



Final Plat of Subdivision  
**Prairie Grove Commons Unit Two**

In the Village of Sugar Grove, Kane County, Illinois.  
673,848 sq.ft.  
15.469 acres

notes:  
  
Iron pipes at all Lot corners except as noted.  
  
There shall be no direct vehicular access between the platted lands and Illinois Route 47 except for one right-in-right-out access centered at the point shown herein.

Plat of Subdivision  
Prairie Grove  
Commons  
Unit Two

State of Illinois }  
County of DuPage }S.S.

This is to certify that SDP Sugar Grove, LLC, an Illinois Limited Liability Company is the owner of the lands shown and described on the annexed plat and by its duly authorized Manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth, does hereby dedicate for public use the rights-of-way shown and designated herein as "Hereby Dedicated" and does hereby acknowledge and adopt the same under the style and title thereon shown.

It is further certified that the lands platted herein fall within the boundaries of Kaneland Community Unit School District 302.

Dated at Oak Brook, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

SDP Sugar Grove, LLC

By: \_\_\_\_\_  
Patrick F. Daly, Manager

2803 Butterfield Road  
Suite 300  
Oak Brook, IL 60523  
312-795-1235

State of Illinois }  
County of DuPage }S.S.

I, \_\_\_\_\_, a notary public in and for the County and State aforesaid do hereby certify that \_\_\_\_\_ Manager of SDP Sugar Grove, LLC, who is personally known to me to be the same person whose name is subscribed to the forgoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as his free and voluntary act and as the free and voluntary act of SDP Sugar Grove, LLC.

given under my hand and notarial seal this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
notary public

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }S.S.

This is to certify that \_\_\_\_\_ is holder of Mortgage interest in the lands platted herein created by Document \_\_\_\_\_ and does by its duly authorized representatives hereby grant its consent to the execution of the annexed plat

this this\_\_\_\_day of\_\_\_\_\_, A.D.2022  
\_\_\_\_\_

by: \_\_\_\_\_  
(title)

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }S.S.

I, \_\_\_\_\_, a notary public in and for the County and State aforesaid do hereby certify that \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of \_\_\_\_\_.

Given under my hand and notarial seal this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
notary public

State of Illinois }  
County of Kane }S.S.

I, \_\_\_\_\_, Village Treasurer of the Village of Sugar Grove, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in this plat. I further certify that I have collected all fees required by Village ordinances, annexation agreements, recapture agreements or other agreements pertaining to the land included in this plat.

dated at Sugar Grove, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
Village Treasurer

State of Illinois }  
County of Kane }S.S.

I, \_\_\_\_\_, Village Engineer of the Village of Sugar Grove in the County and State aforesaid do hereby certify that the public improvements required for this subdivision have been installed or the required guarantee collateral has been posted insuring said installation.

dated at Sugar Grove, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
Village Engineer

State of Illinois }  
County of Kane }S.S.

Reviewed by the Planning Commission of the Village of Sugar Grove, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

by: \_\_\_\_\_  
Chairman

State of Illinois }  
County of DuPage }S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted those lands described as follows:

That part of the south half of Section 16, Township 38 north, Range 7 east of the Third Principal Meridian described as follows:

beginning at the southwest corner of the right-of-way dedicated as Galena Boulevard by Document 2008K039972, said point also lying on a line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N89°35'19"E along the south line of said Galena Boulevard, 873.36 feet to an angle point in said south line; thence S45°13'43"E along said south line, 43.23 feet to the southeast corner of said Galena Boulevard, said point lying on the west line of Illinois Route 47 as dedicated by Document 897944; thence S0°04'31"E along said west line, 642.34 feet; thence S89°35'19"W, 366.19 feet; thence N0°24'41"W, 111.00 feet; thence N19°45'55"W, 273.23 feet; thence N0°17'01"W, 29.21 feet; thence S89°35'19"W, 420.00 feet; thence S0°17'01"E, 398.00 feet; thence N89°35'19"E, 105.00 feet; thence S0°17'01"E, 1077.70 feet; thence N89°42'59"E, 270.62 feet to a point on said west line of Illinois Route 47; thence continuing southwesterly along said west line, being a circular curve having a radius of 357.00 feet concave to the southeast, the chord of which bears S39°14'19"W, 136.28 feet; thence continuing S28°18'09"W along said west line, 195.17 feet; thence southwesterly along said west line, being a circular curve having a radius of 380.00 feet concave to the northwest, the chord of which bears S50°46'53"W, 298.17 feet to a point on said line drawn from a point on the south line of said Section 16 which is 9.62 chains west of the southeast corner of the southwest quarter of said Section 16; thence N0°17'01"W along said line, 2208.88 feet to the point of beginning in the Village of Sugar Grove, Kane County, Illinois.

I further certify that the lands described above lie within the corporate limits of a municipality which has authorized a comprehensive plan and is exercising the special powers granted by the State of Illinois according to 65 ILCS 5/11-12-6 as heretofore and hereafter amended. I further certify that this professional service conforms to the current Illinois standards for a Boundary Survey.

This Subdivision monumented pursuant to 765 ILCS 205/1.

The platted lands fall in Zone "X, Areas determined to be outside the 0.2% annual chance floodplain" based upon reference to Flood Insurance Rate Map 17089C0315], effective 7/17/2012 as issued by the Federal Emergency Management Agency.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.

Given under my Hand and Seal this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
Illinois Professional Land Surveyor 2967  
exp. 11-30-22



This plat has been approved by the Illinois Department of Transportation with respect To roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

\_\_\_\_\_  
Jose Rios, P.E.  
Region One Engineer

State of Illinois }  
County of Kane }S.S.

Approved and accepted by the President and Board of Trustees of Village of Sugar Grove, Illinois by Ordinance No. \_\_\_\_\_ at a meeting held \_\_\_\_\_.

In witness thereof I have set my Hand and the Seal of the Village of Sugar Grove this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
Village Clerk

State of Illinois }  
County of Kane }S.S.

Approved and accepted by the President and Board of Trustees of the Village of Sugar Grove, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
Village President

State of Illinois }  
County of Kane }S.S.

I, \_\_\_\_\_, County Clerk in and for the County and State aforesaid find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the lands described in the annexed surveyor's certificate.

dated at Geneva, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022.

\_\_\_\_\_  
County Clerk

State of Illinois }  
County of Kane }S.S.

This instrument, no. \_\_\_\_\_, was filed for record in the Recorder's office of Kane County, Illinois this\_\_\_\_day of\_\_\_\_\_, A.D.2022 at \_\_\_\_\_O'clock\_\_\_\_m., and was recorded in plat envelope no. \_\_\_\_\_.

\_\_\_\_\_  
Recorder of Deeds