



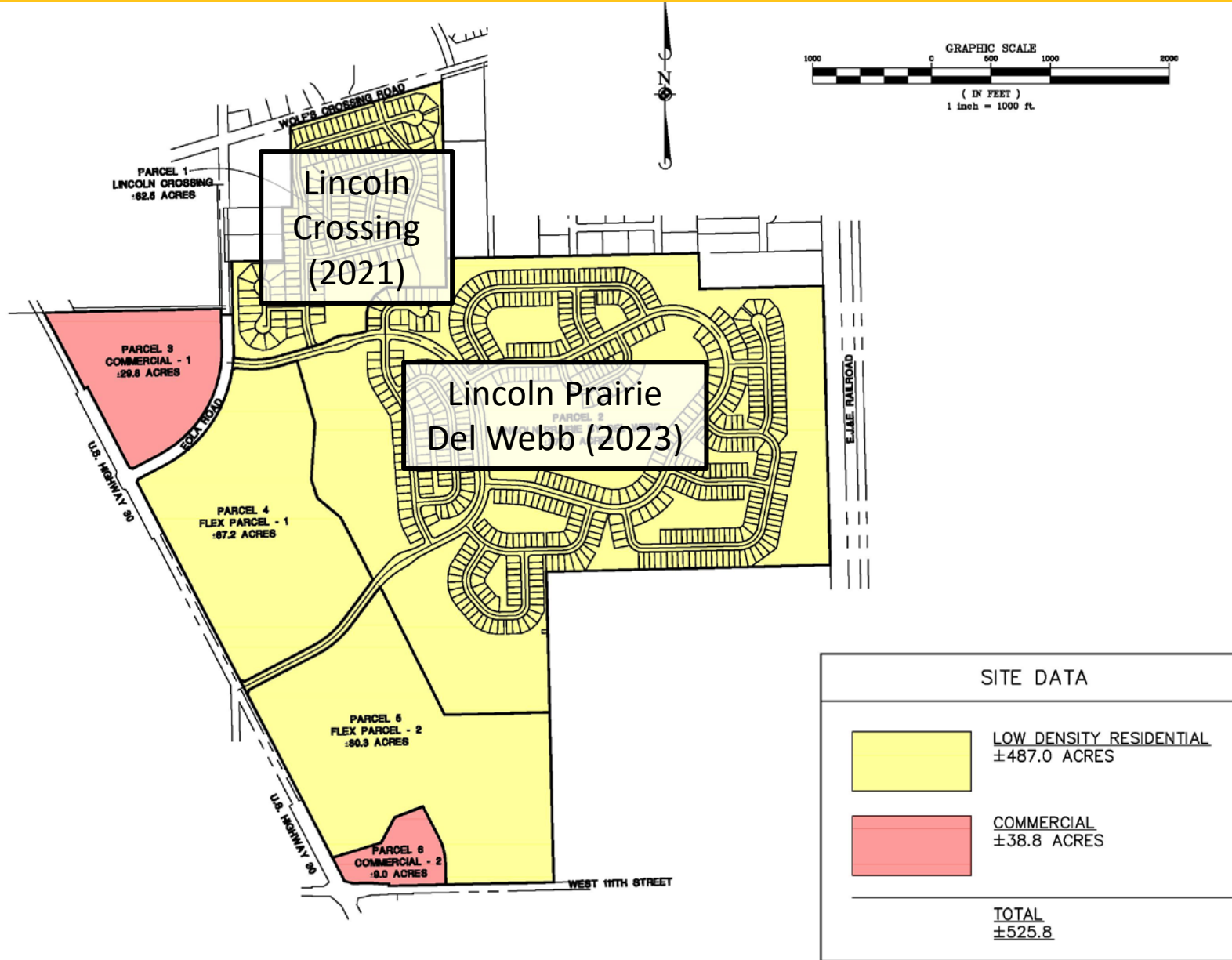
Aurora

LINCOLN PRAIRIE BY DEL WEBB
PHASE 4

- Publicly Traded Homebuilding Company (PHM)
- Third Largest Builder in US and Chicago
- Building homes in Chicagoland since the early 1960's
- Sold over 1,000 homes in 2025
- Actively selling in 17 different communities throughout Chicagoland
- Top selling community in Illinois 4 years running



GENERAL LAND USE PLAN



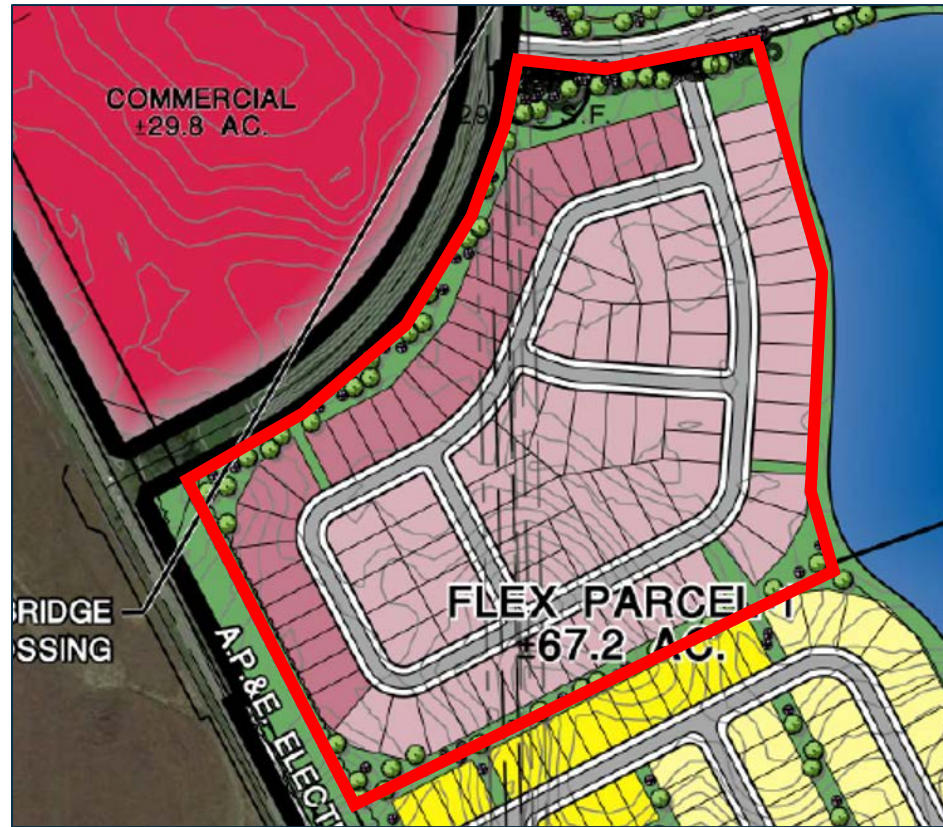
2. General Regulations Applicable to Parcel 2:

2.1 Parcel Size, Use Designation, and Statement of Intent

The parcel referenced within this document and on the General Land Use Plan attached as Parcel 2 contains approximately 273 acres. Upon approval of this document, said property shall be designated as a PUD on the Zoning Map.

This parcel is intended to be developed in three (3) phases as an age-restricted single-family detached residential gated community. The gated nature of the community is not intended for purposes of exclusivity but is specially intended to create a sense of security for the unique age-restricted population that the project is intended to serve. Access to the property will be via Eola Road and US Route 30.

LINCOLN CROSSING SOUTH



97

Single-Family
Homes

2024

Grand Opening

63

Closed to Date

SITE PLAN CONTEXT



Lot Summary

Del Webb

Product Type	Typ. Lot Size	Flex Parcels	Other Phases	Total	Mix
Scenic	44' x 120'	0 units	152 units	152 units	18.54%
Distinctive	50' x 120'	161 units	286 units	447 units	54.44%
Echelon	64' x 120'	115 units	107 units	222 units	27.05%
		276 units	545 units	821 units	

Pulte

Product Type	Typ. Lot Size	Flex Parcels	Other Phases	Total	Mix
Meadows	55' x 130'	30 units	110 units	140 units	54.05%
Estates	65' x 130'	67 units	52 units	119 units	45.95%
		97 units	162 units	259 units	

Residential Total:

373 units 707 units 1,080 units

SITE PLAN



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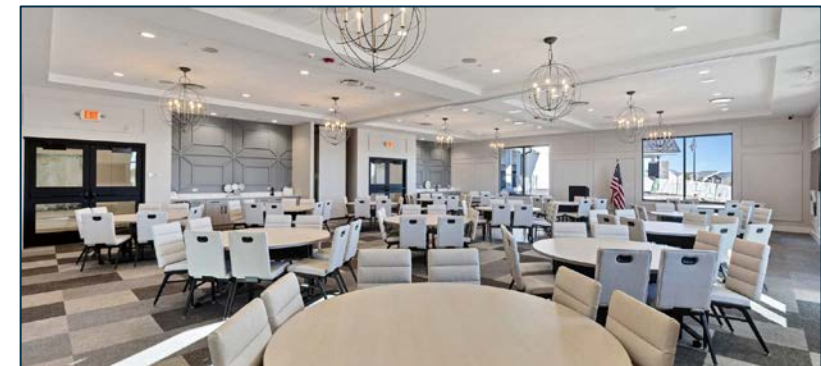
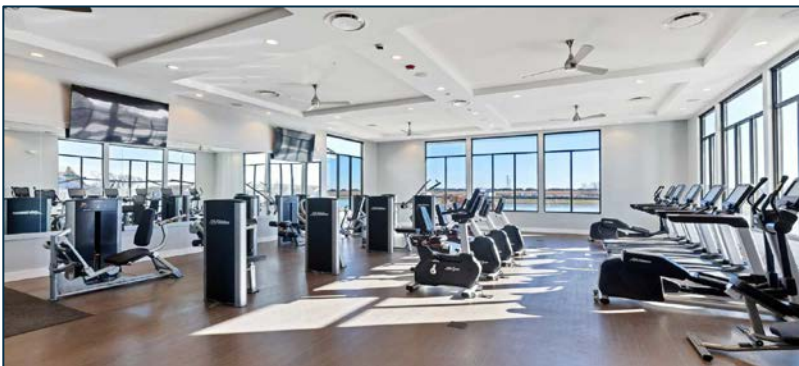
GUARD HOUSE



AMENITY CENTER



SALES CENTER: +/- 4,000 SF
CLUBHOUSE: +/- 17,000 SF



A house-shaped keychain hanging from a door handle. The keychain is a simple, stylized outline of a house with a gabled roof, two square windows with cross-hatching, and a small arched doorway. It is attached to a circular ring that is part of a door handle assembly. The background is a dark, solid color.

THANK YOU



GUARD HOUSE



CITY EASEMENT PROVISIONS

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.

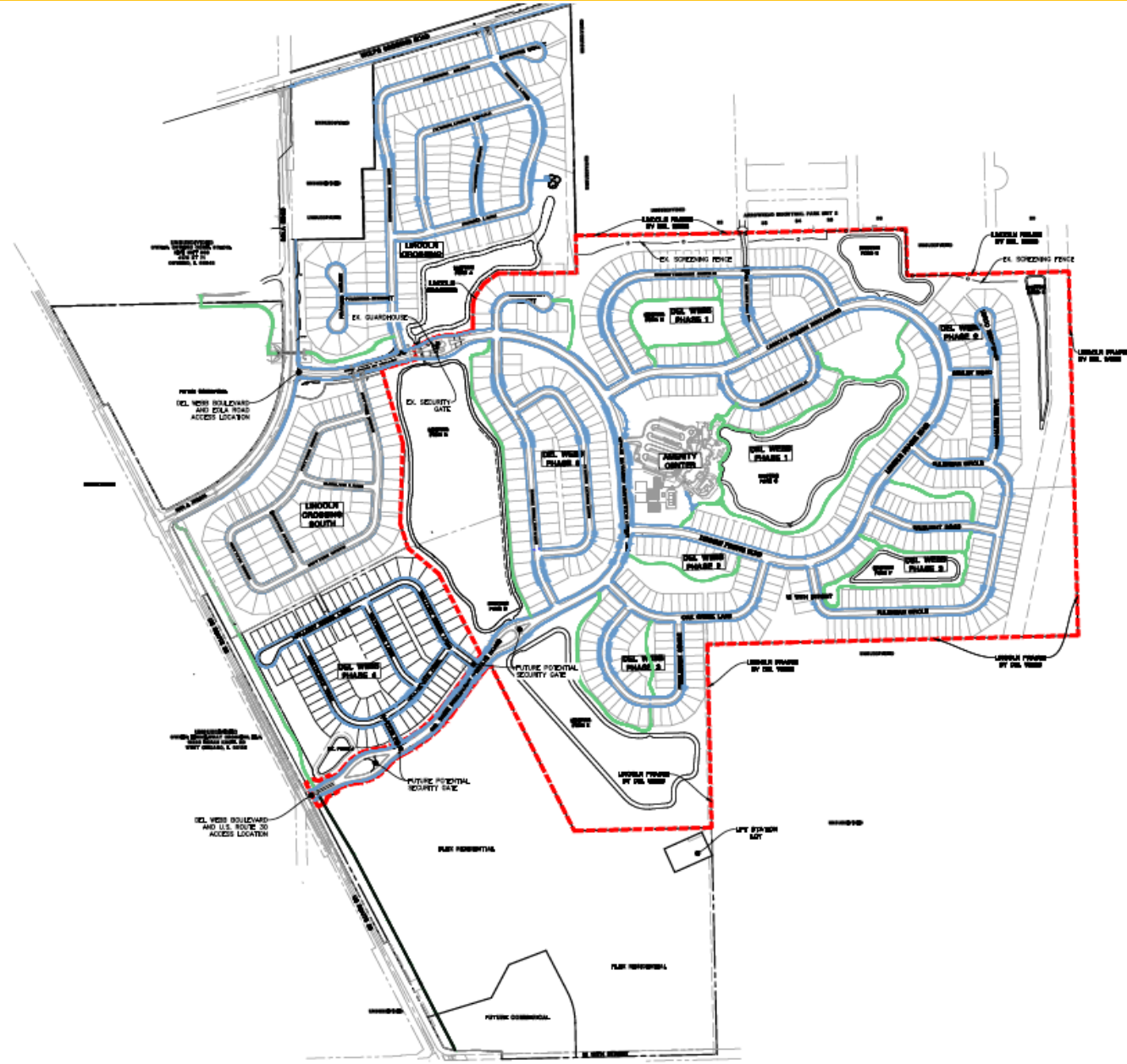
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.




SITE PLAN



LEGEND	
	LIMITS OF LINCOLN PRAIRIE BY DEL WEBB PHASES 1, 2, & 3
	EXISTING OR PROPOSED SIDEWALK
	EXISTING OR PROPOSED PATH

OVERALL SITE PLAN



LEGEND	
	LIMITS OF LINCOLN PRAIRIE BY DEL WEBB PHASES 1, 2, & 3
	EXISTING OR PROPOSED SIDEWALK
	EXISTING OR PROPOSED PATH

LINCOLN PRAIRIE - DEL WEBB

Del Webb[®]

Love life to the fullest.

551 Single-Family
Homes
(age restricted)

Grand Opening
2023

256 Closed to Date



LINCOLN CROSSING



162 Single-Family
Homes

Grand Opening
2022



Sold Out!



PRODUCT MATRIX

Lincoln Prairie by Del Webb- Product Matrix Scenic – 34' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Vista	1,502	2-3	2-3	2	Loft/Sunroom	6
Meadow	1,504	2-3	2-3	2 + Storage	Loft/Sunroom	6
Mirage	1,595	2-3	2-3	2	Loft/Sunroom	6

Distinctive – 40' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Prosperity	1,646	2-4	2-3	2	Basement / Loft/Sunroom	7
Mystique	1,841	2-4	2-3	2 + Storage	Basement / Loft/Sunroom	6
Palmary	1,892	2-4	2-3	2	Basement / Loft/Sunroom	6
Prestige	2,060	2-4	2-3	2	Basement / Loft/Sunroom	6

Echelon – 54' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Stardom	2,213	2-4	2-3	3	Basement / Loft/Sunroom	5
Stellar	2,421	2-4	2-3	3	Basement / Loft/Sunroom	7
Renown	2,754	2-4	2-3	3	Basement / Loft/Sunroom	5

SCENIC



DISTINCTIVE



ECHELON



HOME INTERIORS



- Consumer-tested design
- Modern Open Floor Plans
- Design Studio Session



AERIAL



DEVELOPMENT PLANS



SUBMITTED BY:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAMBURG, IL 60173

RETURN TO:

CITY OF AURORA PLANNING AND ZONING
44 E. DOWNER PLACE
AURORA, IL 60507

FINAL PLAT

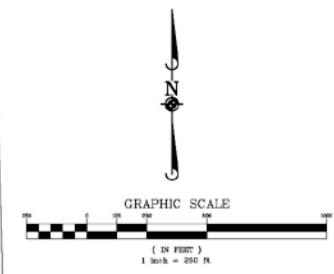
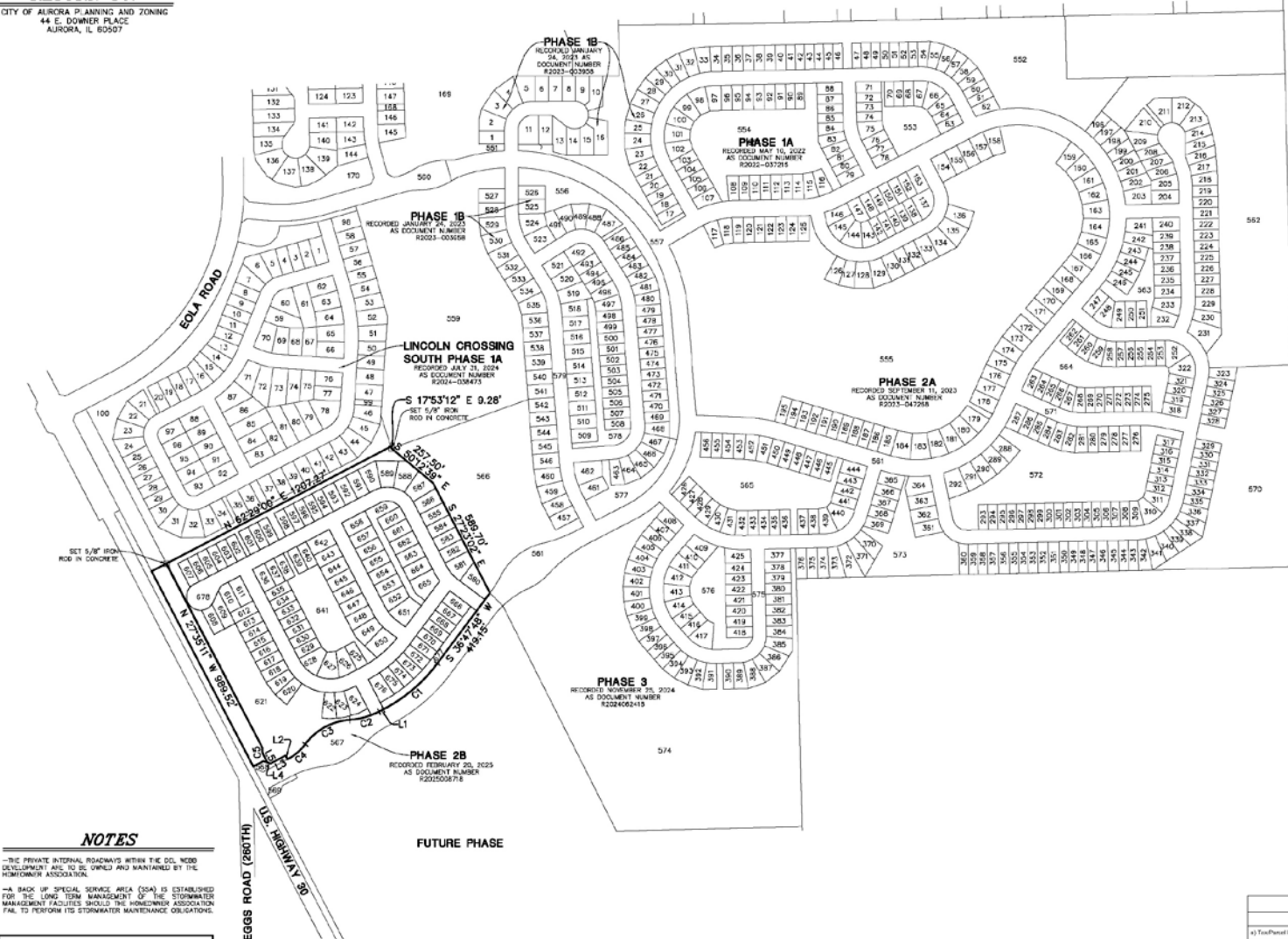
OF

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4A

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 16, TOWNSHIP 37 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____



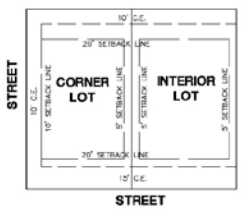
ABBREVIATIONS

C.E. = CITY EASEMENT HEREBY GRANTED

LEGEND

- - - - - PROPERTY LINE
- - - - - LOT LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- - - - - SECTION LINE
- - - - - BUILDING SETBACK LINE
- SET CONCRETE MONUMENT

TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED ON THE PLAT



NOTES
-THE PRIVATE INTERNAL ROADWAYS WITHIN THE DEL WEBB DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
-A BACK UP SPECIAL SERVICE AREA (SSA) IS ESTABLISHED FOR THE LONG TERM MANAGEMENT OF THE STORMWATER MANAGEMENT FACILITIES SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PERFORM ITS STORMWATER MAINTENANCE OBLIGATIONS.

SHEET INDEX

SHEET 1	OVERALL BOUNDARY
SHEET 2	SHEET LAYOUT DETAIL
SHEETS 3-8	LOT AND EASEMENT DETAILS
SHEET 9	CERTIFICATES

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	780.00'	340.72'	349.36'±4" W	231.88°
C2	374.00'	145.55'	174.11'±4" W	144.52°
C3	290.00'	249.87'	361.71'±2" W	242.21°
C4	248.00'	111.72'	249.54'±2" W	116.77°
C5	66.30'	35.33'	69.91'±4" E	34.70°

LINE TABLE

LINE	BEARING	LENGTH
L1	S51°29'00" W	22.87'
L2	N27°11'00" W	90.00'
L3	S32°29'00" W	80.00'
L4	N17°32'00" W	15.48'
L5	N27°11'00" W	39.22'

Development Data Table: Final Plat

Description	Value	Unit
1) Total Parcel Area (Total Area) (P) (W)		
67-01-18-130-014-000-07-21-18-100-016-0003		
67-01-18-400-012-000-07-01-18-400-010-0813		
67-01-18-200-010-0000		
2) Subdivided Area	10.617	Acres
3) Proposed New Right-of-Way (Phase)	1,327.149	Square Feet
	0.232	Acres
4) Proposed New Easement	271.446	Square Feet
	4.512	Linear Feet of Corridor
	10.631	Acres
	463.874	Square Feet

REVISIONS

NO.	DATE	DESCRIPTION
1	12/17/24	REVISION PER CITY COMMENTS
2	1/17/25	REVISION PER CITY COMMENTS

Manhard CONSULTING
CONSULTING ENGINEERS
1000 N. LAUREL AVE. SUITE 100
AURORA, IL 60507
TEL: 630.584.1000 FAX: 630.584.1001
WWW.MANHARD-CONSULTING.COM
CONTRACT NO. 24-001-001

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4A
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION



FINAL PLAT OF LINCOLN PRAIRIE BY DEL WEBB, PHASE 4B

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 18, TOWNSHIP 37 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, A LIMITED LIABILITY CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE APPLIED HEREON, AND DOES HEREBY CONSENT TO THE SURVEYOR'S SAID REPORT 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 OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS #508 (OSHSKO COMMUNITY UNIT SCHOOL DISTRICT) AND COMMUNITY COLLEGE DISTRICT #610.

DATED THIS _____ DAY OF _____, A.D., 2026.

SIGNATURE _____

PLEASE TYPE/PRINT NAME _____

PULTE HOME COMPANY, LLC
1800 EAST SOUL ROAD, SUITE 200
SCHEMOLLER, ILLINOIS 60133

STATE OF ILLINOIS)
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, FIDELIO, ALSO THEN AND THERE ACKNOWLEDGED THAT HE OR SHE IS A CUSTOMER 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., 2026.

NOTARY _____

PLEASE TYPE/PRINT NAME _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
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 OFFICE THIS _____ DAY OF _____, A.D., 2026.

CITY ENGINEER _____

PLEASE TYPE/PRINT NAME _____

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
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., 2026.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN _____

PLEASE TYPE/PRINT NAME _____

TAX MAPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPING AND PLATING 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 _____ AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (PIN) _____

DATED THIS _____ DAY OF _____, A.D., 2026.

DIRECTOR _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., 2026, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____

BY _____ MAYOR

ATTEST: _____ CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
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 REDEMPTION TAX SALES AGAINST ANY OF THE LAND DESCRIBED 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., 2026.

COUNTY CLERK _____

PLEASE TYPE/PRINT NAME _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 2026 AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____

PLEASE TYPE/PRINT NAME _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF SURFACE)

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 _____

DEMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, JACOB L. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION

TO JUANNE BOWERS, TO RECORD THIS PLAT ON OR BEFORE SEPTEMBER 30, 2026, THE REPRESENTATIVE SHALL PROMISE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 23RD DAY OF DECEMBER A.D. 2025.

Jacob L. Dunham
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3994
LICENSE EXPIRES NOVEMBER 30, 2026

JACOB L. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3994
LAKEVIEW, ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO BE OF THE ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS SHALL BE REVIEWED BY THE DEPARTMENT.

JOSE RIOS, P.E. DATE
RICK SMY ENGINTEER

IDOT ACCESS NOTES

THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 30 FROM LOT 67A.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITTEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT," TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, 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: WINDMILL, WATER MAINS, STORMWATER DRAINAGE, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WIRE ADJACENT TO PUBLIC HIGHWAY RIGHTS OF WAY OR STATE HIGHWAY RIGHTS OF WAY. EASEMENTS FOR POWER LINES AND WIRELESS COMMUNICATIONS SYSTEMS, INCLUDING BUT NOT LIMITED TO POWER LINES AND WIRELESS COMMUNICATIONS SYSTEMS, SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS EASEMENT. 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 THEREOF.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY, OR THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREON, 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 EROSION, 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 HEREON, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAMB OR SUBURBERY.

SCREEN PLANTING EASEMENT

A SCREEN PLANTING EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO PULTE HOME COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER LOT 101 WITHIN THE AREA SHOWN BY DASHED LINES ON THIS PLAT AND MARKED "SCREEN PLANTING EASEMENT." SAID EASEMENT IS GRANTED TO PLANT TREES, SHRUBS AND OTHER FORMS OF VEGETATION AND CONSTRUCTING BARRIERS FOR THE PURPOSES OF SCREENING, PROTECTING AND SEPARATING RESIDENTIAL LOTS FROM EACH OTHER AND US HIGHWAY 30. NO PERMANENT SIGNAGE, STRUCTURES (EXCEPT FOR MONUMENT SIGNAGE), FENCES, DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS (EXCEPT FOR FIRE LINES AND PEDESTRIAN PATHWAYS) SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "SCREEN PLANTING EASEMENT."

INITIAL PLANTING AND MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BE THE RESPONSIBILITY OF PULTE HOME COMPANY. UPON NOTIFICATION BY PULTE HOME COMPANY TO THE SUCCESSOR OWNERS, HEREOF AND/OR LAND OWNERS ASSOCIATION, MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BECOME THE RESPONSIBILITY OF SAID OWNERS OF SAID LOTS AND/OR LAND OWNERS ASSOCIATION.

IN THE EVENT THAT THE SUCCESSOR OWNERS AND/OR THE LANDOWNERS ASSOCIATION FAIL TO MAINTAIN SAID EASEMENT, THE CITY MAY ESTABLISH A SPECIAL SERVICE AREA OVER THE PROPERTY SUBJECT OF THIS PLAT TO MAINTAIN SAID EASEMENT.

SURVEYOR'S CERTIFICATE

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

THAT PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF WILL, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 100 IN LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1A RECORDED AS DOCUMENT NUMBER 20234-03447; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 58.65 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTHWEST ALONG A CURVE, CONVERSE TO THE EAST, HAVING A RADIUS OF 24.50 FEET, AN ARC DISTANCE OF 34.39 FEET, A CHORD BEARING SOUTH 09 DEGREES 04 MINUTES 54 SECONDS WEST, AND A CHORD DISTANCE OF 34.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONVERSE TO THE WEST, HAVING A RADIUS OF 24.50 FEET, AN ARC DISTANCE OF 34.39 FEET TO THE NORTH LINE OF LOT 100 IN LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1A RECORDED AS DOCUMENT NUMBER 20234-03447; THENCE NORTH 28 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 19.40 FEET; THENCE SOUTH 85 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 19.40 FEET; THENCE SOUTH 85 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 19.40 FEET; THENCE NORTH 85 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 83,421 SQUARE FEET (1.915 ACRES), MORE OR LESS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY DIMENSIONS AND 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 CARRYING OUT THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 45 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT I HAVE REVIEWED A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 171252000G, 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 23RD DAY OF DECEMBER A.D. 2025.

Jacob L. Dunham
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3994
EMAIL ADDRESS: JACOB@MANNING-SOON.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184033202
LICENSE EXPIRES APRIL 30, 2027.



LINCOLN PRAIRIE BY DEL WEBB, PHASE 4B
CITY OF AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION





Manhard
CONSULTING
 1000 W. WASHINGTON ST. SUITE 200
 AURORA, ILLINOIS 60007
 PHONE: 630.584.1000
 FAX: 630.584.1001
 WWW.MANHARDCONSULTING.COM

LINCOLN PRAIRE BY DEL WEBB - PHASE 3
 CITY OF AURORA, ILLINOIS
 FINAL PLAN FOR LINCOLN PRAIRE BY DEL WEBB, PHASE 4

DATE: 08/28/20
 SHEET
2 OF **2**
 PUL_A1101

**FUTURE DEL WEBB
 PHASE 5**

**LINCOLN CROSSING
 SOUTH**

**EXISTING POND B
 (WET-BOTTOM POND)**

**POND J
 (WET-BOTTOM POND)**

**FINAL PLAN LIMITS OF
 DEL WEBB PHASE 4**

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS INFORMATION.

ELEVATIONS



Scenic – Vista



Scenic – Vista



Scenic – Meadow



Scenic – Meadow



Scenic – Mirage



Scenic – Mirage



DISTINCTIVE

Distinctive – Prosperity



Distinctive – Prosperity



DISTINCTIVE

Distinctive – Mystique



DISTINCTIVE

Distinctive – Mystique



DISTINCTIVE

Distinctive – Palmary



Distinctive – Palmary



DISTINCTIVE

Distinctive – Prestige



Distinctive – Prestige



ECHELON

Echelon – Stardom



Echelon – Stardom



Echelon – Stellar



ECHELON

Echelon – Stellar



ECHELON

Echelon – Renown



Echelon – Renown

