

PLAT OF SUBDIVISION DELGADILLO SUBDIVISION

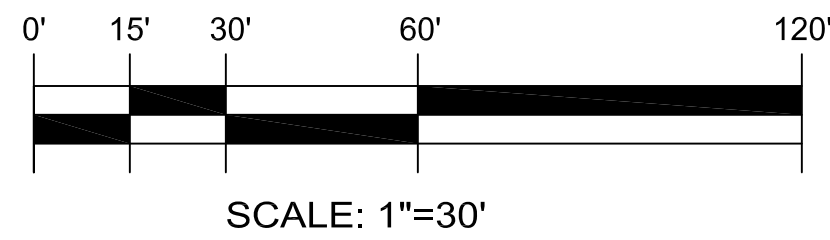
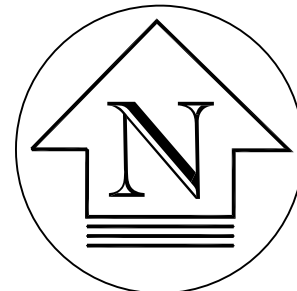
OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

KNOWN AS: 1216-1218 N. LAKE STREET, 333 W. OLD INDIAN TRAIL, AURORA, IL 60506

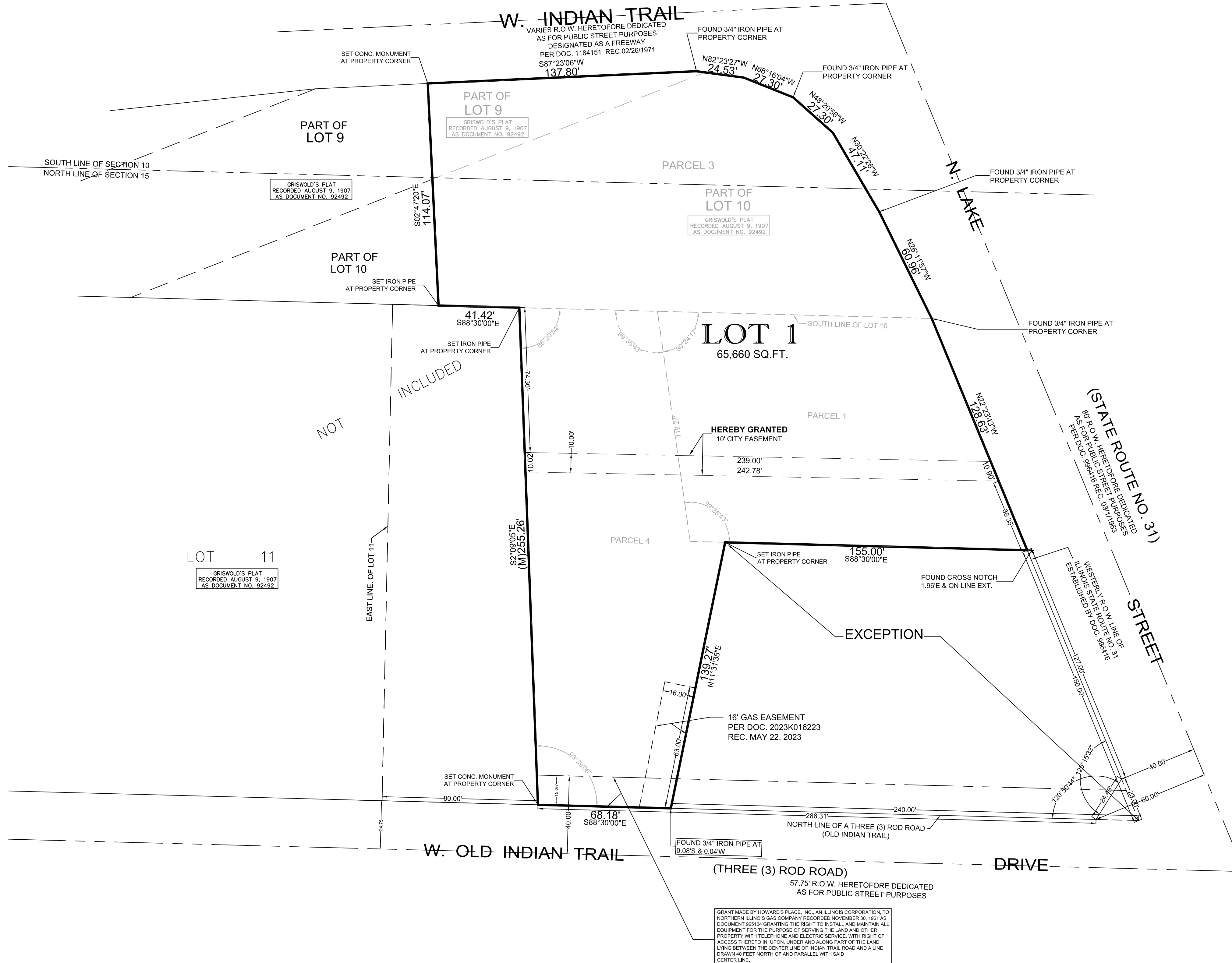
CITY RESOLUTION: _____

PASSED ON: _____

SUBMITTED BY AND RETURN TO:
CITY OF AURORA,
ZONING DIVISION, AURORA, IL 60505



DEVELOPER DATA TABLE		
DESCRIPTION	SQ.FT.	ACRES
a) TAX / PARCEL IDENTIFICATION NUMBER(S) (PINs):		
15 - 15 - 101 - 032 - 0000		
15 - 15 - 101 - 003 - 0000		
15 - 15 - 101 - 015 - 0000		
15 - 15 - 101 - 031 - 0000		
b) SUBDIVIDED AREA		
LOT 1	65,660	1.507
PROPOSED EASEMENTS AREA	2,409	0.055



CITY EASEMENT
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.

LEGEND

———	BOUNDARY LINE OF SUBDIVISION
- - - - -	RIGHT-OF-WAY LINE (BUILDING LINE)
- - - - -	SECTION LINE
———	PROPOSED LOT LINE
———	EXISTING LOT LINE
- - - - -	EASEMENT LINE
LOT -	PROPOSED LOT NUMBER
LOT -	EXISTING LOT NUMBER

PROJECT No.: 2023-25879-3	PLAT PREPARED FOR: DELGADILLO ENTERPRISES, LLC	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED</td> <td>4/5/24</td> </tr> <tr> <td>2</td> <td>REVISED</td> <td>5/10/24</td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	1	REVISED	4/5/24	2	REVISED	5/10/24	3			4			5			6		
NO.	REVISIONS	DATE																						
1	REVISED	4/5/24																						
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3																								
4																								
5																								
6																								
ISSUE DATE: 2/22/23																								
SCALE: 1"=30'																								
SHEET NUMBER 1 OF 2																								

SEND TAX BILL TO:
DELGADILLO ENTERPRISES LLC
1871 GRASSY KNOLL CT ROMEVILLE, IL. 60446

SUBMITTED BY AND RETURN TO:
CITY OF AURORA,
ZONING DIVISION, AURORA, IL 60505

PLAT OF SUBDIVISION DELGADILLO SUBDIVISION

OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

KNOWN AS: **1216-1218 N. LAKE STREET, 333 W. OLD INDIAN TRAIL, AURORA, IL 60506**

PERMANENT INDEX NUMBERS:
15 - 15 - 101 - 032 - 0000
15 - 15 - 101 - 003 - 0000
15 - 15 - 101 - 015 - 0000
15 - 15 - 101 - 031 - 0000

AREA SUMMARY:
PARCEL 1 AREA = 18,443 SQ. FT. OR 0.423 ACRES
PARCEL 3 AREA = 26,541 SQ. FT. OR 0.609 ACRES
PARCEL 4 AREA = 20,676 SQ. FT. OR 0.475 ACRE
TOTAL AREA = 65,660 SQ. FT. OR 1.507 ACRES

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ 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 TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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., 20_____. AT _____ O'CLOCK ____M_.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

CERTIFICATE OF COUNTY ENGINEER:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY #_____. PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____
COUNTY ENGINEER

PLEASE TYPE/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 TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

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.

DISTRICT ENGINEER

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 10 OF GRISWOLD'S PLAT OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN PLAT BOOK 19, PAGE 8 AND THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 31, AS ESTABLISHED BY DOCUMENT 996416; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 128.63 FEET TO A POINT, THAT IS 150.0 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE NORTH LINE OF A THREE (3) ROD ROAD (MEASURED ALONG SAID WESTERLY LINE); THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID THREE (3) ROD ROAD (OLD INDIAN TRAIL) FORMING AN ANGLE OF 66 DEGREES, 06 MINUTES, 16 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 172.94 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES, 35 MINUTES, 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), A DISTANCE OF 119.27 FEET TO A POINT ON SAID SOUTH LINE OF LOT 10, THAT IS 135.87 FEET EASTERLY OF THE NORTHEAST CORNER OF LOT 11 OF SAID GRISWOLD'S PLAT; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 90 DEGREES, 24 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), A DISTANCE OF 140.71 FEET TO THE POINT OF BEGINNING, IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS DATED NOVEMBER 4, 1997 AND RECORDED NOVEMBER 7, 1997 AS DOCUMENT 97K077186 MADE BY AND BETWEEN HOWARD'S PLACE, INC., OLD SECOND NATIONAL BANK OF AURORA AS TRUSTEE UNDER TRUST NUMBER 5639 AND AURORA FRUIT MARKET, INC. FOR THE BENEFIT OF PARCEL ONE, OVER THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, 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 LOT 10 OF GRISWOLD'S PLAT OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN BOOK 19, PAGE 8 AND THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 31, AS ESTABLISHED BY DOCUMENT 996416; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 128.63 FEET TO A POINT, THAT IS 150.0 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE NORTH LINE OF A THREE (3) ROD ROAD (MEASURED ALONG SAID WESTERLY LINE) FOR A POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID THREE (3) ROD ROAD (OLD INDIAN TRAIL) FORMING AN ANGLE OF 66 DEGREES, 06 MINUTES, 16 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), A DISTANCE OF 172.94 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES, 35 MINUTES, 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), A DISTANCE OF 119.27 FEET TO A POINT ON SAID SOUTH LINE OF LOT 10, THAT IS 135.87 FEET EASTERLY OF THE NORTHEAST CORNER OF LOT 11 OF SAID GRISWOLD'S PLAT; THENCE WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 99 DEGREES, 35 MINUTES, 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), A DISTANCE OF 70.87 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES, 20 MINUTES, 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), A DISTANCE OF 255.57 FEET TO A POINT ON SAID NORTH LINE, THAT IS 80.0 FEET EASTERLY OF THE EAST LINE OF SAID LOT 11 (MEASURED ALONG SAID NORTH LINE); THENCE NORTHERLY ALONG SAID NORTH LINE FORMING AN ANGLE OF 93 DEGREES, 39 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), A DISTANCE OF 286.31 FEET TO A POINT, THAT IS 60.0 FEET WESTERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF SAID STATE ROUTE; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 120 DEGREES, 50 MINUTES, 44 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), A DISTANCE OF 24.49 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE, THAT IS 23.0 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH SAID NORTH LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE FORMING AN ANGLE OF 125 DEGREES, 15 MINUTES, 32 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), A DISTANCE OF 127.0 FEET TO THE POINT OF BEGINNING; (EXCEPT THAT PART ON WHICH IMPROVEMENTS HAVE BEEN CONSTRUCTED), IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOTS 9 AND 10 OF GRISWOLD'S PLAT OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 10, WITH THE WESTERLY LINE OF ILLINOIS STATE HIGHWAY NO. 31, SAID WESTERLY LINE BEING 40.00 FEET NORMALLY DISTANT FROM THE CENTERLINE OF SAID ROUTE 31; THENCE NORTH 26 DEGREES, 11 MINUTES, 57 SECONDS WEST ALONG THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE AURORA TOWNSHIP ROAD DISTRICT BY DEED DATED AUGUST 22, 1964 AND RECORDED SEPTEMBER 23, 1964 AS DOCUMENT 1031649 IN BOOK 2254, PAGE 223 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, A DISTANCE OF 60.96 FEET; THENCE NORTH 30 DEGREES, 22 MINUTES, 26 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 47.11 FEET; THENCE NORTH 48 DEGREES, 20 MINUTES, 56 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 27.30 FEET; THENCE NORTH 68 DEGREES, 16 MINUTES, 04 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 27.30 FEET; THENCE NORTH 82 DEGREES, 23 MINUTES, 27 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT, A DISTANCE OF 24.53 FEET; THENCE SOUTH 87 DEGREES, 23 MINUTES, 07 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT, A DISTANCE OF 137.80 FEET; THENCE SOUTH 02 DEGREES, 47 MINUTES, 20 SECONDS EAST, A DISTANCE OF 114.07 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 10 AFORESAID, WHICH IS NORTH 88 DEGREES, 30 MINUTES WEST, A DISTANCE OF 253.00 FEET FROM THE POINT OF BEGINNING (BEING MEASURED ON THE SOUTHERLY LINE OF SAID LOT 10); THENCE SOUTH 88 DEGREES, 30 MINUTES EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 253.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, 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 LOT 10 IN GRISWOLD'S PLAT OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED IN BOOK 19, PAGE 8 AND THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 31 AS ESTABLISHED BY DOCUMENT 996416; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 128.63 FEET TO A POINT THAT IS 150.0 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE NORTH LINE OF A THREE ROD ROAD (MEASURED ALONG SAID WESTERLY LINE) FOR A POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID THREE ROD ROAD (OLD INDIAN TRAIL) FORMING AN ANGLE OF 66 DEGREES 06 MINUTES 16 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 172.94 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 35 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 119.27 FEET TO A POINT ON SAID SOUTH LINE OF LOT 10 THAT IS 135.87 FEET EASTERLY OF THE NORTHEAST CORNER OF LOT 11 IN SAID GRISWOLD'S PLAT; THENCE WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 99 DEGREES 35 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 70.87 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 20 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 255.57 FEET TO A POINT ON SAID NORTH LINE THAT IS 80.0 FEET EASTERLY OF THE EAST LINE OF SAID LOT 11 (MEASURED ALONG SAID NORTH LINE); THENCE EASTERLY ALONG SAID NORTH LINE FORMING AN ANGLE OF 93 DEGREES 39 MINUTES 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 286.31 FEET TO A POINT THAT IS 60.0 FEET WESTERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF SAID STATE ROUTE; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 120 DEGREES 50 MINUTES 44 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 24.49 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE THAT IS 23.0 FEET NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH SAID NORTH LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE FORMING AN ANGLE OF 125 DEGREES 15 MINUTES 32 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 127.0 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM PART CONVEYED BY DEED DOCUMENT 2017K035450 TO MCGUE FAMILY LLC) IN THE CITY AND TOWNSHIP 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 DO HEREBY FURTHER CERTIFY THAT THE DESCRIBED LAND, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 170320, PANEL NUMBER 0340 H, MAPS NUMBER 17089 C 0339 H AND 17089 C 0340 H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS IN MY PROFESSIONAL OPINION THAT SAID DESCRIBED PROPERTY IS WITHIN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID MAP.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF MAY, 2024 AT RIVER FOREST, ILLINOIS.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025



OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DO 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., 20_____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

CORPORATION/COMPANY NAME, AND ADDRESS:
DELGADILLO ENTERPRISES LLC
1871 GRASSY KNOLL CT ROMEVILLE, IL. 60446

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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_____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

MORTGAGE CERTIFICATE:

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) _____ IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____, HEREBY CERTIFY THAT

(LENDING INSTITUTION) _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20_____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE
CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY

PLEASE TYPE/PRINT NAME
NOTARY'S SEAL

PROJECT No.: 2023-25879-3	PLAT PREPARED FOR: DELGADILLO ENTERPRISES, LLC	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299-1010 FAX : (847) 299-5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 2/22/23			1	REVISED	4/5/24
SCALE: 1"=30'			2	REVISED	5/10/24
SHEET NUMBER 2 OF 2			3		
			4		
			5		
			6		