF THE SOUTHEAST
QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



ABBREVIATIONS

- (R) = RECORD VALUE
- (M) = MEASURED VALUE
- (C) = CALCULATED VALUE
- (D) = DEED VALUE
- U.T.E. = UTILITY AND DRAINAGE EASEMENT
- S.W.M.E. = STORMWATER MANAGEMENT EASEMENT
- DOC. = DOCUMENT
- DIA. = DIAMETER
- P.I.N. = PARCEL IDENTIFICATION NUMBER

ACREAGE SUMMARY

GROSS LAND AREA	5,753.12 SQ. FT.	0.132 AC.
LOT 1	2,521.50 SQ. FT.	0.058 AC.
LOT 2	3,231.62 SQ. FT.	0.074 AC.

LEGEND

- FOUND IRON PIPE
- CONCRETE MONUMENT SET
- 58" X 36" IRON PIPE SET
- ROAD CENTERLINE
- - - EASEMENT LINE
- PROPERTY LINE

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINEs): 15-07-476-01615-07-476-01615-07-476-017		
b) Subdivided Area	0.132 Acres	
c) Proposed New Right-of-way	5,753.12 Square Feet	
	-	Acres
	-	Square Feet
d) Proposed New Easements	0.000 Acres	
	-	Square Feet