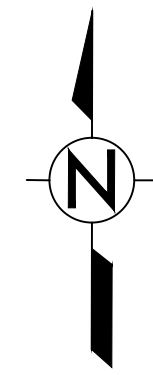


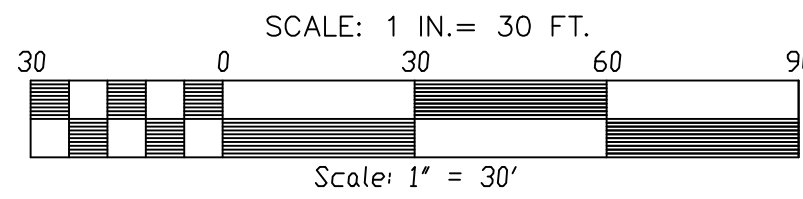
# PRELIMINARY PLAT FOR PAS PLAZA

CITY RESOLUTION \_\_\_\_\_ PASSED ON \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BATAVIA TOWNSHIP, KANE COUNTY, ILLINOIS.



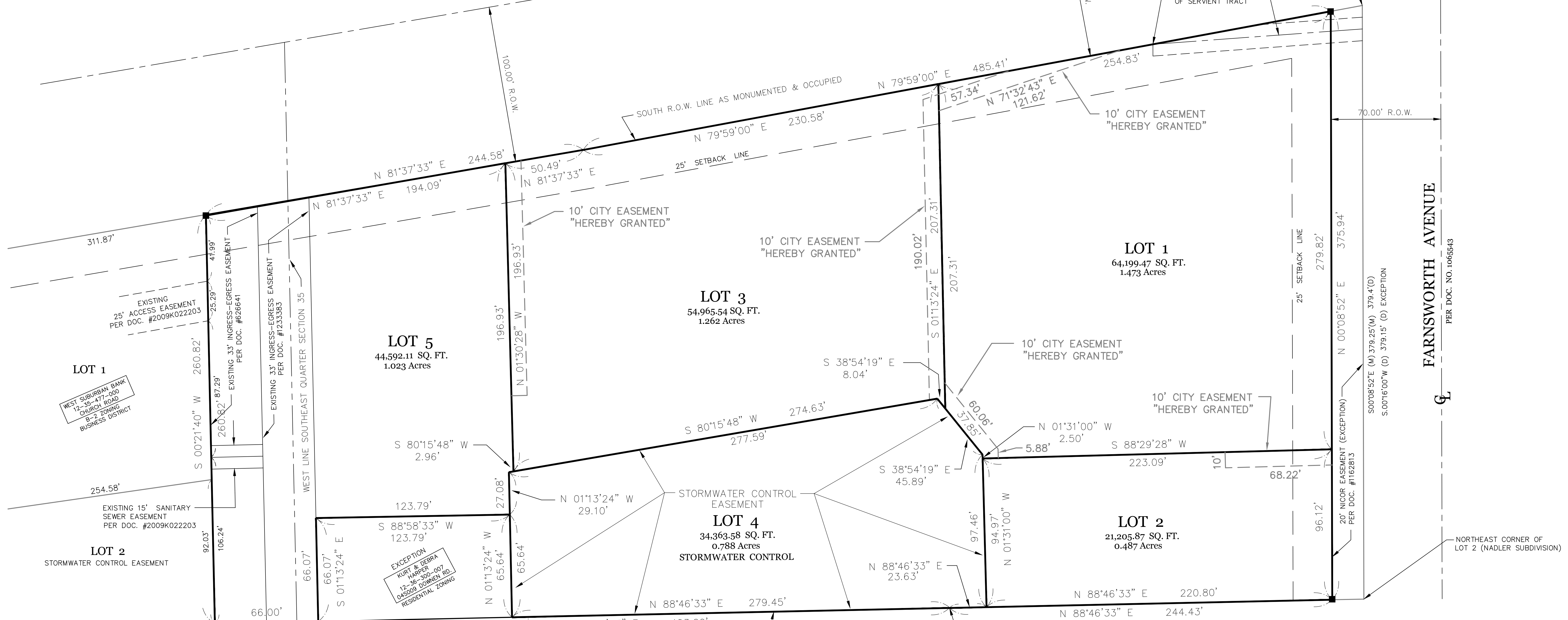
SCALE: 1"=30'  
BASIS OF BEARING IS ASSUMED



## LEGEND

- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- SETBACK LINE
- - - EASEMENT LINE
- - - PROPERTY LINE AND SUBDIVISION BOUNDARY LINE

**BUTTERFIELD ROAD (FEDERAL AID ROAD NO. 131) (ILLINOIS ROUTE 56)**  
PER DOC. NO. 452862 & DOC. NO. 446408



**NOTES:**  
1. IRON PIPES ARE LOCATED AT ALL LOT CORNERS.  
2. FOR STORMWATER CONTROL EASEMENT PROVISIONS, SEE SHEET 3 OF 3.

DEVELOPMENT DATA TABLE - PRELIMINARY PLAT			
PRELIMINARY PLAT FOR THE CITY OF AURORA			
DESCRIPTION	VALUE	UNIT	
Tax/Parcel identification numbers:	12-36-300-006 12-36-300-009	12-36-300-010 12-36-300-029	12-35-477-006 12-36-300-008
Subject Property Area	5.035	Acres	
Proposed Right-of-way	219,326.61	Square Feet	
	None	Acres	
	None	Square Feet	
	None	Linear Feet of Centerline	
Proposed Easements	0.125	Acres	
	5,456.69	Square Feet	

REVISIONS:		DATE	BY	DESCRIPTION
0	9-17-14	D.J.		ORIGINAL DATE
1	1-08-15	D.J.		PER CITY OF AURORA REVIEW
2	2-23-15	D.J.		PER CITY OF AURORA REVIEW
3	3-10-15	D.J.		PER CITY OF AURORA REVIEW

DRAWN BY:	DJ	DATE:	10-14-14
CHECKED BY:	WDJ	DATE:	10-14-14
APPROVED BY:	WDJ	DATE:	10-14-14

**DJA CIVIL ENGINEERS & SURVEYORS**  
DAVE JOHNSON and ASSOCIATES, Ltd.  
312 S. Hale Street Wheaton, IL 60187  
ph. 630 752 8600 fax. 630 752 9556  
e-mail: DJA@DJAonline.net

OWNER: **ANGEL ASSOCIATES, L.P.**  
381 E. ST. CHARLES ROAD  
CAROL STREAM, ILLINOIS

CLIENT: **CIMA DEVELOPER'S, INC.**  
381 E. ST. CHARLES ROAD  
CAROL STREAM, ILLINOIS

TITLE: **PRELIMINARY PLAT FOR PAS PLAZA**  
FARNSWORTH AVENUE & BUTTERFIELD ROAD  
AURORA, ILLINOIS

SCALE: 1"=30'  
DATE: 06-14-14  
JOB NO: 3392  
SHEET 1 OF 3

# PRELIMINARY PLAT FOR PAS PLAZA

PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BATAVIA TOWNSHIP, KANE COUNTY, ILLINOIS.

## SURVEYOR'S CERTIFICATE

This is to certify that I, the undersigned, an Illinois Land Surveyor, have surveyed and subdivided the following described property:

### 1387, 33W991 AND 34W015 BUTTERFIELD ROAD

#### PARCEL I:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 35 AND RUNNING WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET TO A PLACE OF BEGINNING, THENCE NORTHERLY AT A RIGHT ANGLE TO AFORESAID SOUTH LINE OF SECTION 35 A DISTANCE OF 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE EASTERLY ALONG THE AFORESAID RIGHT OF WAY 158.55 FEET, THENCE SOUTHERLY 289.85 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36, 13.64 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE NORTHERLY 66.05 FEET TO AN IRON PIPE FOUND; THENCE EASTERLY, 124.00 FEET TO AN IRON PIPE FOUND THENCE SOUTHERLY, 65.82 FEET TO AN IRON PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 36, 123.69 FEET TO SAID POINT OF BEGINNING) IN KANE COUNTY, ILLINOIS; AND THE EAST 33 FEET, AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF SECTION 35, 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE WESTERLY ALONG THE AFORESAID SOUTH RIGHT OF WAY 388.85 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTHERLY ALONG THE CENTER OF AFORESAID CHURCH ROAD 208.3 FEET TO THE SOUTH LINE OF AFORESAID SECTION 35, THENCE EASTERLY ALONG SAID SOUTH LINE 384.43 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

#### PARCEL II:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 137.39 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 289.85 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROAD NO. 131 FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LAST MENTIONED LINE 289.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE, 144.93 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 312.84 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROAD NO. 131; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 88.7 FEET TO AN ANGLE IN SAID ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 58.06 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

#### PARCEL III:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 282.32 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION 312.84 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE NO. 131 FOR THE POINT OF BEGINNING, THENCE SOUTH ALONG LAST MENTIONED LINE 312.84 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE 134.52 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION, 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE NO. 131, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 136.29 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

### 1395 BUTTERFIELD ROAD

#### PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET, THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

The plat hereon drawn is a true and correct representation of said survey and accurately depicts said property. Dimensions are shown in feet and decimal parts thereof. I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of a municipality which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12, of Article 11, of the Illinois Municipal Code, and that the plat meets the provisions of Chapter 43, "Subdivisions" of the Aurora Municipal Code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map Community Number \_\_\_\_\_, Panel Number \_\_\_\_\_, effective \_\_\_\_\_, no portion of the described property is located within a special flood hazard area.

Given under the hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.



*[Signature]*  
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

DAVE JOHNSON  
DAVE JOHNSON and ASSOCIATES, Ltd.  
312 S. Hale Street Wheaton, IL 60187  
ph. 630 752 8600 fax. 630 752 9556

REVISIONS:		DESCRIPTION
DATE	BY	
11-10-14	D. J.	PER CITY OF AURORA REVIEW

DRAWN BY:	DJ	DATE:	10-14-14
CHECKED BY:	WDJ	DATE:	10-14-14
APPROVED BY:	WDJ	DATE:	10-14-14

**DJA CIVIL ENGINEERS & SURVEYORS**  
DAVE JOHNSON and ASSOCIATES, Ltd.  
312 S. Hale Street Wheaton, IL 60187  
ph. 630 752 8600 fax. 630 752 9556  
e-mail: DJA@DJAonline.net

OWNER: **ANGEL ASSOCIATES, L.P.**  
381 E. ST. CHARLES ROAD  
CAROL STREAM, ILLINOIS

CLIENT: **CIMA DEVELOPER'S, INC.**  
381 E. ST. CHARLES ROAD  
CAROL STREAM, ILLINOIS

TITLE: **PRELIMINARY PLAT FOR PAS PLAZA**  
FARNSWORTH AVENUE & BUTTERFIELD ROAD  
AURORA, ILLINOIS

SCALE:	1" = 30'
DATE:	06-14-14
JOB NO:	3392
SHEET	2 OF 3

# PRELIMINARY PLAT FOR PAS PLAZA

PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BATAVIA TOWNSHIP, KANE COUNTY, ILLINOIS.

COUNTY CLERK CERTIFICATE

State of Illinois )  
 ) ss  
 County of Kane )

I, The undersigned, as County Clerk Of Kane County, Illinois, do hereby certify that these 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 Kane County, Illinois, this \_\_\_\_\_day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
 County Clerk  
 \_\_\_\_\_  
 Type or print name

CROSS – ACCESS EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AS FOLLOWS: AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND CROSS ACCESS IS GRANTED OVER THE ALL PAVED PARKING AREAS, DRIVES AND SIDEWALKS WITHIN OF THE SUBDIVISION FOR MOTOR VEHICLES, EMERGENCY EQUIPMENT AND PEDESTRIANS.

STORMWATER CONTROL EASEMENT

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 AND APPROVED ENGINEERING PLANS SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, IT'S 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 SEWER. 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, APON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES. THE CITY SHALL NOTIFY OWNER OF IT'S 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 IT IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN IT'S APPROVAL.

IN THE EVENT 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 TEREOF, 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, MAINTANENCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERISE OF IT'S EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH REPECT 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 WORKMAN LIKE CONDITION.

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 area's hereon platted and designed "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 eosements for public pedestrian egress and ingress to sidewalks or pathway systems. No encroachment by 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 area's 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.

CERTIFICATE OF COUNTY ENGINEER

State of Illinois )  
 ) ss  
 County of \_\_\_\_\_ )

This Plat has been approved by the Kane County Division of Transportation with respect to roadway access to County Highway # \_\_\_\_\_, \_\_\_\_\_ pursuant to 765 ILCS 205/2; however, a highway permit for access is required of the owner of the Property prior to construction within the County's Rights-of-Way.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 County Engineer  
 \_\_\_\_\_  
 Type or print name

PLANNING COMMISSION CERTIFICATE

State of Illinois )  
 ) ss  
 County of \_\_\_\_\_ )

I, The undersigned, as Chairman of the Planning Commission of the City of Aurora, Kane and Dupage Counties, Illinois, do hereby certify that the document has been approved by said planning commission this \_\_\_\_\_ day of \_\_\_\_\_, A.D.,20\_\_\_\_\_.

Planning Commission, City Of Aurora

\_\_\_\_\_  
 Chairman  
 \_\_\_\_\_  
 Type or print name

SURFACE WATER STATEMENT

State of Illinois )  
 ) ss  
 County of \_\_\_\_\_ )

To the best of our knowledge and belief the drainage 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 provisions 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  
 \_\_\_\_\_  
 Type or print name

\_\_\_\_\_  
 Engineer  
 \_\_\_\_\_  
 Type or print name

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 the 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

State of Illinois )  
 ) ss  
 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, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, and and that the said individuals appeared and delivered said instrument as a free and voluntary act of the Corporation and that delivered said instrument as free and acknowledge that they are the custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as thier own free and voluntary act and as the free and voluntary act of said corporation, owners, for the uses and purposes therein set forth in the aforesaid instrument.

\_\_\_\_\_  
 Affix Seal

Given under my hand and Notarial Seal this \_\_\_\_\_day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
 Notary Public  
 \_\_\_\_\_  
 Type or print name

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This Plat has been approved by the Illinois Department Of Transportation with respect to roadway access pursuant to Ill. Rev. Stat, 1987, Ch. 109, Par. 2; However, a highway permit for access is required by the Owner of the property. A plan that meets requirements contained in the Departments policy on permits for access driveways to State Highways will be required by the Department.

\_\_\_\_\_  
 District Engineer  
 \_\_\_\_\_ Date: \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE

State of Illinois )  
 ) ss  
 County of \_\_\_\_\_ )

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  
 \_\_\_\_\_  
 Type or print name

COUNTY RECORDER'S CERTIFICATE

State of Illinois )  
 ) ss  
 County of Kane )

I, The undersigned, as Recorder of Deed for Kane County do hereby certify this instrument number \_\_\_\_\_, 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  
 \_\_\_\_\_  
 Type or print name

CITY COUNCIL CERTIFICATE

State of Illinois )  
 ) ss  
 County of Kane )

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, A.D.,20\_\_\_\_\_  
 By the City Council Of Aurora, pursuant to Resolution No. \_\_\_\_\_

By: \_\_\_\_\_  
 Mayor  
 Attest: \_\_\_\_\_  
 City Clerk

REVISIONS:		DATE	BY	DESCRIPTION
		11-10-14	D. J.	PER CITY OF AURORA REVIEW

DRAWN BY:	DJ	DATE:	10-14-14
CHECKED BY:	WDJ	DATE:	10-14-14
APPROVED BY:	WDJ	DATE:	10-14-14

**DJA** CIVIL ENGINEERS & SURVEYORS  
 DAVE JOHNSON and ASSOCIATES, Ltd.  
 312 S. Hale Street Wheaton, IL 60187  
 ph. 630 752 8600 fax. 630 752 9556  
 e-mail: DJA@DJAonline.net

OWNER: ANGEL ASSOCIATES, L.P.  
 381 E. ST. CHARLES ROAD  
 CAROL STREAM, ILLINOIS

CLIENT: CIMA DEVELOPER'S, INC.  
 381 E. ST. CHARLES ROAD  
 CAROL STREAM, ILLINOIS

TITLE: PRELIMINARY PLAT FOR PAS PLAZA  
 FARNSWORTH AVENUE & BUTTERFIELD ROAD  
 AURORA, ILLINOIS

SCALE:	1" = 30'
DATE:	06-14-14
JOB NO:	3392
SHEET	3 OF 3