

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: generally located south of Wolf's Crossing and east of Eola Road

Parcel Number(s): 01-17-100-023, 01-17-100-021, 01-18-200-003, 01-18-200-002, 01-18-400-006

### Petition Request

Requesting approval of a Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 2, generally located south of Wolf's Crossing and east of Eola Road

Requesting approval of a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 2, generally located south of Wolf's Crossing and east of Eola Road

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Two Paper and One pdf Copy of:	Two Paper and pdf Copy of:
Word Document of: Legal Description (2-1)	Fire Access Plan (2-6)	Final Plan (2-4)
	Address Plat (2-17)	Final Plat (2-5)
One Paper and pdf Copy of:		Landscape Plan (2-7)
Qualifying Statement (2-1)	One Paper and One pdf Copy of:	Building and Signage Elevations (2-11)
Plat of Survey (2-1)	Final Engineering Plans (2-16)	
Legal Description (2-1)	Stormwater Permit Application (App 1-14)	
Letter of Authorization (2-2)	Stormwater Report (2-10)	
Proposed CC and Rs OR Lease Restrictions (2-1)	Soil Investigation Report	
	Wetland Determination Report	

Petition Fee: \$5,500.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 9-15-22

Print Name and Company: ROB GETZ, PULTE HOMES  
VP OF LAND

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth. Given under my hand and notary seal this 15<sup>TH</sup> day of SEPTEMBER.

State of IL)  
) SS  
County of COOK)

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL





**LEGAL DESCRIPTION  
OF  
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

**PARCEL 1:**

LOT 555 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022 AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF SECTION 17 AND SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 557 IN LINCOLN PRAIRIE BY DEL WEBB -PHASE 1A, PER DOCUMENT R2022037215; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A FOR THE NEXT THIRTY-SIX (36) COURSES; (1) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.01 FEET TO A POINT ON A NON-TANGENT CURVE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 132.30 FEET, A CHORD BEARING NORTH 05 DEGREES 13 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 87 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 223.27 FEET TO A POINT OF CURVATURE; (4) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF NON-TANGENCY; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.66 FEET; (6) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 576.00 FEET; (7) THENCE SOUTH 79 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.84 FEET; (8) THENCE NORTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.84 FEET; (9) THENCE NORTH 76 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.84 FEET; (10) THENCE NORTH 64 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.84 FEET; (11) THENCE NORTH 53 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.84 FEET; (12) THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 58.84 FEET; (13) THENCE SOUTH 54 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; (15) THENCE NORTH 60 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET; (16) THENCE NORTH 25 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 63.60 FEET; (17) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 132.00 FEET; (18) THENCE NORTH 26 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.42 FEET; (19) THENCE NORTH 32 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 77.54 FEET; (20) THENCE SOUTH 54 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (21) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING NORTH 38 DEGREES 02 MINUTES 17 SECONDS EAST, AND A CHORD DISTANCE OF 39.99 FEET TO A POINT OF TANGENCY; (22) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.80 FEET; (23) THENCE NORTH 49 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; (24) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 396.00 FEET; (25) THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.58 FEET; (26) THENCE NORTH 29 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.77 FEET; (27) THENCE NORTH 17 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 59.77 FEET; (28) THENCE NORTH 06 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 59.77 FEET; (29) THENCE NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.77 FEET; (30) THENCE NORTH 15 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 59.77 FEET; (31) THENCE NORTH 26 DEGREES 17 MINUTES 25 SECONDS WEST,

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A DISTANCE OF 59.77 FEET; (32) THENCE NORTH 37 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.77 FEET; (33) THENCE NORTH 48 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.77 FEET; (34) THENCE NORTH 36 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE; (35) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING SOUTH 52 DEGREES 46 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; (36) THENCE NORTH 38 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.29 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 748.54 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY;; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1385.23 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 397.63 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING NORTH 17 DEGREES 48 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 191.00 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.18 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING NORTH 82 DEGREES 20 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 123.52 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 39.01 FEET; THENCE NORTH 71 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 39.36 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 190.90 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING SOUTH 28 DEGREES 10 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING SOUTH 30 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 62 DEGREES 20 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.46 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 127.28 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 285.87 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING SOUTH 33 DEGREES 11 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 170.31 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 327.18 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 40

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SECONDS WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 249.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING NORTH 68 DEGREES 45 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING SOUTH 55 DEGREES 01 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING SOUTH 52 DEGREES 41 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING SOUTH 54 DEGREES 00 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 219.50 FEET, A CHORD BEARING SOUTH 51 DEGREES 05 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 217.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 44 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 589.70 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE SOUTHWEST CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE NORTH 70 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 559, A DISTANCE OF 696.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 559; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.02 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.08 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING NORTH 37 DEGREES 33 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 391.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,383,353 SQUARE FEET (100.628 ACRES), MORE OR LESS

PINS:

01-18-400-006-0020, 01-18-400-006-0010, 01-18-200-002-0020, 01-18-200-003-0000, 01-17-100-023-0000, 01-17-100-021-0000, & 01-18-200-007-0010



## Project Contact Information Sheet

**Project Number:**

**Petitioner Company (or Full Name of Petitioner):** Pulte Home Company, LLC

**Owner**

First Name: James Initial: Last Name: Hamman Title: \_\_\_\_\_  
Company Name: Lincoln Prairie Aurora LLC  
Job Title: Manager  
Address: 6275 State Route 71  
City: Oswego State: IL Zip: 60543  
Email Address: Phone No.: 630-330-9317 Mobile No.: \_\_\_\_\_

**Main Contact (The individual that signed the Land Use Petition)**

Relationship to Project: Contract Purchaser  
Company Name: Pulte Home Group  
First Name: Matt Initial: Last Name: Brolley Title: \_\_\_\_\_  
Job Title: Land Entitlement Manager  
Address: 1900 E. Golf Rd., Suite 300  
City: Schaumburg State: IL Zip: 60173  
Email Address: matt.brolley@pultegroup.com Phone No.: 630-777-2973 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Attorney  
Company Name: Rosanova & Whitaker, Ltd.  
First Name: Russell Initial: Last Name: Whitaker Title: \_\_\_\_\_  
Job Title: Attorney  
Address: 127 Aurora Avenue  
City: Naperville State: IL Zip: 60540  
Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 ex Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Manhard Consulting  
First Name: Joe Initial: Last Name: Iovinelli Title: \_\_\_\_\_  
Job Title: Project Manager  
Address: 700 Springer Dr.  
City: Lombard State: IL Zip: 60148  
Email Address: jiovinelli@manhard.com Phone No.: 630-925-1110 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Consultant  
Company Name: SEC Planning  
First Name: Peter Initial: Last Name: Verdicchio Title: \_\_\_\_\_  
Job Title: Coordinator for Del Webb portions of the project  
Address: \_\_\_\_\_  
City: State: Zip: \_\_\_\_\_  
Email Address: peterv@secplanning.com Phone No.: Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: Initial: Last Name: Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: State: Zip: \_\_\_\_\_  
Email Address: Phone No.: Mobile No.: \_\_\_\_\_

## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Pulte Home Company, LLC

**Number of Acres:** 106.27

**Number of Street Frontages:** 1.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 106.27

**Area of site disturbance (acres):** 106.27

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan & Plat	\$ 4,250.00
	Final Engineering Filing Fee	\$ 1,250.00

**Total:** **\$5,500.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Tracey M. Vacek

Date: 9/7/2022

STATE OF ILLINOIS     )  
  )  
COUNTY OF WILL        )ss.  
  )  
CITY OF AURORA         )

**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION**  
**FOR APPROVAL OF FINAL PLAN AND PLAT FOR**  
**PHASE2A AND PHASE 2B OF LINCOLN PRAIRIE BY DEL WEBB**

**THE UNDERSIGNED** Petitioner, Pulte Home Company, LLC (hereinafter the “Petitioner” or “Pulte”), a Michigan limited liability company, respectfully submits this petition to the City of Aurora (the “City”) for approval of the Final PDD Plan and Final Plat for Phase 2A and Phase 2B of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the City of Aurora’s Municipal Code (hereinafter the “Code”) for the property legally described on **Exhibit A** (the “Property”) as depicted on the Final Plat submitted herewith as **Exhibit B. Exhibit A** contains a legal description for Phase 2A, which consists of the residential portion of Phase 2 of Lincoln Prairie by Del Webb and Phase 2B, which consists of the first 1,400 feet of Del Webb Boulevard off of US Route 30.

**BACKGROUND INFORMATION**

1. The Owner of the Property is Lincoln Prairie Aurora LLC, an Illinois limited liability company having an office at 6275 State Route 71, Oswego, Illinois 60543 (the “Owner”).
2. The contract purchaser and Petitioner herein is Pulte Home Company, LLC, a Michigan limited liability company having an office at 1900 E. Golf Road, Schaumburg, Illinois 60173.
3. The Lincoln Prairie property consists of approximately five hundred twenty-five (525) acres and is located south of Wolf’s Crossing Road, east of Eola Road and US Route 30, North of 111<sup>th</sup> Street, and West of the Canadian National Railroad tracks (“Lincoln Prairie Property”).



4. The existing land uses surrounding the Lincoln Prairie Property are as follows:
  - a. North: PDD in Aurora for Multi-family residential uses (proposed Lincoln Crossing Subdivision); E-1 (Residential Rural) in Will County with Soccer Club and residences; A-1 (Agriculture) in Will County with Agricultural uses; I-1 (Limited Industrial) with light industrial uses.
  - b. East: A-1 (Agriculture) in Will County with utility, light industrial and railroad use; Residential in the City of Naperville.
  - c. South: PDD in Aurora for industrial uses (proposed Flex Residential); A-1 (Agriculture) in Will County with Agriculture and industrial uses.
  - d. West: PDD in Aurora with vacant land for industrial uses and commercial uses (proposed Flex Residential and Commercial uses).
5. Petitioner is under contract to purchase the Lincoln Prairie Property in a number of phases.
6. Petitioner has purchased the Lincoln Crossing portion of the Lincoln Prairie Property and has received approval of the Final Plan and Plat for Lincoln Crossing.
7. Petitioner has also purchased the Lincoln Prairie by Del Webb Phase 1 property and has received Final Plan and Plat approval for Phase 1 of Lincoln Prairie by Del Webb, which is currently under construction.

#### **QUALIFYING STATEMENT**

Lincoln Prairie by Del Webb is being developed with 55+ age-restricted, detached single-family residence. Pulte has received approval of a Preliminary Plan and Plat of Subdivision for Lincoln Prairie by Del Webb and is now seeking approval of a Final Plan and Final Plat of Subdivision for Phase 2A and Phase 2B. Pursuant to Section C(5) of the Amended and Restated Annexation Agreement, “Upon approval of a preliminary plan and plat the City shall approve any final plan and plat that substantially conforms to the approved preliminary plan and plat.” The Final Plan and Final Plat for Phase 2A and Phase 2B of Lincoln Prairie by Del Webb are in substantial conformance with the Preliminary Plan and Preliminary Plat and should be approved by the City pursuant to the Amended and Restated Annexation Agreement.

### **Lincoln Prairie by Del Webb**

As part of the development of Lincoln Prairie, Petitioner is seeking approval of a Final Plan and Plat for Phase 2A and Phase 2B of Lincoln Prairie by Del Webb. This second phase will consist of one hundred fifty-eight (158) detached single-family homes on approximately one hundred six (106) acres and 1,400 feet of Del Webb Boulevard off of Route 30. The following lot dimensions, bulk regulations and encroachments as outlined below were approved by the City during the Preliminary Plan and Plat approval process.

#### **Bulk Restrictions as Approved in the Plan Description**

1. Maximum lot coverage: 65% of the area of the zoning lot
2. Specific Lot and Building Standard Requirements
  - a. 44 foot wide lots (56 lots) :
    - (1) Minimum lot size: 5,280 square feet
    - (2) Minimum lot width: 44 feet at the building line
    - (3) Minimum floor area
      - i. One story home: 1,500 square feet
      - ii. Two story home: 1,700 square feet
    - (4) The maximum ratio of these lot types shall not exceed 40%
  - b. 50 foot wide lots (74 lots):
    - (1) Minimum lot size: 6,000 square feet
    - (2) Minimum lot width: 50 feet at the building line
    - (3) Minimum floor area
      - i. One story home: 1,600 square feet
      - ii. Two story home: 1,800 square feet

- (4) A full or partial basement shall be offered for all dwelling units.
- c. 64 foot wide lots (32 lots):
  - (1) Minimum lot size: 7,680 square feet
  - (2) Minimum lot width: 64 feet at the building line
  - (3) Minimum floor area
    - i. One story home: 2,200 square feet
    - ii. Two story home: 2,400 square feet
  - (4) A full or partial basement shall be offered for all dwelling units.
- d. Open space lots:
  - (1) No Minimum lot size and lot width shall be required.
- 3. Minimum setbacks shall be as follows:
  - a. Front Yard Setback: 20 feet
  - b. Rear Yard Setback: 20 feet
  - c. Corner Side Yard Setback: 10 feet
  - d. Reverse Corner Side Yard Setback: 10 feet
  - e. Interior Side Yard Setback: 5 feet
- 4. Maximum height of 35 feet or 2.5 stories
- 5. Maximum density: 2.5 dwelling units per gross acre
- 6. Permitted Structure and Obstructions shall be pursuant to Section 105.9, “Obstructions” and Table 4 of the Zoning Ordinance, specifically permitting the following:
  - a. Patios, porches, decks or terraces shall be permitted obstructions not closer than five (5) feet from the rear property line.



- b. Architectural elements and other appurtenances thirty-six (36) inches or less, including eaves, shall be permitted obstructions in any required yard or setback, but may not encroach into any city easement.
- 7. All parking and loading shall be pursuant to Section 105.13, "Off-Street Parking and Loading" of the Zoning Ordinance.

These approved lot dimensions, bulk regulations, setbacks, floor areas, and encroachments are driven by the current age-restricted residential community market trends with age fifty-five and over homeowners seeking smaller yards with no maintenance and homes with more living space and livability options, but little exterior maintenance.

It has been Petitioner's experience in recent years that in the age-restricted residential market, homebuyers are interested in smaller lots, reducing the homeowners' association fees to perform maintenance and upkeep of the lots. These active 55+ homeowners lead active, busy lives, choose to spend time and money on other activities, and have little interest in doing yardwork. Further, the Lincoln Prairie by Del Webb homeowners' association will perform the maintenance on the open areas and green space in the community and seek to keep the costs low to keep association dues reasonable. Age-restricted communities have gained in residential market share as our population ages, and minimum lot sizes have been steadily decreasing as a result of purchaser demand for more options associated with the livability of the home and less yard space. These livability options include sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens and upgraded bathroom options.

This Property will be developed as an age-restricted, single-family home community in accordance with the Fair Housing Amendments Act of 1988, as amended from time-to-time ("FHAA"), including, but not limited to, the provisions of the "Housing for Older Persons Act of

1995” (“HOPA”).

The Property is governed by Covenants, Conditions and Restrictions that were recorded against the property prior to the conveyance of the first home in the Community (“CCRs”). The CCRs provide for the creation of a homeowners’ association (the “Association”) to administer the requirements of the CCRs. The CCRs also contain rules and regulations for the occupancy of homes on the Property, including a requirement that at all times, at least 80% of the homes within the community shall be occupied by at least one (1) resident who is 55 years of age or older.

This age-restricted community will be a private gated community. The gated nature of the community is not intended for purposes of exclusivity but is specifically intended to create a sense of security for the unique age-restricted population that the project is intended to serve. The street network within the gated community shall be privately owned and maintained by the Association. The street network includes all street lighting, curb and gutter, trails, and sidewalks.

Lincoln Prairie by Del Webb is separated by the rest of the Lincoln Prairie development by gated entrances and by water features. Pulte is constructing the Scenic, Distinctive, and Echelon Series homes in the Lincoln Prairie by Del Webb communities. The Scenic Series homes vary in size from 1,502 square feet to 1,595 square feet, without options. There are three (3) models, the Vista, the Meadow, and the Mirage, with each model having six (6) different elevations. The Scenic Series will be constructed on the 5,280 square foot lots. The Distinctive Series homes vary in size from 1,646 square feet to 2,060 square feet, without options. There are four (4) models, the Prosperity, the Mystique, the Palmary, and the Prestige, with each model having six (6) different elevations, except the Prosperity, which has seven (7) different elevations. The Distinctive Series models will be constructed on the 6,000 square foot lots. The Echelon Series homes vary in size from 2,213 square feet to 2,754 square feet. There are three (3) models, the

Stardom, the Stellar, and the Renown, with each model having five (5) different elevations, except the Stellar, which has seven (7) different elevations. The Echelon Series homes will be constructed on the 7,680 square foot lots.

An approximate eleven (11) acre amenity center is being constructed overlooking the pond, with such features as a pool, barbeque area, tennis courts, bocce ball courts, , outdoor game tables, yoga lawn space, and pickle ball courts. The amenity center consists of an approximately 15,600 square foot building with space left for expansion of the amenity center, tennis courts, or pickle ball courts in the future, if necessary. The amenity center has a parking lot with 115 regular parking spaces, 14 ADA handicap spaces for a total of 129 parking spaces. In addition to the amenity center, a number of additional park sites will be interspersed throughout the Lincoln Prairie by Del Webb community, totaling approximately twenty-five (25) acres of park and amenity space, ranging in size from seven-tenths (0.7) of an acre to eleven (11) acres, with various amenities. In addition to the amenity center, other park sites that feature open space, benches, trellises, trails, and sidewalks will be provided throughout the community, affording walkability for the residents of Lincoln Prairie by Del Webb.

Lincoln Prairie by Del Webb's architecture is consistent with market trends for age-restricted communities, with low maintenance exteriors. The home model elevations were previously approved by the City for the Lincoln Prairie by Del Webb community with approval by staff without City Council approval for minor revisions. Professional landscaping design and materials will enhance the overall aesthetics of the Property. Landscaping materials will include a mix of parkway trees, decorative trees, shrubs and other landscape materials improving the aesthetics of the Property.

The stormwater management facilities have been designed efficiently to provide sufficient



stormwater storage for Lincoln Prairie by Del Webb. Potable water will be available to the Property in the requisite capacity to serve Lincoln Prairie by Del Webb. Petitioner has annexed the Property to Fox Metro and has an agreement with Fox Metro to provide a one-acre parcel to Fox Metro for the construction of a regional lift station to provide sufficient sanitary sewer to service Lincoln Prairie by Del Webb.

Access to Lincoln Prairie by Del Webb will be provided via a gated entrance from a full movement access road off of Eola Road and one access off of US Route 30. The access roads will provide one inbound lane and one outbound lane and outbound movements will be under stop-sign control. The streets in Lincoln Prairie by Del Webb will be private streets, maintained by the Association. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

The Covenant attached as Exhibit F to the Amended and Restated Annexation Agreement has been recorded against the Property so no school land/cash donation shall be required for Lincoln Prairie by Del Webb subdivision. Pulte is in the process of obtaining approval for the pedestrian bridge across Eola Road, which will satisfy the entire Fox Valley Park District donation for the Lincoln Prairie by Del Webb subdivision.

## **STANDARDS**

***I. The Qualifying Statement shall provide information on how the proposal relates to the following standards:***

***a. The public health, safety, morals, comfort or general welfare.***

It is essential to the public health, comfort, safety, convenience and general welfare for the City to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. Lincoln Prairie by Del Webb is providing 55+ age-restricted residential uses which will improve the public health, safety, morals, comfort, and general welfare of the City and surrounding areas by providing a housing product for the fastest growing segment of the population. Lincoln Prairie by Del Webb will improve the vacant, underperforming Property, creating consistency and security by providing age-restricted community. Therefore, Lincoln Prairie by Del Webb, in providing age-restricted residential uses, will not have a negative impact on the public health, safety, morals, comfort or general welfare.

***b. The use and enjoyment of other property already established or permitted in the general area.***

The Property is adjacent to Phase 1 of the Lincoln Prairie by Del Webb single family residential subdivision and vacant land to the North, utility, and railroad uses to the East, vacant land with proposed age-restricted residential uses to the South, and vacant land with proposed flex-residential and commercial to the West. The development of Lincoln Prairie by Del Webb as 55+ age-restricted residential uses will not have a negative effect on the use or enjoyment of the other property in the general area. The age-restricted residential area will be adjacent to other age-restricted residential uses and flex-residential parcels, light industrial, utility and railway uses. In fact, Lincoln Prairie by Del Webb will have a

positive impact by providing security and consistency to those uses in the area. By developing the vacant, underperforming Property consistent with the Final Plan and Plat for Lincoln Prairie by Del Webb, Petitioner will preserve the consistency of the established uses in the neighborhood. Petitioner's development of the Property will remove uncertainty in the real estate marketplace and permit construction of high-quality, detached single family, age-restricted homes by one of the nations' leading and most recognized home builders.

*c. Property values within the neighborhood.*

Petitioner's development of the Property will not negatively affect the property values within the neighborhood, nor will it alter the essential character of the neighborhood. Rather, Lincoln Prairie by Del Webb will preserve and increase property values by developing a property which has historically been vacant and underutilized. Lincoln Prairie by Del Webb is consistent with the established and proposed residential uses to the North, South, East, and proposed flex-residential to the West. The development of the Property will eliminate any uncertainty of development for this area. In addition to removing uncertainty, the construction of new single-family, age-restricted homes will provide a stable market, enhance the real estate tax base, and will be an overall improvement to the area.

*d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.*

Petitioner's proposed plans include development of the Property with single-family, age-restricted residential uses. Petitioner's proposed development builds upon the existing residential character in the area and will promote compatibility between adjacent developments by introducing a complimentary residential development. Lincoln Prairie

will encourage the orderly development of the surrounding property by developing a historically vacant parcel with detached, age-restricted, single-family homes. The proposed use will spur development of the surrounding property, specifically the property immediately adjacent to the west of the Property once Developer defines its future development plans. Establishment of Lincoln Prairie by Del Webb, among other things, secures quiet residential districts compatible with the surrounding area, and is designed to improve property values in the immediate area.

*e. Utilities, access road, drainage and/or other necessary facilities.*

City water is available to the Property in the requisite capacity to serve the development. Pulte has provided a parcel to Fox Metro for the construction of a regional lift station to serve the Property with sanitary sewer service. As mentioned above, two gated access points will serve Lincoln Prairie by Del Webb on Eola Road and US Route 30. Sidewalks and trails will be constructed throughout the development, consistent with City requirements, to encourage walkability and create a connected residential community. Stormwater management facilities for Lincoln Prairie by Del Webb are designed to provide sufficient storage/drainage to serve the residential community.

*f. Ingress and egress as it relates to traffic congestion in the public streets.*

Ingress and egress shall be provided to Lincoln Prairie by Del Webb by gated access roads via Eola Road and US Route 30. All roadways have been designed consistent with Aurora's Subdivision Control Ordinance and City Code. KLOA performed a traffic study which concluded that traffic that will be generated by Lincoln Prairie by Del Webb can be accommodated by the area roadway system and that the proposed access system will be adequate and efficient in serving the proposed traffic created by Lincoln Prairie by Del Webb. This community will be served by a private roadway system that will be owned

and maintained by the Association.

*g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.*

The Lincoln Prairie Property is currently zoned PDD with residential and supporting commercial uses. Petitioner's Phase 2A and Phase 2B of Lincoln Prairie by Del Webb Final Plan and Final Plat comply with the regulations and bulk requirements of the approved PDD.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of a Final PDD Plan and Final Plat for Phase 2A and Phase 2B of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the Code for the Property legally described on **Exhibit A** and as depicted on the Final Plat submitted herewith as **Exhibit B**.

RESPECTFULLY SUBMITTED this 23<sup>rd</sup> day of December, 2022

**PETITIONER:**

**PULTE HOME COMPANY, LLC**  
A Michigan limited liability company



Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**OF**  
**LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

**PARCEL 1:**

LOT 555 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022 AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF SECTION 17 AND SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 557 IN LINCOLN PRAIRIE BY DEL WEBB -PHASE 1A, PER DOCUMENT R2022037215; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A FOR THE NEXT THIRTY-SIX (36) COURSES; (1) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.01 FEET TO A POINT ON A NON-TANGENT CURVE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 132.30 FEET, A CHORD BEARING NORTH 05 DEGREES 13 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 87 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 223.27 FEET TO A POINT OF CURVATURE; (4) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF NON-TANGENCY; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.66 FEET; (6) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 576.00 FEET; (7) THENCE SOUTH 79 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.84 FEET; (8) THENCE NORTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.84 FEET; (9) THENCE NORTH 76 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.84 FEET; (10) THENCE NORTH 64 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.84 FEET; (11) THENCE NORTH 53 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.84 FEET; (12) THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 58.84 FEET; (13) THENCE SOUTH 54 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; (15) THENCE NORTH 60 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET; (16) THENCE NORTH 25 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 63.60 FEET; (17) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 132.00 FEET; (18) THENCE NORTH 26 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.42 FEET; (19) THENCE NORTH 32 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 77.54 FEET; (20) THENCE SOUTH 54 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (21) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING NORTH 38 DEGREES 02 MINUTES 17 SECONDS EAST, AND A CHORD DISTANCE OF 39.99 FEET TO A POINT OF TANGENCY; (22) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.80 FEET; (23) THENCE NORTH 49 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; (24) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 396.00 FEET; (25) THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.58 FEET; (26) THENCE NORTH 29 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.77 FEET; (27) THENCE NORTH 17 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 59.77 FEET; (28) THENCE NORTH 06 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 59.77 FEET; (29) THENCE NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.77 FEET; (30) THENCE NORTH 15 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 59.77 FEET; (31) THENCE NORTH 26 DEGREES 17 MINUTES 25 SECONDS WEST,



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A DISTANCE OF 59.77 FEET; (32) THENCE NORTH 37 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.77 FEET; (33) THENCE NORTH 48 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.77 FEET; (34) THENCE NORTH 36 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE; (35) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING SOUTH 52 DEGREES 46 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; (36) THENCE NORTH 38 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.29 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 748.54 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY;; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1385.23 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 397.63 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING NORTH 17 DEGREES 48 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 191.00 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.18 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING NORTH 82 DEGREES 20 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 123.52 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 39.01 FEET; THENCE NORTH 71 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 39.36 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 190.90 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING SOUTH 28 DEGREES 10 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING SOUTH 30 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 62 DEGREES 20 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.46 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 127.28 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 285.87 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING SOUTH 33 DEGREES 11 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 170.31 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 327.18 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 40

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SECONDS WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 249.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING NORTH 68 DEGREES 45 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING SOUTH 55 DEGREES 01 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING SOUTH 52 DEGREES 41 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING SOUTH 54 DEGREES 00 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 219.50 FEET, A CHORD BEARING SOUTH 51 DEGREES 05 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 217.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 44 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 589.70 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE SOUTHWEST CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE NORTH 70 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 559, A DISTANCE OF 696.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 559; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.02 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.08 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING NORTH 37 DEGREES 33 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 391.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,383,353 SQUARE FEET (100.628 ACRES), MORE OR LESS

PINS:

01-18-400-006-0020, 01-18-400-006-0010, 01-18-200-002-0020, 01-18-200-003-0000, 01-17-100-023-0000, 01-17-100-021-0000, & 01-18-200-007-0010

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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 564 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 564 AND THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 57 SECONDS 06 MINUTES EAST, ALONG SAID WESTERLY PERIMETER OF LOT 564, 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 00 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 168.90 FEET, A CHORD BEARING SOUTH 73 DEGREES 00 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 167.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 106.70 FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 993.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER R2012040613; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER 355964 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 THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER R2020116928; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 1391.98 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.43 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.85 FEET TO A POINT OF CURVATURE; 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

**LEGAL DESCRIPTION  
OF  
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2B**

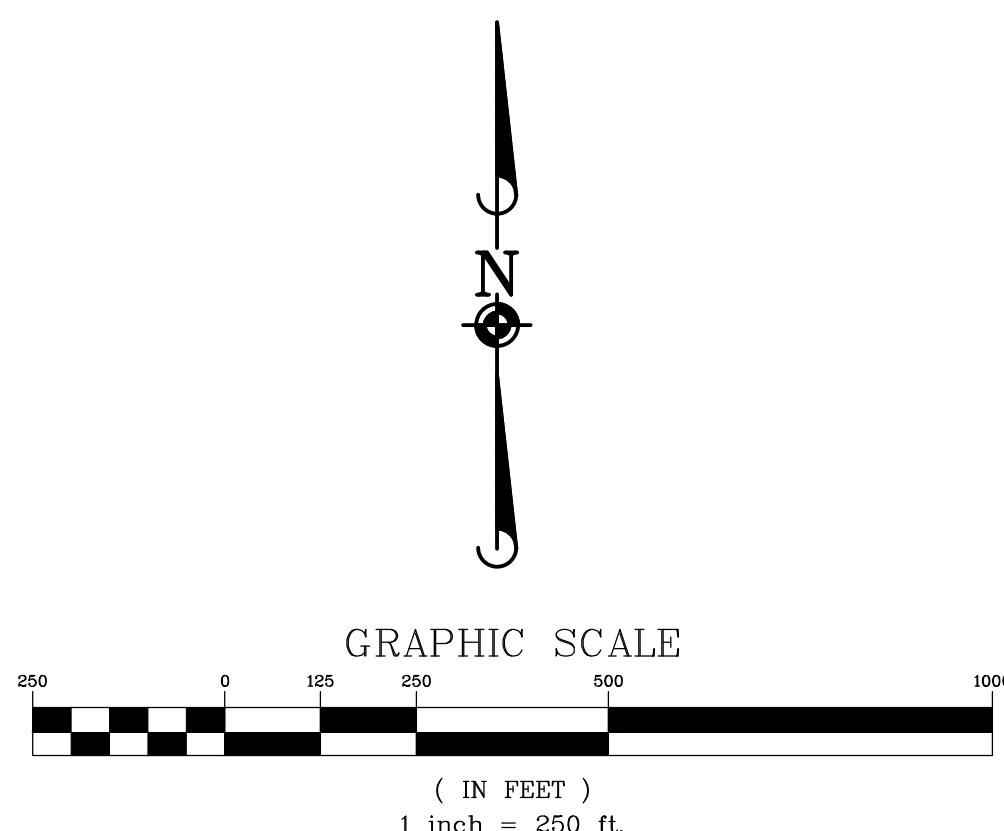
DISTANCE OF 249.87 FEET, A CHORD BEARING NORTH 61 DEGREES 21 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING 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 00 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 217,727 SQUARE FEET (4.998 ACRES), MORE OR LESS.

PINS:

07-01-18-100-010-0010, 07-01-18-400-005-0010, 07-01-18-400-006-0010, & 07-01-18-400-006-0020

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.

[illegible]

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

C.E. = CITY EASEMENT

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

UNLESS OTHERWISE NOTED ON THE PLAT



LINE TABLE		
L#	BEARING	LENGTH
L41	S11°44'44"E	37.73'
L42	S28°26'55"W	125.68'
L43	S67°39'02"E	74.14'
L44	S79°20'55"E	74.14'
L45	N89°56'43"E	93.15'
L46	N69°41'00"E	93.12'
L47	N62°24'11"E	349.09'
L48	N32°38'22"E	104.23'
L49	N18°09'48"E	85.91'
L50	N27°30'09"W	131.60'
L51	N73°35'49"W	15.00'
L52	N62°24'11"E	266.08'
L53	N63°23'25"E	60.60'
L54	N72°48'56"E	60.03'
L55	N11°37'41"W	125.00'
L56	N36°02'59"E	80.00'
L57	N38°23'16"E	327.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	460.00'	404.31'	N37°33'15"E	391.42'
C13	540.00'	157.55'	N03°52'48"E	156.99'
C14	840.00'	338.98'	N16°02'20"W	336.68'
C15	360.00'	26.16'	N61°45'10"E	26.15'
C16	440.00'	9.05'	N83°08'41"E	9.05'
C17	166.00'	93.08'	N11°32'00"W	91.87'
C18	435.00'	361.98'	S77°47'21"E	351.63'
C19	515.00'	21.01'	S52°46'53"E	21.01'
C20	233.00'	202.54'	S36°38'55"E	196.22'

**Manhard**  
CONSULTING LTD.  
1000 West Madison St., Suite 1000 • Chicago, IL 60604 • Tel: 312.467.1000 • Fax: 312.467.1001  
E-Mail: [info@manhard.com](mailto:info@manhard.com) • Web: [www.manhard.com](http://www.manhard.com)  
Construction Management • Program Management • Construction Administration • Planning

**PROPOSED DEVELOPMENT FOR:**  
OWNER: LINCOLN PRAIRIE AYPORAL, LLC  
PETITIONER: PULTE HOME COMPANY  
1900 E CULF ROAD, SUITE 300  
SCHMUNGBURG, IL 60173  
CONTACT: MATT BROLLEY, P.E.

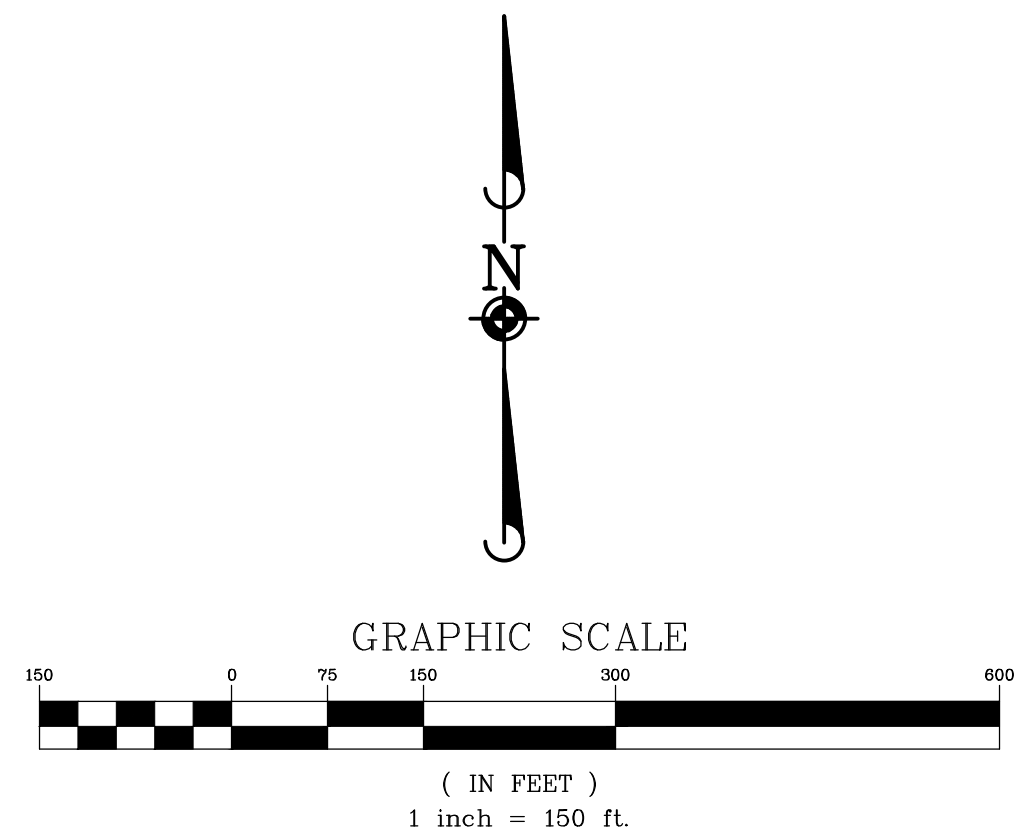
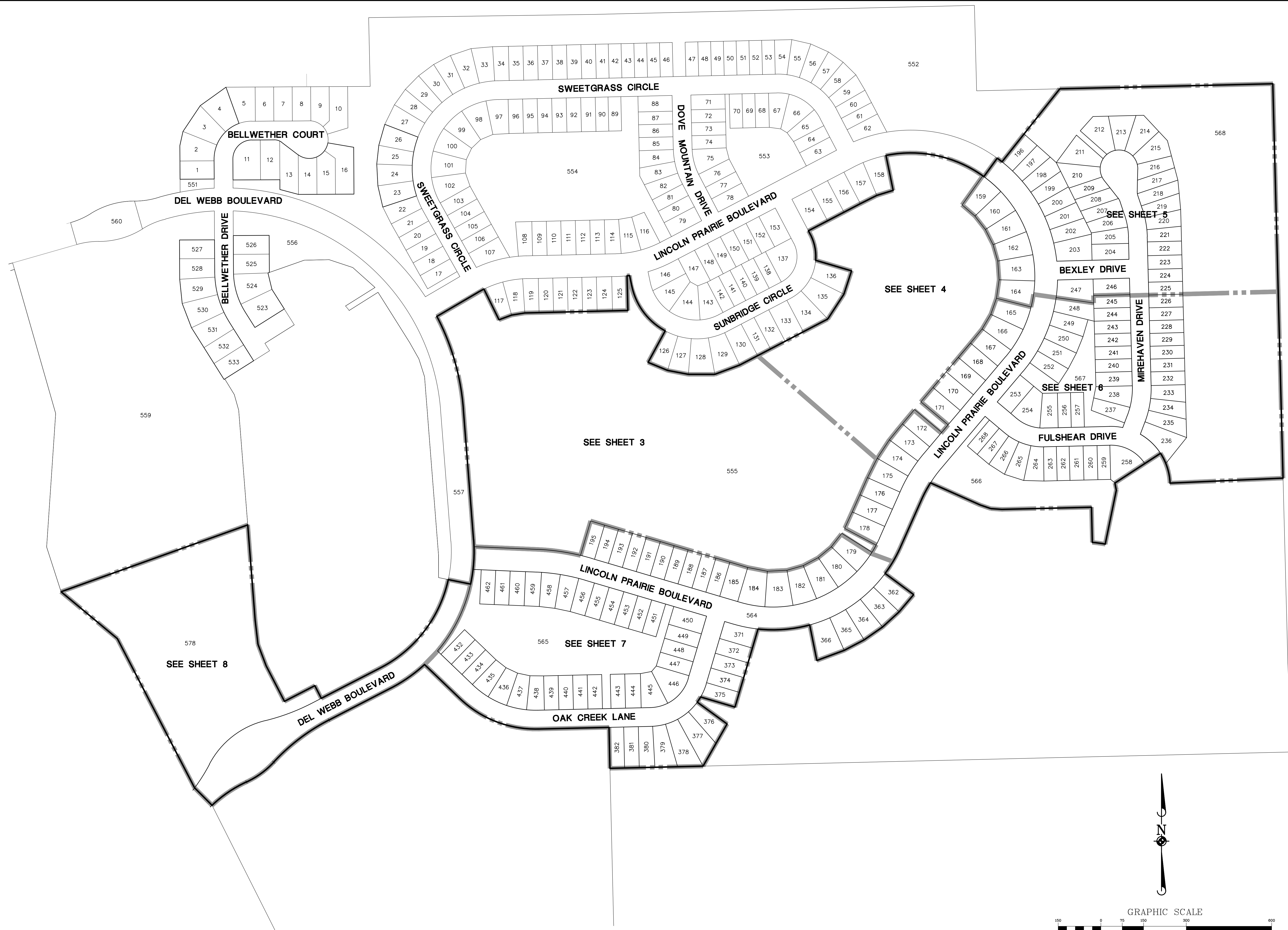
PROJ. MGR.:	<u>JID</u>
PROJ. ASSOC.:	<u>PGA</u>
DRAWN BY:	<u>PGA</u>
DATE:	<u>09/02/22</u>
SCALE:	<u>1"=250'</u>

**SHEET**

**1 OF 9**

**PULAUIL01**

December 22, 2022 - 12:54  
Dwg Name: \\mcl-vh-nas\Projects-L0\Pulau01\dwg\Surv\Final Drawings\Plot of Subdivision\Final Plot  
Webb - Phase 2\01-02-PULAU01-PS-DEL  
Updated By: anderson





**Manhard**  
CONSULTING LTD.  
1000 West 10th Avenue • Suite 1000 • Vancouver, B.C. V6H 2G6  
Tel: 604.681.1111 • Fax: 604.681.1112 • E-mail: [info@manhard.ca](mailto:info@manhard.ca)  
Construction Management • Proposed Development for • Construction • Planning

OWNER: LINCOLN PRAIRIE AERIAL LLC  
PETITIONER: PULI TE HOME COMPANY  
1900 E CUL DE ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
CONTACT: MATT HOLLEY, P.E.

PROJ. MGR.: <u>JID</u>		
PROJ. ASSOC.: <u>PGA</u>		
DRAWN BY: <u>PGA</u>		
DATE: <u>09/02/22</u>		
SCALE: <u>1"=50'</u>		
<p style="text-align: center;"><b>SHEET</b></p> <p style="text-align: center;"><b>3 OF 9</b></p> <p style="text-align: center;"><b>PULAUIL01</b></p>		







[illegible]

**Manhard**  
CONSULTING LTD.  
PROPOSED DEVELOPMENT FOR:  
OWNER: LINCOLN PRAIRIE AERIAL LLC  
PETITIONER: PILITE HOME COMPANY  
1900 E GOLF ROAD, SUITE 300  
SCHUMBERG, IL 60173  
CONTACT: JEFFREY L. P.E.  
(630) 777-2873

LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A

**AURORA, ILLINOIS**

# FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID  
PROJ. ASSOC.: PGA  
DRAWN BY: PGA  
DATE: 09/02/22  
SCALE: 1"=50'

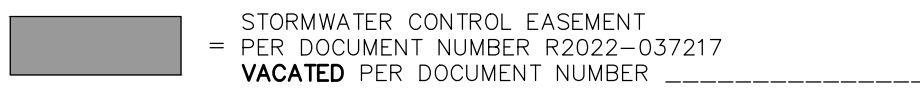
**SHEET**

**6 OF 9**

**PULAUIL01**







**SEE SHEET 7**



FINAL PLAT  
OF  
LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A

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 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 AFORESAID AND, TO THE BEST OF OWNERS' KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS #308 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

SIGNATURE

PLEASE TYPE/PRINT NAME

PULTE HOME COMPANY, LLC  
1900 EAST GOLF ROAD, SUITE 300  
SCHAUMBURG, ILLINOIS 60173

STATE OF ILLINOIS )  
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 S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED NO 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 \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY

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., 20\_\_\_\_

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

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

OFFICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY ENGINEER

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, BY THE CITY COUNCIL

OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER \_\_\_\_\_

BY:

MAYOR

ATTEST:  
CITY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )

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 \_\_\_\_\_ AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (PIN) \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

DIRECTOR

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 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 )  
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 RECORDERS

OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.,

20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
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 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

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT" FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER WH18/2--22-279--F&G/F&P. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

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, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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.

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 UPON APPROVAL BY THE CITY 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 PURSANT OF THE DEVELOPMENT, WHICH RIGHTS, EASEMENTS AND OBLIGATIONS MAY BE AMENDED FURTHER 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 564.

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 AREAS FOR POLICE, FIRE, AMBULANCE, WASTE REMOVAL, OR FOR THE PURPOSE OF FINISHING MUNICIPAL OR EMERGENCY SERVICES TO THE PROPERTIES.



JOSEPH M. IOVINNELI  
ILLINOIS PROFESSIONAL ENGINEER NO. 062-069635  
LICENSE EXPIRES NOVEMBER 30, 2023

EXP. 11-30-23

SURVEYOR'S CERTIFICATE

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

PARCEL 1:

LOT 555 IN LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022 AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 17 AND SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 557 IN LINCOLN PRAIRIE BY DEL WEBB -PHASE 1A, PER DOCUMENT R2022037215; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A FOR THE NEXT THIRTY-SIX (36) COURSES; (1) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.01 FEET TO A POINT ON A NON-TANGENT CURVE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 132.30 FEET; A CHORD BEARING NORTH 05 DEGREES 13 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 87 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 223.27 FEET TO A POINT OF CURVATURE; (4) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING SOUTH 81 DEGREES 42 MINUTES 46 SECONDS EAST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF NON-TANGENCY; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.66 FEET; (6) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 576.00 FEET; (7) THENCE SOUTH 79 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.84 FEET; (8) THENCE NORTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.84 FEET; (9) THENCE NORTH 76 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.84 FEET; (10) THENCE NORTH 64 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.84 FEET; (11) THENCE NORTH 53 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.84 FEET; (12) THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 58.84 FEET; (13) THENCE SOUTH 54 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; (15) THENCE NORTH 60 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET; (16) THENCE NORTH 25 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 63.60 FEET; (17) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 132.00 FEET; (18) THENCE NORTH 26 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.42 FEET; (19) THENCE NORTH 32 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 59.77 FEET; (20) THENCE SOUTH 54 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (21) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING NORTH 38 DEGREES 02 MINUTES 17 SECONDS EAST, AND A CHORD DISTANCE OF 39.89 FEET TO A POINT OF NON-TANGENCY; (22) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.80 FEET; (23) THENCE NORTH 49 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; (24) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 396.00 FEET; (25) THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.58 FEET; (26) THENCE NORTH 29 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.77 FEET; (27) THENCE NORTH 28 DEGREES 02 MINUTES 57 SECONDS EAST, A DISTANCE OF 59.77 FEET; (28) THENCE NORTH 06 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 59.77 FEET; (29) THENCE NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.77 FEET; (30) THENCE NORTH 15 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 59.77 FEET; (31) THENCE NORTH 26 DEGREES 17 MINUTES 25 SECONDS WEST, A DISTANCE OF 59.77 FEET; (32) THENCE NORTH 37 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.77 FEET; (33) THENCE NORTH 48 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.77 FEET; (34) THENCE NORTH 36 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE; (35) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING SOUTH 52 DEGREES 46 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; (36) THENCE NORTH 38 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.29 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 748.54 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1385.23 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 397.63 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING NORTH 17 DEGREES 48 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 191.00 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.18 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.69 FEET, A CHORD BEARING NORTH 82 DEGREES 20 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 123.52 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 39.01 FEET; THENCE NORTH 71 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 39.36 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 190.90 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 10.00 FEET, A CHORD BEARING SOUTH 28 DEGREES 01 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING SOUTH 30 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 62 DEGREES 20 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.46 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 127.28 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.22 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 285.87 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING SOUTH 33 DEGREES 11 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 106.00 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 170.31 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 327.18 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 249.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING NORTH 68 DEGREES 45 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING SOUTH 53 DEGREES 01 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING SOUTH 54 DEGREES 00 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 219.50 FEET, A CHORD BEARING SOUTH 51 DEGREES 05 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 217.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 44 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 589.70 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE SOUTHWEST CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE NORTH 10 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 559, A DISTANCE OF 696.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 559; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.02 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.08 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING NORTH 37 DEGREES 33 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 391.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,383,353 SQUARE FEET (100.628 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 ZONING ORDINANCE, WHICH IS IN FULL COMPLIANCE WITH 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 17197C00305, 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 22ND DAY OF DECEMBER, A.D., 2022.

Jacob L. Dunham  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966  
EMAIL ADDRESS: JOUNHAM@MANHARD.COM  
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350  
LICENSE EXPIRES APRIL 30, 2023.



PROJ. MGR.: JD  
PROJ. ASSOC.: PGA  
DRAWN BY: PGA  
DATE: 11/04/22  
SCALE: NA  
SHEET  
9 OF 9  
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Doc Name: \net\ch-nash\Projects-10\PulauLOI\ManSurvey\Final Drawings\Del of Subdivision\Final Plat\Del Webb - Phase 2A-10-10-2022-PS-DEL WEBB-PH2.Dwg, Updated By: underson



LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A  
AURORA, ILLINOIS  
FINAL PLAT OF SUBDIVISION





