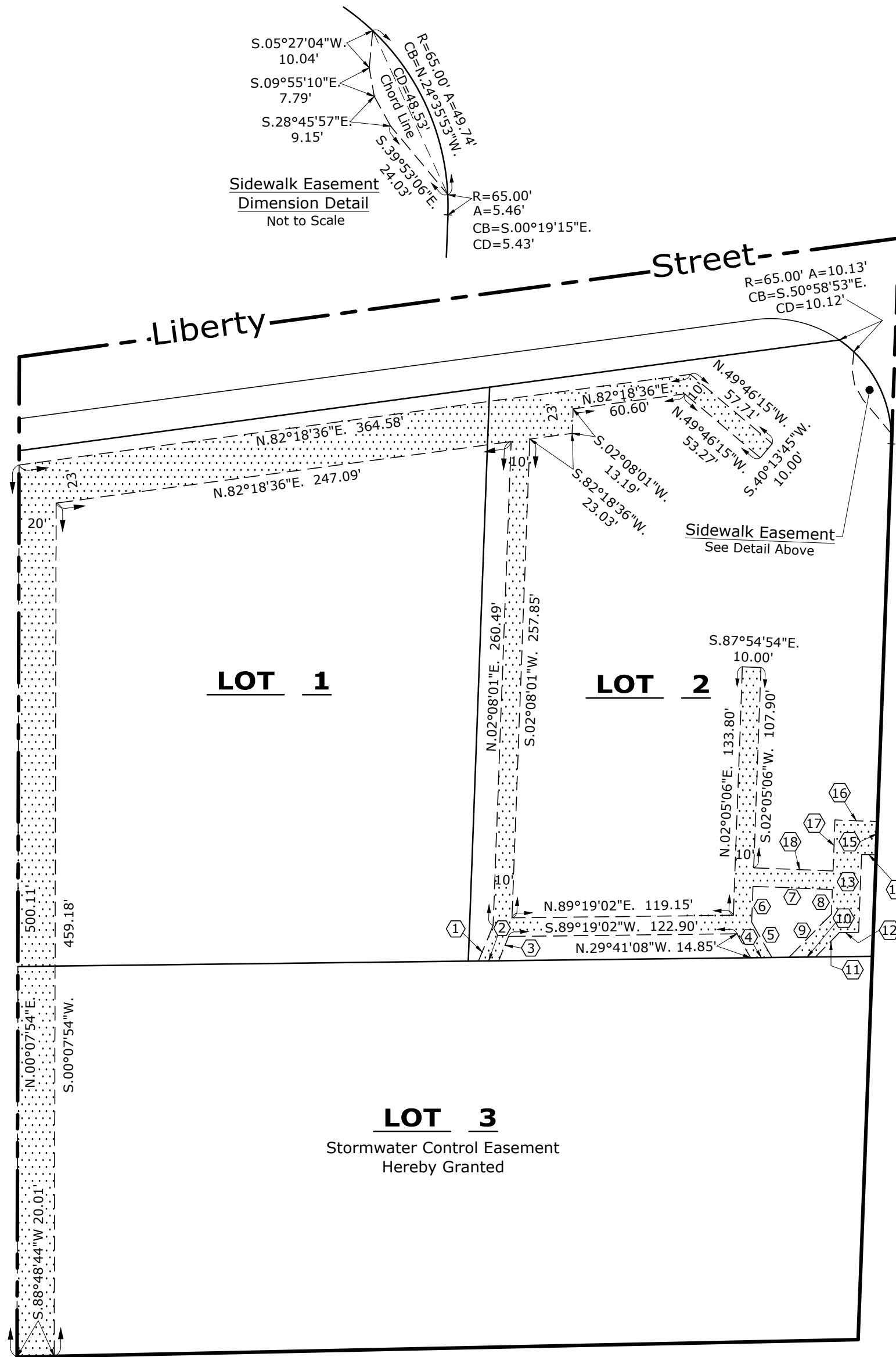
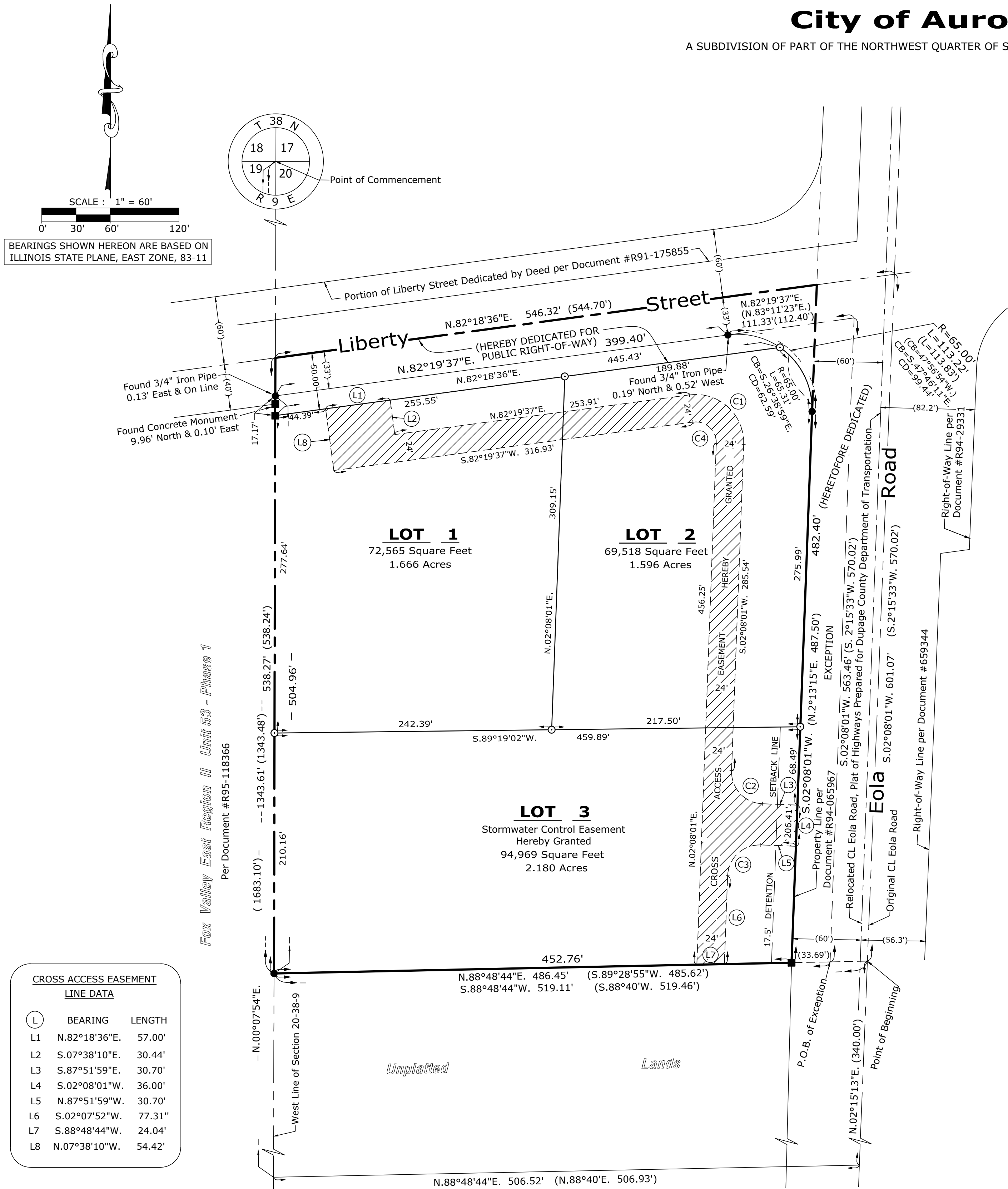


LIBERTY & EOLA SUBDIVISION

City of Aurora, DuPage County, Illinois

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DuPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____



CITY EASEMENT AND SIDEWALK EASEMENT DETAIL

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 - RECIPROCAL

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 Lots 1, 2 and 3 in Liberty & Eola Subdivision platted hereon and their respective tenants, agents, employees, vendors and invitees, and upon reciprocal cross access easement being granted, to Lots 1, 2 and 3 in Liberty & Eola Subdivision and their respective tenants, agents, employees, vendors and invitees, to use the easement provisions hereof shall also apply to those roadways that may be constructed on other portions of Lots 1, 2 and 3 pursuant to final plans approved by the City. 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 1, and 2 in Liberty & Eola 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.

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, approved engineering plans and approved maintenance plan for the City Case File Number _____. 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.

Lot 3 is hereby established as a Stormwater Control Easement.

DEVELOPMENT DATA TABLE: FINAL PLAT OF LIBERTY & EOLA SUBDIVISION		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBERS (PIN)	07-20-102-009 AND 07-20-102-019	
b) SUDIVIDED AREA	5.442	ACRES
	237,052	SQUARE FEET
c) PROPOSED NEW RIGHT-OF-WAY	0.167	ACRES
	7,295	SQUARE FEET
d) PROPOSED NEW EASEMENTS	1.114	ACRES
	48,546	SQUARE FEET
e) PROPERTY ADDRESS	SOUTHWEST CORNER OF LIBERTY STREET & EOLA ROAD AURORA, IL 60502	

FOR REVIEW



PREPARED BY:
ASM
ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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NO.	DATE	REVISION
1.	6/11/2022	FIELD SURVEY COMPLETED
2.	5/31/2024	ISSUED PRELIMINARY PLAT FOR REVIEW
3.	9/12/2024	REVISED PER CLIENT AND CITY COMMENTS
4.	4/10/2025	REVISED TO 3 LOTS AND EASEMENTS PER CLIENT

LIBERTY & EOLA SUBDIVISION
City of Aurora, DuPage County, Illinois

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DuPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: PASSED ON:

OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

This is to certify that Eola Liberty LLC 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 Indian Prairie School District #204.

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

Signature

Title:

Printed Name

Attest::

Title:

Printed Name

Corporation or Company Name Eola Liberty LLC

Address: 408 Palace Street
Aurora, IL 60506

NOTARY PUBLIC'S CERTIFICATE

State of Illinois
County of ss

I, the undersigned, a Notary Public in and for the said county, in the state aforesaid, 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 as mortgagee, appeared and delivered the said instrument at their own free and voluntary act of said corporation as owner, for the uses and purposes therein set forth, and the said mortgagee did also then and there acknowledge that he or she as custodian of the corporate seal of said corporation 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, as aforesaid, for the uses and purposes therein set forth.

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

Notary

printed Name

My license expires

SURFACE WATER STATEMENT

State of Illinois
County of DuPage ss

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 the (owner, subdivider) has right to use, and that such surface waters will be planned for in accordance with generally acceptable engineering practices, so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. dated this day of , A.D., 20 .

Owner or Attorney

Illinois Registered Professional Engineer

PLANNING & ZONING COMMISSION CERTIFICATE

State of Illinois
County of Kane ss

I, the undersigned, 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 the said planning commission this day of , ad 20 .

Planning and Zoning Commission, City of Aurora

Chairman

Printed name

CITY ENGINEER'S CERTIFICATE

State of Illinois
County of Kane ss

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

Printed Name

CITY COUNCIL CERTIFICATE

State of Illinois
County of Kane ss

Approved this day of , A.D. 20 , by the City Council of the City of Aurora, pursuant to the Ordinance/Resolution Number .

By Mayor

Attest City Clerk

CERTIFICATE OF COUNTY ENGINEER

State of Illinois
County of DuPage ss

This Plat has been approved by the DuPage 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 to the owner of the property prior to construction within the County's Right-of-Way.

Dated this day of , 20 .

By: County Engineer

Printed Name

COUNTY CLERK'S CERTIFICATE

State of Illinois
County of DuPage ss

I, the undersigned, as County Clerk of DuPage 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 County Clerk at DuPage County, Illinois, this day of , A.D. 20 .

County Clerk

Printed Name

COUNTY RECORDER'S CERTIFICATE

State of Illinois
County of DuPage ss

I, the undersigned, as the Recorder of Deeds for DuPage County do hereby certify that instrument number was filed for record in the Recorder's Office of DuPage County, Illinois, on the day of , A.D. 20 at o'clock .M.

Recorder of Deeds

Printed Name

SURVEYOR'S CERTIFICATE

State of Illinois
County of Kane ss

This is to certify that I, Shawn R. VanKampen, an Illinois Professional Land Surveyor No. 2710 have surveyed and subdivided the following described property:

That part of the Northwest Quarter of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Section; Thence South along the west line of said Quarter 1683.10 feet; Thence North 88 degrees 40 minutes East 506.93 feet to the original center line of Eola Road; Thence Northerly along said center line 340.0 feet for a Point of Beginning; Thence South 88 degrees 40 minutes West 519.46 feet to said west line; thence North along said west line 538.24 feet to the center line of Liberty Street; Thence Easterly along the center line of said Liberty Street 544.70 feet to the original center line of said Eola Road; thence Southerly along the original center line of Eola Road 599.35 feet to the Point of Beginning, except

That part thereof conveyed by document R94-065962 described as commencing at the Northwest corner of said Northwest quarter of said Northwest Quarter of Section 20; Thence South 0 degrees 09 minutes 31 seconds West along the west line of said Northwest Quarter of Section 20 a distance of 1343.48 feet; Thence North 89 degrees 28 minutes 55 seconds East 485.62 feet to a point on the west line of Eola Road for a Point of Beginning; Thence South 89 degrees 28 minutes 55 seconds West 33.69 feet; Thence North 2 degrees 13 minutes 15 seconds East 487.50 feet for a point of curvature; Thence Northwesterly along the arc of a curve, being concave to the southwest, having a radius of 65.00 feet, having a chord bearing of North 47 degrees 56 minutes 54 seconds West a distance of 113.83 feet to a point in the southerly right of way line of Liberty Street; Thence North 83 degrees 11 minutes 23 seconds East along said southerly line a distance of 112.40 feet to a point in the west line of Eola Road; Thence South 2 degrees 15 minutes 33 seconds West along said west line a distance of 570.02 feet to the Point of Beginning.

The plat hereon drawn is 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 the the plat meets the provisions of chapter 43 "subdivisions" of Aurora municipal code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community Number 17043C0138J, effective date of August 1, 2019, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal dated this day of , A.D. 20 .

Shawn R. VanKampen
Illinois Professional Land Surveyor No. 035-2710
License expires 11/30/2026



PREPARED BY:
ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PREPARED FOR:
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Table with 2 columns: NO., DATE and REVISION. Contains 4 rows of revision history.

FOR REVIEW