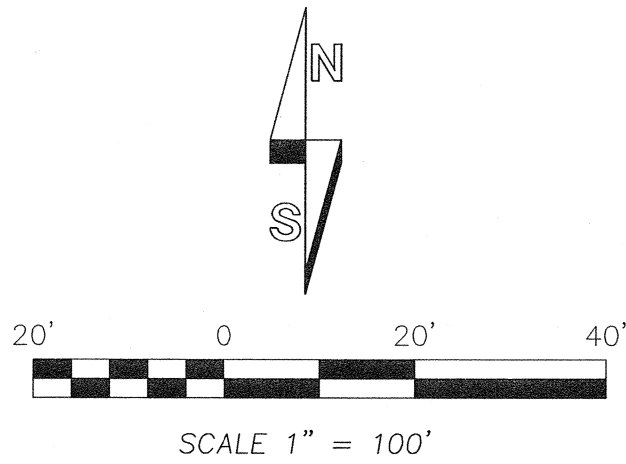


P.I.N. 15-19-180-004



Legend:
N = North E = East
S = South W = West
(XX.XX') = Record Distance
XX.XX' = Measured Distance
⊙ = Found 1/2" Dia. Iron Pipe
● = Set Iron Pipe 1/2" Dia. x 24"
⊙ = Found 5/8" Dia. Iron Rod
■ = Found Concrete Monument
⊙ = Found PK Nail
△ = Found Mag Nail
▲ = Set Mag Nail
X = Found Cut Cross
▨ = Existing Easement
▨ = Cross-Access Easement Hereby Granted

SURVEYOR'S NOTES:

*BASIS OF BEARINGS: N 06°41'06"E ON THE WESTERLY LINE OF "WEST REIMERS SUBDIVISION" RECORDED AS DOCUMENT NO. 92K42955.

**EASEMENTS DEPICTED HEREON PER DOC. NO. 92K42960, SEE DOCUMENT FOR DIMENSIONS, TERMS & PROVISIONS RELATING TO SAID EASEMENTS.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, the undersigned, as City Engineer of the City of Aurora, Kane/DuPage Counties, Illinois, do hereby certify that this document is approved under my offices this ____ day of _____, A.D., 20____.

City Engineer

Please Print Name

SURFACE WATER STATEMENT

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Owner or Attorney

Please type/print name

Engineer

Please type/print name

Owner/Petitioner:

CONSTITUTION PROPERTIES IL LLC
229 WOODHILL COURT
MANKATO, MN 56001-4773

**Final Plat of
LINDSAY WINDOW & DOOR SUBDIVISION**

OF LOT 1 IN WEST REIMERS SUBDIVISION OF PART OF THE NORTH HALF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1992 AS DOCUMENT 92K42955, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY THAT WE, CORNERSTONE SURVEYING, PC, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN WEST REIMERS SUBDIVISION OF PART OF THE NORTH HALF SCETION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1992 AS DOCUMENT 92K42955, IN KANE COUNTY, ILLIONIS.

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 MUNICIPALITY, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZING BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISION" OF AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 17089, PANEL NUMBER 0338H, EFFECTIVE DATE AUGUST 9, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2022.

Preliminary 9-30-2022

Eric C. Pokorny P.L.S. # 3818
Todd Surveying
759 John Street, Ste D.
Yorkville, Illinois 60560

CITY EASEMENT

A city easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees or licensees for all areas hereon platted and designated "City Easement", to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate utility transmission and distribution systems and lines in, under, over, across, along and upon the surface of said easement, including but not limited to the following without limitation, water mains, stormwater runoff, storm sewers, sanitary sewers, gas mains, telephone cables, electrical lines, and cable television and where adjacent to public right of way or stormwater control easements for public pedestrian egress and ingress to sidewalks or pathway systems. No encroachment of any kind shall be allowed within said easement unless the City determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City and its franchisees, permittees or licensees with permits from the City 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, permittees or licensees with permits from the City, in the exercise of the easement rights granted herein, said entities shall make surface restorations, including but not, limited to the following: backfill any trench, restore concrete and asphalt surfaces, topsoil and seed, remove excess debris, maintain area in a generally clean and workmanlike condition. All said restoration shall be completed in accordance with City standards and subject to City approval.

Following any work to be performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

CROSS-ACCESS EASEMENT

An easement of access is hereby reserved over the portions of the property designated as the "cross access easement" for the benefit of the owners from time to time of _____ subdivision _____ in _____ platted hereon and their respective tenants, agents, employees, vendors and invitees, to use the easement area for access to the buildings, structures and facilities constructed and installed thereon. The use and enjoyment of the easement herein reserved shall be subject to terms and provisions set forth below.

Except to the extent otherwise provided on a final plan, the easement area shall be used solely and exclusively for the movement of both vehicular and pedestrian traffic in both directions.

No cars, trucks or other motor vehicles shall be parked or left unattended on the easement areas and no vehicular or other obstructions shall be placed on the easement areas which shall interfere with or prevent the free movement of vehicles over the easement areas.

All owners shall cooperate and work together to maintain, repair and replace the driveways and roadways installed within the easement areas with all needed maintenance, repairs and replacements being undertaken at such times and in such a manner so as to minimize the disruption of access to the buildings. Structures and facilities located on such lots while such work is being undertaken and, except for emergency repairs, shall not be closed to vehicular traffic.

No permanent structures shall be located on the surface of or above the easement areas which interfere with the free movement of vehicular traffic thereon. The foregoing does not prohibit the installation of directional traffic signage thereon or the installation of lighting so long as such signs and lighting is installed in the locations set forth on the final plans as approved by the city.

The easements hereby reserved are easements appurtenant to lots _____ in _____ subdivision, _____ platted hereon and are intended to run with the land and be binding upon and inure to the benefit of all future owners, occupants and holders of security interests therein.

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2022
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2022

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544
Survey is only valid if original seal is shown in red.

CITY RESOLUTION: _____
PASSED ON: _____

OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

This is to certify that _____ (Name) _____ a _____ (Type/State) _____ 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 owner's knowledge and belief, said subdivision lies entirely within the limits of school district(s) _____.

Dated this _____ day of _____, A.D., 20____.

Signature

Please type/print the authorized individual's name, title, corporation/company name, and address:

Affix Corporate Seal if Appropriate

NOTARY CERTIFICATE

State of _____)
County of _____) SS

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that the foregoing signator of the Owner's Certificate is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said individual appeared and delivered said instrument as a free and voluntary act of the corporation and that said individual did also then and there acknowledge that he or she is a custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as his or her own free and voluntary act and as the free and voluntary act of said corporation, as owner, for the uses and purposes therein set forth in the aforesaid instrument.

Given under my hand and notarial seal this _____ day of _____, A.D., 20____.

Notary

Please type/print name
Notary's Seal

Affix Seal

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, the undersigned, as the Recorder of Deeds for Kane County do hereby certify that instrument No. _____ was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, A.D., 20____ at _____ o'clock ____M.

Recorder of Deeds

Please Print Name

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, the undersigned, as County Clerk of Kane 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 Geneva, Illinois, this ____ day of _____, A.D., 20____.

County Clerk

Please Print Name

Development Data Table: Plat of Subdivision

Description

a) Tax/Parcel Identification Number(s) (PINs):

15-19-180-004

b) Subdivided Area

406,529.3 SQUARE FEET/9.33 ACRES

LOT 1: 362,819.3 S.F./8.33 ACRES - LOT 2: 43,410.0 S.F./1.00 ACRES

c) Proposed New Right-of-way

d) Proposed New Easements

CROSS-ACCESS EASEMENT & CITY EASEMENT FOR SANITARY SERVICE

Client: Constitution Properties IL, LLC

Book # sheets Drawn By: J.H.H/Plot #: 1444

Reference:

Dated: 08/18/2022

Rev. Date Rev. Description

9/30/22 Added prop. ease & ease certs

Project Number:

2022-0903