

PRELIMINARY PLAT FOR THE MEWS AT ORCHARD LAKE AURORA, ILLINOIS

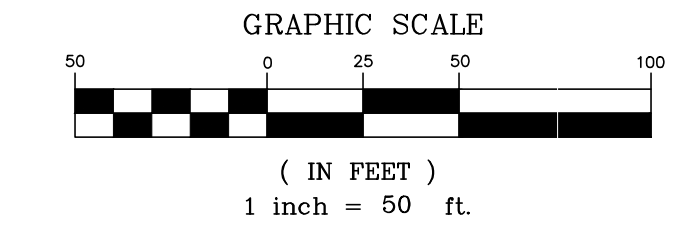
CITY RESOLUTION: _____
PASSED ON: _____

PETITIONER/OWNER
GDS DEVELOPMENT, LLC
2906 CENTRAL STREET, SUITE 112
EVANSTON, IL 60201
(312)241-1161

LOT 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

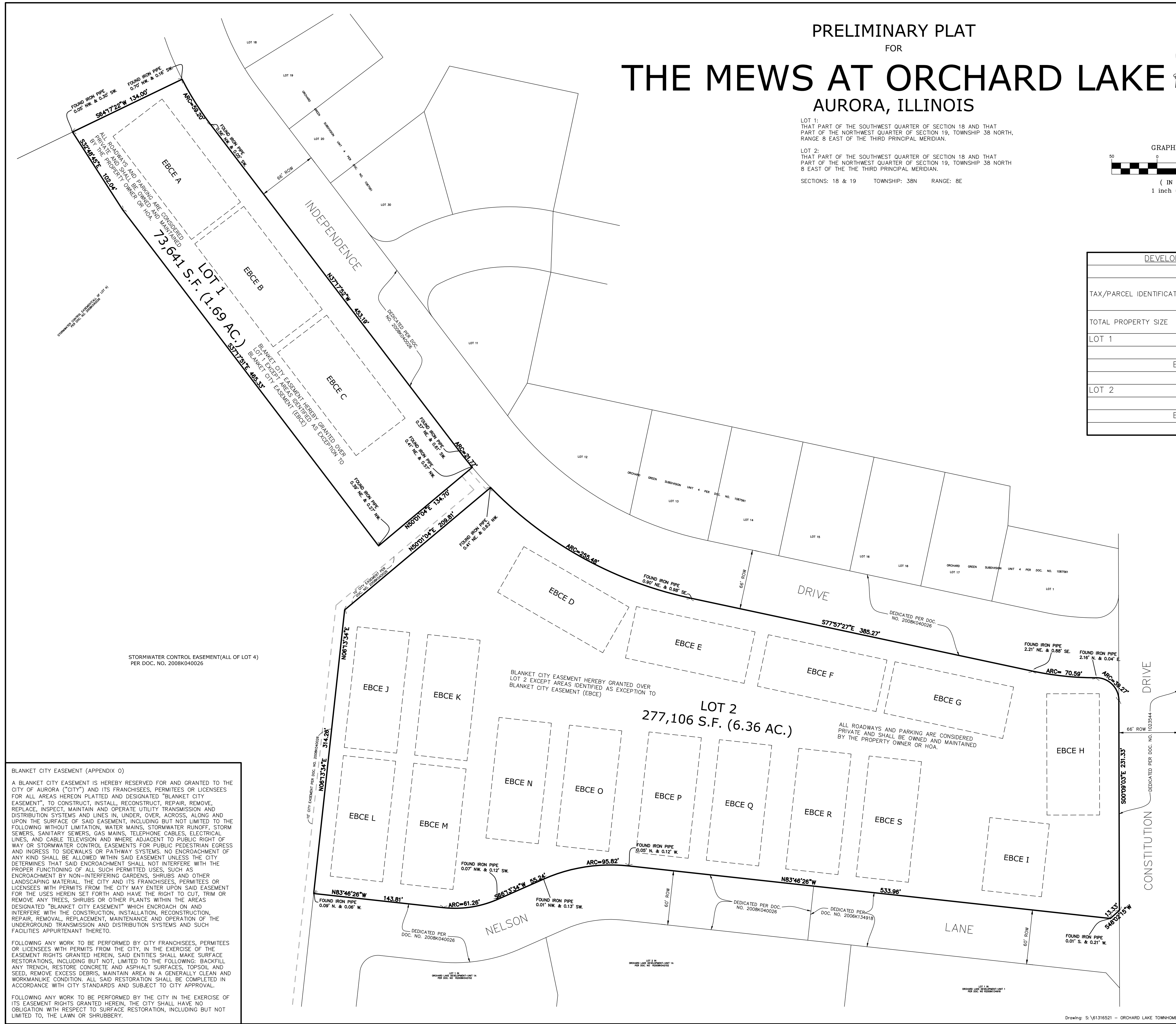
LOT 2:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

SECTIONS: 18 & 19 TOWNSHIP: 38N RANGE: 8E



LEGEND		
LOT LINE	EXISTING	PROPOSED
LOT LINE	—————	—————
EASEMENT LINE	-----	-----

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT OF ORCHARD LAKE			
DESCRIPTION	VALUE	UNIT	
TAX/PARCEL IDENTIFICATION NUMBERS (PINS):	15-18-301-008, 15-18-301-034, 15-18-301-035, 15-19-126-016, 15-19-126-023, 15-18-301-033, 15-18-301-035		
TOTAL PROPERTY SIZE	8.05	ACRES	
LOT 1	350,747	SQUARE FEET	
BLANKET CITY EASEMENT DEDICATED	44,537 SF	1.02 AC	
EXCEPTION TO BLANKET CITY EASEMENT	29,104 SF	0.67 AC	
TOTAL AREA	73,641 SF	1.69 AC	
LOT 2			
BLANKET CITY EASEMENT DEDICATED	155,504 SF	3.57 AC	
EXCEPTION TO BLANKET CITY EASEMENT	121,602 SF	2.79 AC	
TOTAL AREA	277,106 SF	6.38 AC	



LOT 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 44.22 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 640.40 FEET; THENCE NORTH 64 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 102.40 FEET; THENCE SOUTH 36 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 463.33 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 134.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE AS DEDICATED IN DOCUMENT 1087561; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING NORTH 38 DEGREES 14 MINUTES 50 SECONDS WEST, AN ARC DISTANCE OF 21.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 453.19 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, SUBTENDING A CHORD BEARING NORTH 31 DEGREES 42 MINUTES 49 SECONDS WEST, AN ARC DISTANCE OF 59.20 FEET; THENCE SOUTH 64 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 134.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

LOT 2:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 44.22 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 640.40 FEET; THENCE NORTH 64 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.16 FEET; THENCE SOUTH 32 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 102.40 FEET; THENCE SOUTH 36 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 463.33 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 134.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE AS DEDICATED IN DOCUMENT 1087561; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF INDEPENDENCE DRIVE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING SOUTH 41 DEGREES 40 MINUTES 26 SECONDS EAST, AN ARC DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, SUBTENDING A CHORD BEARING SOUTH 60 DEGREES 33 MINUTES 50 SECONDS EAST, AN ARC DISTANCE OF 255.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 385.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.00 FEET, SUBTENDING A CHORD BEARING SOUTH 83 DEGREES 32 MINUTES 24 SECONDS EAST, AN ARC DISTANCE OF 70.59 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, SUBTENDING A CHORD BEARING SOUTH 44 DEGREES 36 MINUTES 46 SECONDS EAST, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF THE WEST LINE OF CONSTITUTION DRIVE AS DEDICATED IN DOCUMENT 1023544; THENCE SOUTH 00 DEGREES 20 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 231.33 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 13.33 FEET TO NORTH LINE OF NELSON LANE AS DEDICATED PER DOCUMENTS 2008K134919 AND 2008K040026; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 533.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 183.00 FEET, SUBTENDING A CHORD BEARING SOUTH 81 DEGREES 43 MINUTES 00 SECONDS WEST, AN ARC DISTANCE OF 61.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 143.81 FEET TO THE EAST LINE OF LOT 4 IN ORCHARD LAKE DEVELOPMENT-UNIT 2 PER DOCUMENT 2008K040026; THENCE NORTH 06 DEGREES 43 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 314.26 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

TOTAL AREA: 350,746.20 sq. ft. (8.05 acres) of 463.33 FEET.

BLANKET CITY EASEMENT (APPENDIX O)

A BLANKET 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 "BLANKET 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, PERMITTEES 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 CITY FRANCHISEES, PERMITTEES 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.

DRAWN BY: AVS

REVISIONS:

1	03/21/22	AURORA COMMENTS
2	03/30/22	NAME CHANGE

DATE: 03/30/22

PROJECT NO.: 61316521

DATE: 01/27/22

SCALE: 1"=50'

PROJ. MGR.: RWG

PROJ. ASSOC.: NEK

DRAWN BY: TLM

SHEET 1 OF 1

THE MEWS AT ORCHARD LAKE
AURORA, ILLINOIS
PRELIMINARY PLAT

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