
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: THE GROVE FINAL PLAT OF SUBDIVISION
AGENDA: SEPTEMBER 10, 2024 VILLAGE BOARD MEETING
DATE: SEPTEMBER 4, 2024

ISSUE

Shall the Village Board adopt a Resolution approving a Final Plat of Subdivision for The Grove. The proposed subdivision will resubdivide approximately 760 acres into 9 parcels, subject to annexation.

DISCUSSION

The Planning Commission/Zoning Board of Appeals recommended approval of the proposed Final Plat of Subdivision.

The Village Board discussed the proposed Final Plat of Subdivision that would subdivide the 760 acres into 9 parcels at the August 22nd Village Board Meeting (continued from August 20th). Overall, the Board did not raise any concerns with the Petitioner's request. Staff has provided a resolution to approve the Final Plat of Subdivision.

ATTACHMENTS

- Resolution approving Final Plat of Subdivision The Grove
- Final Plat of Subdivision The Grove dated 03/13/2024 by Cemcon, Ltd

COSTS

All costs associated with the subdivision plat review are borne by the Applicant.

RECOMMENDATION

That the Village Board approve the Resolution Approving the Final Plat of Subdivision The Grove, subject to Village Engineer approval.



RESOLUTION NO. 2024-0903__

**RESOLUTION APPROVING
A FINAL PLAT OF SUBDIVISION THE GROVE**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution of 1970, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; and,

WHEREAS, Sugar Grove, LLC (“Petitioner”) is the owner and developer of certain real property located within the Village of Sugar Grove; and,

WHEREAS, the Petitioner has presented for approval the Final Plat of Subdivision for The Grove; and,

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the Village to approve the Final Plat of Subdivision in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois as follows:

SECTION 1: APPROVAL OF A FINAL PLAT OF SUBDIVISION FOR THE GROVE

That the Final Plat of Subdivision, The Grove, attached hereto and incorporated herein as **Exhibit A**, is hereby approved, conditioned upon the following:

- Approval of the final plat by the Village Engineer

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

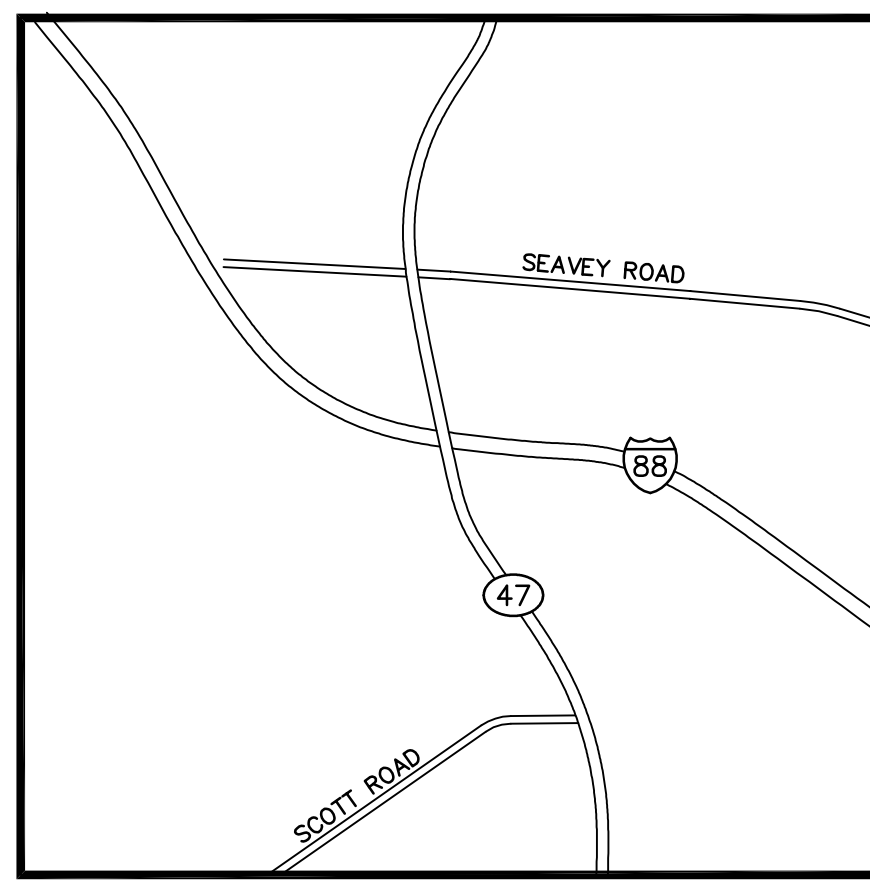
That the Village Clerk is hereby directed to cause said Final Plat to be recorded in the Records Office of Kane County.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 10TH day of September 2024.

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____



VICINITY MAP

FINAL PLAT OF SUBDIVISION FOR THE GROVE

PART OF THE SOUTH HALF OF SECTION 29, AND THE NORTH
HALF OF SECTIONS 32 AND 33 TOWNSHIP 39 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS

NOTE:
KEYMAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(ZIP CODE) (STATE) (CITY/TOWN)

TOTAL AREA OF SUBDIVISION

761.122 ACRES

(MORE OR LESS)

500 250 0 500

SCALE: 1 INCH = 500 FEET

PARCEL	SQ. FT.	ACRES
1	1,817,072	41.714
2	6,665,596	153.021
3	2,825,789	64.871
4	2,747,295	63.069
5	3,885	0.089
6	7,075,184	162.424
7	100,534	2.308
8	8,537,138	195.986
9	3,381,979	77.640
TOTAL	33,154,472	761.122

LOT NO.	SQ. FT.	ACRES
1	4,382,226	100.602
2	1,190,857	27.338
3	6,251,491	143.514
4	414,104	9.507
5	1,817,072	41.714
6	1,412,379	32.424
7	13,757,225	315.622
8	547,138	12.561
9	3,381,979	77.640

LEGEND	
—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	LOT LINE/PROPERTY LINE (Solid Line)
—	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
----	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
----	CENTERLINE (Single Dashed Lines)
----	QUARTER SECTION LINE (Double Dashed Lines)
----	SECTION LINE (Triple Dashed Lines)
■	SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND
POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

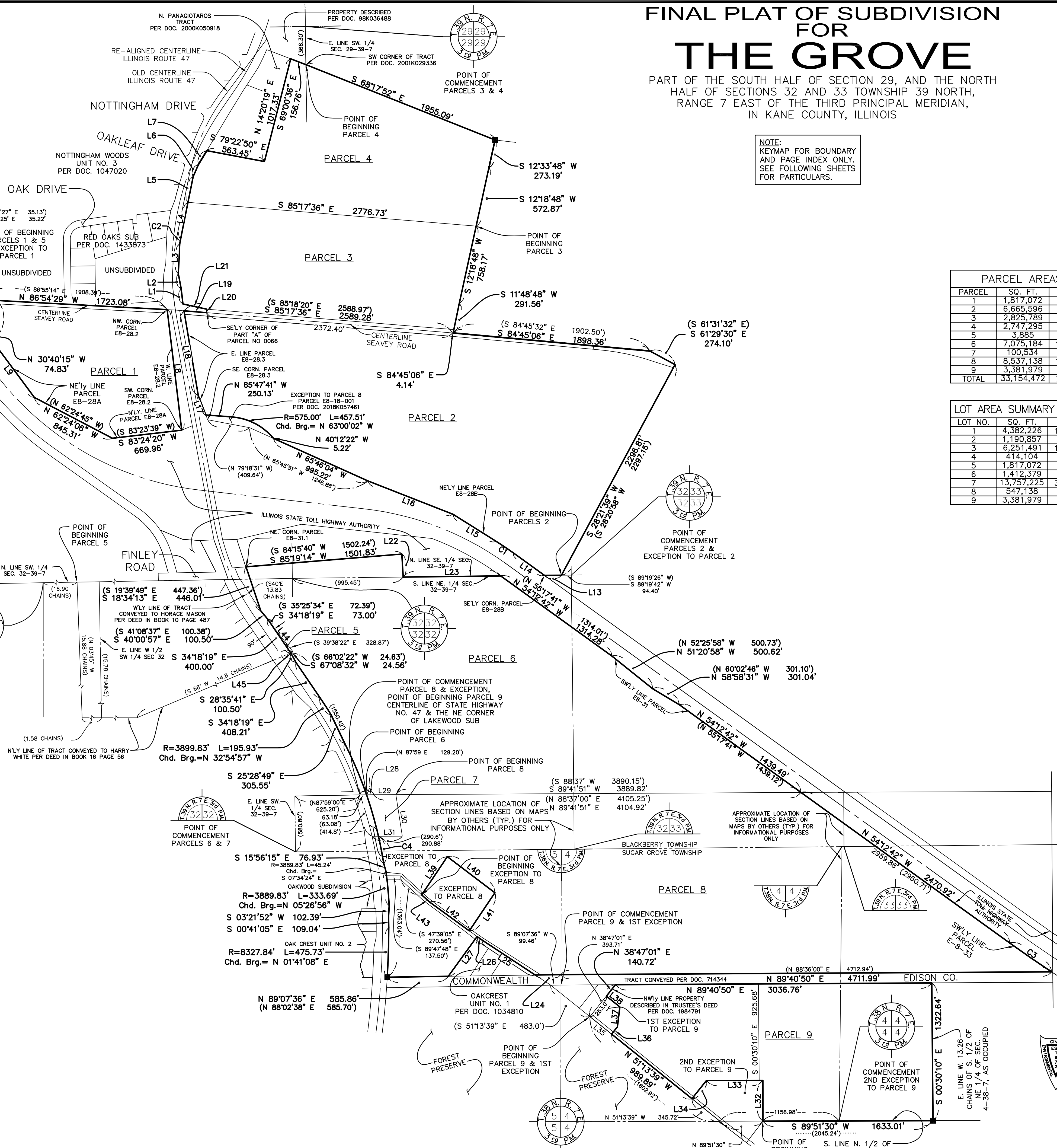
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA.
ALL OTHER DIMENSIONS ARE MEASURED.

THE MEASURED BEARINGS SHOWN ARE BASED ON
SITE ASSUMED.

FIP = FOUND IRON PIPE (# AS SHOWN)
FIR = FOUND IRON ROD (# AS SHOWN)

LINE DATA				
LINE	RECORD	MEASURED	RECORD	MEASURED
L1	N/A	N/A	N 06°20'24" W	145.44'
L2	N/A	N/A	N 10°53'12" W	147.37'
L3	N/A	N/A	N 02°42'08" E	287.71'
L4	N/A	N/A	N 11°19'34" E	361.08'
L5	N/A	N/A	N 11°19'34" E	251.66'
L6	N/A	N/A	N 23°43'23" E	127.64'
L7	N/A	N/A	N 31°02'48" E	154.30'
L8	(S 6°55'15" E)	(1165.95')	S 06°54'54" E	1165.88'
L9	(N 36°35'25" W)	(712.02')	N 36°34'45" W	711.99'
L10	(N 30°41'55" W)	(349.97')	N 30°40'15" W	349.58'
L11	(N 37°48'25" W)	(102.08')	N 37°47'45" W	102.38'
L12	(S 89°19'26" W)	(161.28')	S 89°19'42" W	162.28'
L13	(N 54°13'45" W)	(372.20')	N 54°12'42" W	371.45'
L14	(N 57°58'47" W)	(490.70')	N 57°56'37" W	490.70'
L15	(N 68°36'48" W)	(876.97')	N 68°34'48" W	877.13'
L16	(N 21°25'46" W)	(246.07')	N 21°15'29" W	199.72'
L17	(N 9°35'13" W)	(828.42')	N 09°35'15" W	826.04'
L18	N/A	N/A	S 85°17'36" E	216.88'
L19	N/A	N/A	N 04°42'24" E	33.00'
L20	N/A	N/A	N 77°30'30" W	234.68'
L21	(N 04°08'43" W)	(221.76')	N 03°07'45" W	221.53'
L22	(S 88°15'15" W)	(938.03')	S 89°19'42" W	937.22'
L23	(N 88°02'38" E)	(247.08')	N 89°07'36" E	247.08'
L24	(S 57°45'58" E)	(612.98')	S 56°41'45" E	612.90'
L25	(S 55°09'08" E)	(56.0')	S 54°03'27" E	56.17'
L26	(N 34°50'01" E)	(472.01')	N 35°54'08" E	471.87'
L27	(N 87°59'00" E)	(66.12')	N 89°02'23" E	66.35'
L28	(N 88°37' E)	(215.10')	N 89°41'51" E	215.10'
L29	(S 09°54' E)	(404.50')	S 08°50'33" E	404.25'
L30	(S 88°37'00" W)	(228.93')	S 89°46'31" W	229.34'
L31	N/A	N/A	N 00°08'30" W	391.78'
L32	N/A	N/A	N 89°51'30" W	540.27'
L33	N/A	N/A	S 38°46'21" W	224.41'
L34	N/A	N/A	N 51°13'39" W	267.31'
L35	N/A	N/A	N 38°46'21" E	89.40'
L36	N/A	N/A	N 06°59'05" E	192.43'
L37	N/A	N/A	N 51°12'59" W	165.89'
L38	N/A	N/A	N 33°54'49" E	441.01'
L39	N/A	N/A	S 52°48'19" E	573.32'
L40	N/A	N/A	S 33°54'49" W	440.04'
L41	N/A	N/A	N 54°03'27" W	470.21'
L42	N/A	N/A	N 47°39'05" W	103.59'
L43	N/A	N/A	S 38°30'31" E	328.47'
L44	N/A	N/A	S 34°18'19" E	4.29'

CURVE DATA					
CURVE	LENGTH	RADIUS	CHORD BEARING	LENGTH	CHORD BEARING
C1	194.73'	2989.79'	N 56°04'39" W	(194.86')	(N 54°14'43" W)
C2	45.33'	1870.08'	N 10°37'54" E	N/A	N/A
C3	488.96'	11584.16'	S 55°25'15" E	N/A	N/A
C4	265.47'	3879.83'	S 10°59'30" E	N/A	N/A



PREPARED FOR:
SUGAR GROVE LLC
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456210 FILE NAME: SUBPLAT

DRAWN BY: AJB FLD. BK. / PG. NO.: N/A

COMPLETION DATE: 09-08-23 JOB NO.: 456.210

CHECKED BY:

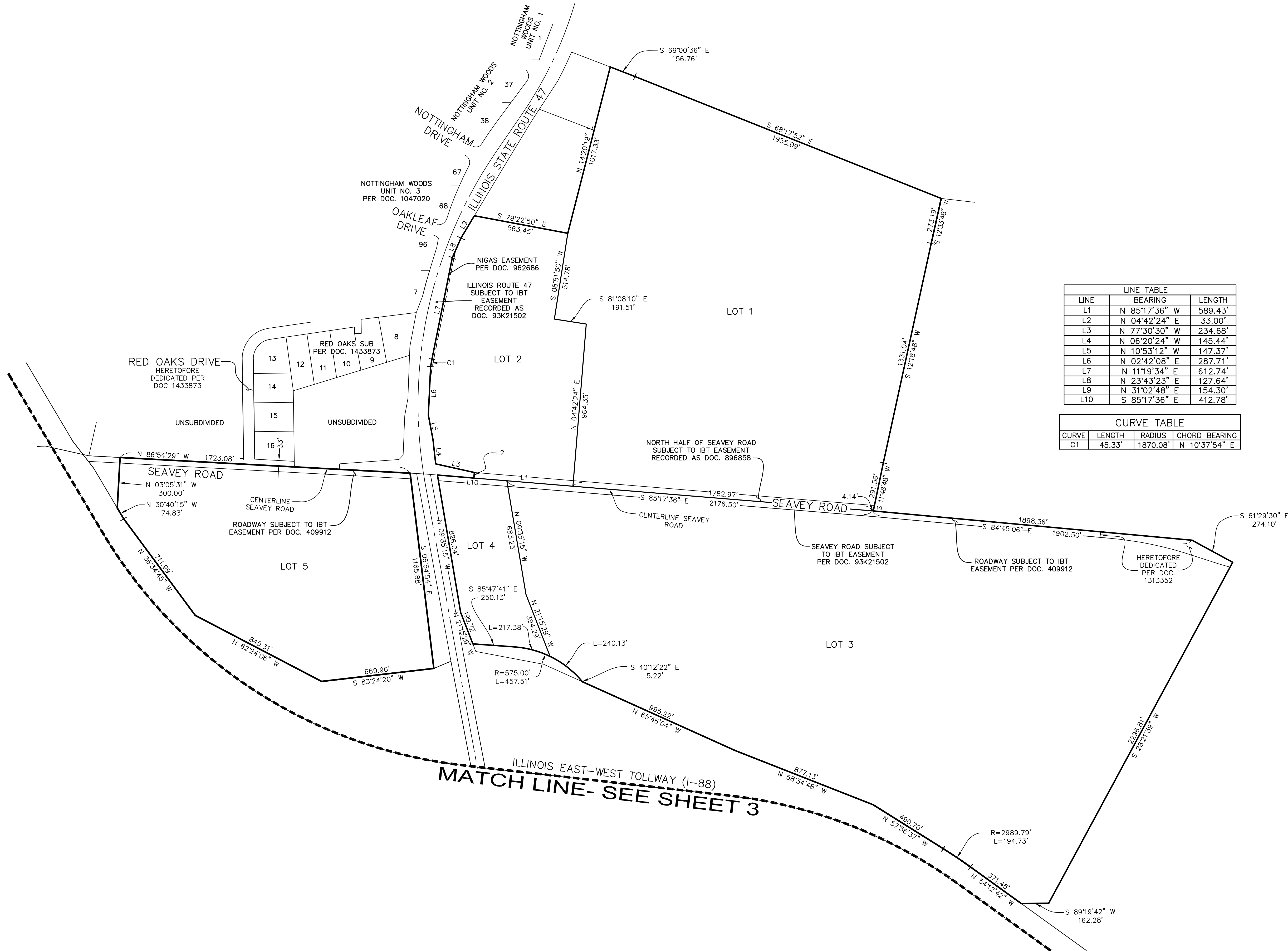
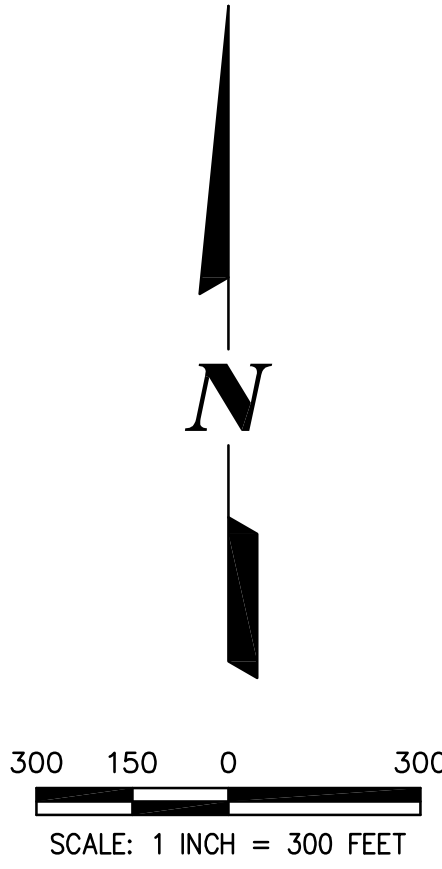
REVISED: 10-5-23/SMR ADD ZONING DESIGNATIONS TO LOTS

REVISED: 1-31-24/SMR PER CLIENT REVIEW

REVISED: 2-16-24/SMR PER IN HOUSE REVIEW

REVISED: 3-13-24/GLK BASIS OF BEARING NOTE

REVISED: 7-12-24/JRP REVISE CERTS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 85°17'36" W	589.43'
L2	N 04°42'24" E	33.00'
L3	N 77°30'30" W	234.68'
L4	N 06°20'24" W	145.44'
L5	N 10°53'12" W	147.37'
L6	N 02°42'08" E	287.71'
L7	N 11°19'34" E	612.74'
L8	N 23°43'23" E	127.64'
L9	N 31°02'48" E	154.30'
L10	S 85°17'36" E	412.78'

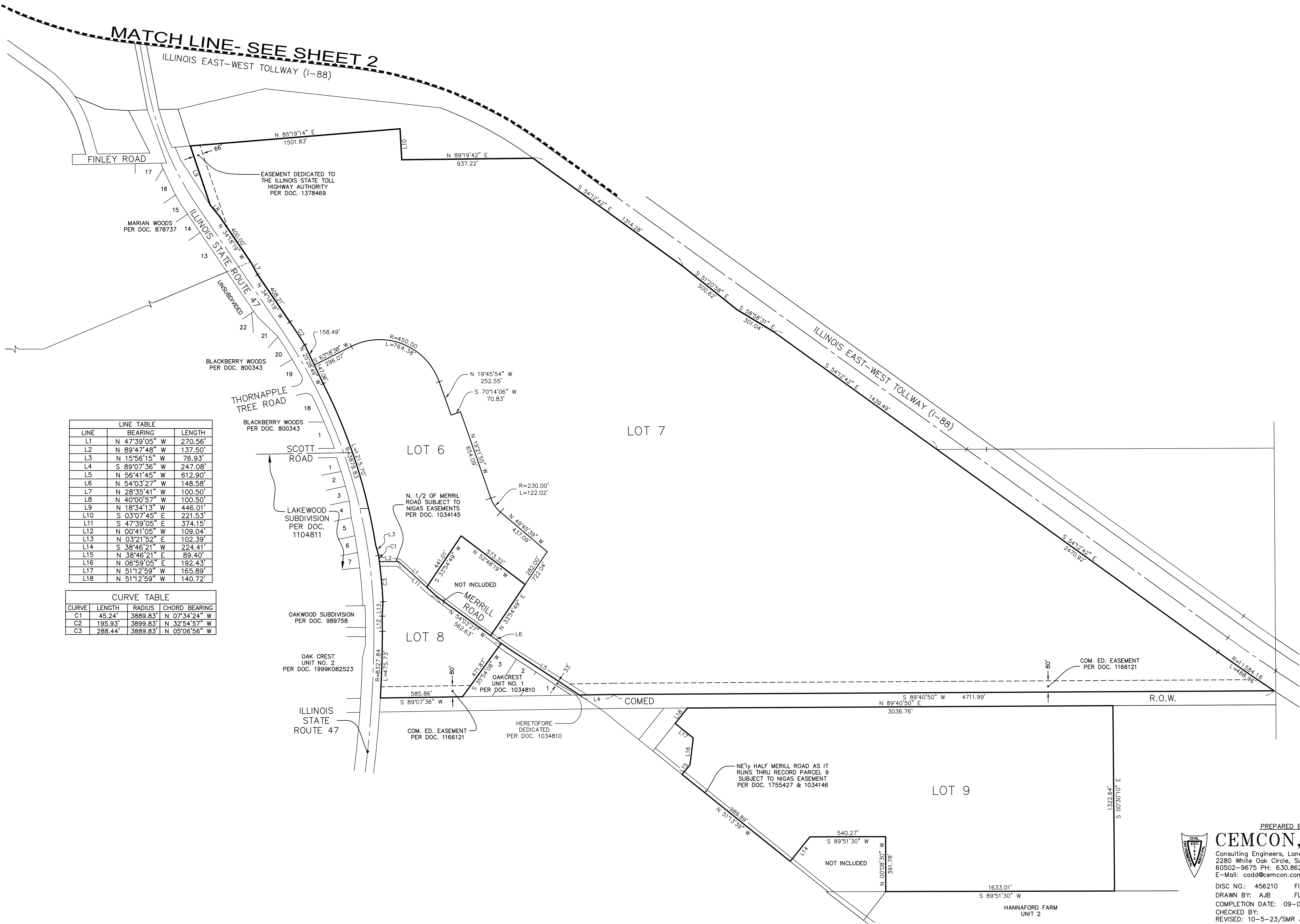
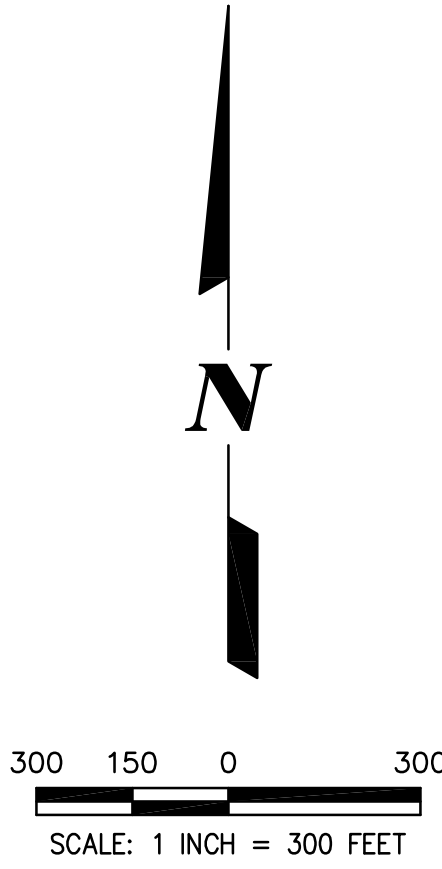
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	45.33'	1870.08'	N 10°37'54" E



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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°39'05" W	270.56'
L2	N 89°47'48" W	137.50'
L3	N 15°56'15" W	76.93'
L4	S 89°07'36" W	247.08'
L5	N 56°41'45" W	612.90'
L6	N 54°03'27" W	148.58'
L7	N 28°35'41" W	100.50'
L8	N 40°00'57" W	100.50'
L9	N 18°34'13" W	446.01'
L10	S 03°07'45" E	221.53'
L11	S 47°39'05" E	374.15'
L12	N 00°41'05" W	109.04'
L13	N 03°21'52" E	102.39'
L14	S 38°46'21" W	224.41'
L15	N 38°46'21" E	89.40'
L16	N 06°59'05" E	192.43'
L17	N 51°12'59" W	165.89'
L18	N 51°12'59" W	140.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	45.24'	3889.83'	N 07°34'24" W
C2	195.93'	3899.83'	N 32°54'57" W
C3	288.44'	3889.83'	N 05°06'56" W



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REVISED: 7-12-24/JRP REVISE CERTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

PARCEL 1:
THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 2: THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161.28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372.20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE WITH A RADIUS OF 2089.79 FEET AND WHOSE CHORD LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 194.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490.70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876.97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 64.64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28-23 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED-7077, AFOREMENTIONED; THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28- 23, A DISTANCE OF 246.07 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828.42 FEET TO THE CENTER LINE OF SEAVEY ROAD; THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588.97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902.50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 774.10 FEET; THENCE SOUTH 28 DEGREES, 20 MINUTES 58 SECONDS WEST 2297.15 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM ALL THAT PART GRANTED BY A QUIT CLAIM DEED RECORDED NOVEMBER 29, 2018 AS DOCUMENT 2018K057461, SAID EXCEPTED PART DESIGNATED AS PARCEL NO. E-8-18-001.

COMMENCING AT THE NORTH-EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE; THENCE SOUTHERLY, 366.30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336; THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 155.33 FEET ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF THE FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL; THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273.19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572.87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE FOR A POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 758.17 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 11 DEGREES 48 MINUTES 48 SECONDS WEST, 291.56 FEET ALONG SAID OCCUPIED LINE TO THE CENTER LINE OF THE EASTERN LINE OF SAID ACRES; THENCE NORTH 04 DEGREES 00 MINUTES 00 SECONDS EAST, 100 FEET ALONG SAID CENTERLINE TO A CORNER POINT; THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2372.40 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF PART "A" OF PARCEL NO. 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO. 70ED8972 (THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PART "A" OF PARCEL NO. 0066); THENCE NORTH 04 DEGREES 42 MINUTES 24 SECONDS EAST, 33.00 FEET; THENCE NORTH 77 DEGREES 30 MINUTES 30 SECONDS WEST, 234.68 FEET; THENCE NORTH 06 DEGREES 20 MINUTES 24 SECONDS WEST, 145.44 FEET; THENCE NORTH 10 DEGREES 53 MINUTES 12 SECONDS WEST, 147.37 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 08 SECONDS EAST, 287.71 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8; THENCE NORTHERLY, 155.33 FEET ALONG SAID EASTERLY LINE, BEING LONG A CURVE BEARING N 10 DEGREES 37 MINUTES 54 SECONDS EAST, 1870.70 FEET TO THE NORTHERN END OF SAID CURVE BEARING N 10 DEGREES 37 MINUTES 54 SECONDS EAST; THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 361.08 FEET ALONG SAID EASTERLY LINE TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST, 2776.73 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS. BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE; THENCE SOUTHERLY, 366.30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE, AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336 FOR A POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 55 MINUTES EAST, 145.05 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE, AT THE SOUTHWEST CORNER OF THE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL; THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273.19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572.87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2776.73 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 2001K023566 AND DEPICTED ON PLAT OF DEDICATION 2001K023566, BEING THE BOUNDARY BETWEEN TRACT NO. 2 AND TRACT NO. 1, 19 SECONDS WEST, 251.66 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY CORNER OF PART "C" OF PARCEL NO. 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO. 70ED8972; THENCE NORTH 23 DEGREES 43 MINUTES 23 SECONDS EAST, 127.64 FEET ALONG THE EASTERLY LINE OF ROUTE 47, BEING THE EASTERLY LINE OF SAID PART "C" OF PARCEL NO. 0066, TO AN ANGLE POINT; THENCE NORTH 31 DEGREES 02 MINUTES 48 SECONDS EAST, 154.30 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST, 563.45 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PROPERTY CONVEYED TO NICHOLAS PANAGIOTAKOS AS RECORDED AS DOCUMENT 2001K029336; THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST, 103.13 FEET ALONG SAID PROLONGED AND EASTERLY LINE TO THE NORTHEAST CORNER OF SAID PANAGIOTAKOS PROPERTY; THENCE SOUTH 69 DEGREES 00 MINUTES 36 EAST, 156.76 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 98BK036488 TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, 16.90 CHAINS EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED DATED OCTOBER 17, 1844 AND RECORDED APRIL 24, 1848 IN BOOK 10, PAGE 487; THENCE SOUTH 40 DEGREES EAST ALONG SAID WESTERLY LINE 13.63 CHAINS TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO HARRY WHITE, BY DEED DATED NOVEMBER 15, 1844 AND RECORDED IN BOOK 10, PAGE 56; THENCE SOUTH 68 DEGREES WEST ALONG SAID NORTHERLY LINE 80 CHAINS; THENCE WESTERLY ONLY SAID NORTHERLY LINE TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID, 15.78 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 1.58 CHAINS; THENCE NORTH THREE AND THREE QUARTERS DEGREES WEST 15.88 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 580.80 FEET TO THE CENTER LINE OF A ROAD; THENCE NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE 625.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 63.08 FEET TO THE EASTERN LINE OF SAID STATE ROUTE AS DESCRIBED BY DOCUMENT 1172075, 700 FEET OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 66.66 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 88 DEGREES, 59 MINUTES, 00 SECONDS EAST OF THE CENTER LINE OF SAID STATE ROUTE; THENCE NORTH 88 DEGREES, 37 MINUTES, 00 SECONDS EAST 4105.25 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E8-31, BEING PART OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CONDEMNATION PROCEEDINGS HELD IN THE CIRCUIT COURT OF KANE COUNTY AND KNOWN AS CASE NO. 71-ED--7447; THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1439.12 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 60 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 301.10 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 52 DEGREES, 25 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 500.73 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1314.01 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES, 15 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE 1314.01 FEET TO THE SOUTHWEST CORNER OF A POINT THAT IS 995.45 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 04 DEGREES, 08 MINUTES, 43 SECONDS WEST 217.76 FEET TO A MONUMENTAL STONE; THENCE SOUTH 84 DEGREES, 15 MINUTES, 40 SECONDS WEST 1502.24 FEET TO THE NORTHEAST CORNER OF PARCEL E8-31, 1, BEING PART OF SAID ILLINOIS STATE TOLL HIGHWAY PREMISES; THENCE SOUTH 19 DEGREES, 39 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 447.36 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE SOUTH 41 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 100.38 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE SOUTH 35 DEGREES, 25 MINUTES, 34 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 72.39 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED RECORDED APRIL 24, 1848 IN BOOK 10 AT PAGE 487; THENCE SOUTH 39 DEGREES, 38 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LINE 328.87 FEET TO A STONE ON THE SOUTHWESTERLY LINE EXTENDED OF LOT 13 IN MARION WOODS; BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 WEST, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTH 66 DEGREES, 02 MINUTES, 22 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE EXTENDED 24.63 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075, A DISTANCE OF 1550.42 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 580.8 FEET TO THE CENTER LINE OF A GRAVEL ROAD; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 625.2 FEET TO THE CENTER LINE OF A GRAVEL HIGHWAY; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 129.2 FEET; THENCE NORTH 88 DEGREES 37 MINUTES EAST 215.1 FEET; THENCE SOUTH 09 DEGREES 54 MINUTES EAST 404.5 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290.6 FEET TO THE CENTER LINE OF A STATE HIGHWAY; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290.6 FEET TO THE POINT OF BEGINNING. (EXCEPT FOR THE PART LYING WESTERLY OF A LINE DRAWN 60 FEET EASTERLY AND RADIALLY DISTANT FROM THE CENTER LINE OF F.A. ROUTE 47, IN TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129.20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED); THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 215.10 FEET TO A POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 00 SECONDS WEST 228.93 FEET TO THE EASTERN CORNER OF SAID ROAD NO. 1; AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1363.04 FEET TO THE SOUTH LINE EXTENDED WESTERLY OF UNIT NO. 1 - OAKCREST, SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE EXTENDED 585.70 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO. 1; THENCE NORTH 34 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID UNIT 1, 116.00 FEET TO THE CENTER LINE OF SAID ROAD; THENCE NORTH 87 DEGREES 57 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE 56.0 FEET TO AN ANGLE IN SAID MERRILL ROAD CENTER LINE; THENCE SOUTH 57 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID CENTER LINE 612.98 FEET TO THE SOUTHEAST CORNER OF SAID UNIT NO. 1, BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT 7143444; THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PUBLIC SERVICE COMPANY (NOW COMMONWEALTH EDISON COMPANY) TRACT, 247.08 FEET TO AN ANGLE IN SAID NORTH LINE; THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 4712.94 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO. 1; THENCE NORTH 87 DEGREES 57 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE 2960.71 FEET TO THE POINT OF BEGINNING OF SAID UNIT NO. 1; THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 3890.15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS; THENCE EASTERLY, 129.20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED); THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 215.10 FEET; THENCE SOUTH 08 DEGREES 50 MINUTES 33 SECONDS EAST, 404.25 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST, 124.40 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROAD NO. 47, AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738; THENCE SOUTHERLY, 265.47 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3879.83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 10 DEGREES 59 MINUTES 30 SECONDS EAST TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 76.93 TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTHERLY, 154.24 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1989.50 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 15 DEGREES 34 MINUTES 24 SECONDS EAST TO THE CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST, 137.50 FEET ALONG SAID CENTERLINE AS STAKED; THENCE SOUTH 47 DEGREES 39 MINUTES 05 SECONDS EAST, 270.56 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED TO THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS EAST, 441.01 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, 573.32 FEET; THENCE SOUTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440.04 FEET TO THE SAID CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440.04 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE NORTH 47 DEGREES 39 MINUTES 05 SECONDS WEST, 103.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99.46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 47 MINUTES 07 SECONDS EAST 383.71 FEET ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1791 TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF; THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 3036.76 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF TO THE NORTHEAST CORNER OF THE WEST 13.26 CHAINS, AS OCCUPIED, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 1322.63 FEET ALONG THE EAST LINE, AS OCCUPIED, OF SAID WEST 13.26 CHAINS TO THE SOUTHEAST CORNER OF SAID WEST 13.26 CHAINS; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 1602.92 FEET ALONG THE SOUTH LINE OF SAID MONUMENTED, OF SAID NORTH HALF TO A POINT IN MERILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602.92 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS OF REAL ESTATE:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99.46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 15 MINUTES 15 SECONDS EAST, 483.0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST, 253.00 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1984791; THENCE SOUTH 51 DEGREES 12 MINUTES 59 SECONDS EAST, 165.89 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 05 SECONDS WEST, 192.43 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 89.40 FEET TO A POINT IN MERILL ROAD; THENCE NORTH 51 DEGREES 38 MINUTES 38 SECONDS EAST, 267.31 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO EXCEPTING, THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, 391.78 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 540.27 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 224.41 FEET TO A POINT IN MERILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345.72 FEET ALONG MERILL ROAD TO THE AFOREMENTIONED NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 412.23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ILLINOIS ADMINISTRATIVE CODE.

THIS ____ DAY OF _____, A.D., 20____.

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2025

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456210 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-08-23 JOB NO.: 456.210
CHECKED BY:
REVISED: 10-5-23/SMR ADD ZONING DESIGNATIONS TO LOTS
REVISED: 1-31-24/SMR PER CLIENT REVIEW
REVISED: 2-16-24/SMR PER IN HOUSE REVIEW
REVISED: 7-12-24/JRP REVISE CERTS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANE AND COMMUNITY UNIT SCHOOL DISTRICT 302.

DATED AT NAPERVILLE, ILLINOIS,

THIS _____ DAY OF _____, 20____,
SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563

BY: _____

PRINTED NAME, AUTHORIZED PERSON

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED PERSON OF SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICER, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, 20____

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON

THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ .M.

KANE COUNTY RECORDER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS

THIS _____ DAY OF _____, 20____

PRESIDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. _____, 20____
AT A MEETING HELD THIS _____ DAY OF _____, 20____

VILLAGE CLERK

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS _____ DAY OF _____, 20____

CHAIRMAN

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, 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, KANE COUNTY, ILLINOIS

THIS _____ DAY OF _____, 20____

VILLAGE TREASURER

ANNEXATION CERTIFICATES

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF SUGAR GROVE, ILLINOIS BY ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,

THIS _____ DAY OF _____, 20____


VILLAGE CLERK

THIS IS TO CERTIFY THAT WE, CEMCON, LTD. HAVE PREPARED THE ANNEXED PLAT WHICH IS AN ACCURATE MAP OF THE TERRITORY ANNEXED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS BY ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE ON THE _____ DAY OF _____, 20____.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS _____ DAY OF _____, 20____

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2025



PREPARED BY:
CEMCON, Ltd.
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E-Mail: cad@cemcon.com Website: www.cemcon.com

DISC NO.: 456210 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-08-23 JOB NO.: 456.210
CHECKED BY:
REVISED: 10-5-23/SMR ADD ZONING DESIGNATIONS TO LOTS
REVISED: 1-31-24/SMR PER CLIENT REVIEW
REVISED: 2-16-24/SMR PER IN HOUSE REVIEW
REVISED: 7-12-24/JRP REVISE CERTS

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DRAWING PATH: P:\456210\DWG\SURVEY\DRAWINGS\PLATS\SUBPLATS.DWG PLOT FILE CREATED: 7/12/2024 BY: JEFF PANKOW