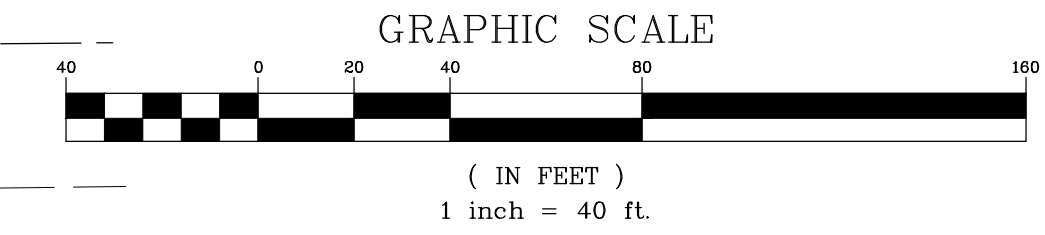


CURRENT P.I.N.:
15-08-152-006
15-08-152-007

PLAT OF EASEMENT

SEQUOIA DRIVE
DEDICATED PER DOCUMENT 90K09230

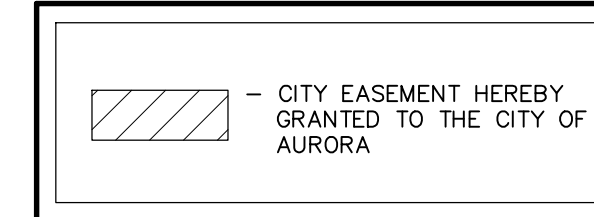
CITY RESOLUTION:
PASSED ON _____



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

LEGEND



SURVEY PREPARED FOR

KEELEY CONSTRUCTION, INC.
245 EAST SIDNEY COURT
VILLA PARK, ILLINOIS 60181

PARENT TRACT LEGAL DESCRIPTION

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

LOT AREA

712,636 SQUARE FEET (16.36 ACRES±)

GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

LOT 2
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

LOT 3
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

LOT 4
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

Development Data Table: Plat of Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-08-152-006	
	15-08-152-007	
b) Subject Property Area	16.360	Acres
	712,636	Square Feet
c) Proposed Easement Grant	0.247	Acres
	10,751	Square Feet

LOT 1
UNIT NO. ONE, PRIME BUSINESS PARK
RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550 UTILITY EASEMENT AND
STORMWATER CONTROL EASEMENT PER DOCUMENT 2000K026550

Manhard CONSULTING LTD
700 Brimley Circle, Suite 100, Oak Brook, IL 60110
Tel: 630-581-1100 Fax: 630-581-1101
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: _____ DRAWN BY: _____ REVISIONS: _____ JID: _____

NUTRIVO EXPANSION - 1785 N EDGELAWN DRIVE
CITY OF AURORA, ILLINOIS
PLAT OF EASEMENT

PROJ. MGR.: SJP
PROJ. ASSOC.: SJP
DRAWN BY: SJP
DATE: 06-07-17
SCALE: 1"=40'

SHEET
1 OF 2
NUTAIL01

June 20, 2017 - 18:19 D:\Data\Area\Survey\Final Drawings\Plat of Easement\NUTAIL01-PDF.dwg Updated: Bk. Ibrahim

PLAT OF EASEMENT

OWNER'S CERTIFICATE

STATE OF _____)
 COUNTY OF _____)SS

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 GRANT OF EASEMENT DEPICTION HEREON.

DATED THIS _____ DAY OF _____ A.D., 2017.

 SIGNATURE

 PRINT AUTHORIZED INDIVIDUALS NAME, TITLE CORPORATION/COMPANY NAME & ADDRESS

NOTARY PUBLIC

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., 2017.

 NOTARY PUBLIC

 PRINT NAME

MY COMMISSION EXPIRES: _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE)SS

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER _____

_____ A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, 2017.

 CITY CLERK

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 _____, 2017.

 CITY ENGINEER

PLEASE TYPE / PRINT NAME

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M.

 RECORDER OR DEEDS

 PRINTED NAME

PARENT TRACT LEGAL DESCRIPTION

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE AND 10.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 ALSO BEING A POINT ON AN ASSOCIATION EASEMENT AS GRANTED PER DOCUMENT 2002K020990; THENCE SOUTH 00 DEGREES 35 MINUTES 47 SECONDS EAST, ALONG SAID EASEMENT AND PARALLEL LINE, A DISTANCE OF 121.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 35 MINUTES 47 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 476.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 298.64 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 20.36 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, A DISTANCE OF 87.08 FEET TO THE SOUTHERLY LINE OF A 15.00 FOOT CITY EASEMENT GRANTED PER DOCUMENT 2012K083047; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS EAST, A DISTANCE OF 80.86 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 7.93 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 284.22; THENCE NORTH 44 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 4.29 FEET TO A POINT ON A LINE 5.00 FEET WEST OF AND PARALLEL WITH AN ASSOCIATION EASEMENT AS GRANTED PER DOCUMENT 2002K020990; THENCE NORTH 00 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 173.09 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 13 SECONDS WEST, A DISTANCE OF 8.03 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 47 MINUTES WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 13 SECONDS EAST, A DISTANCE OF 8.03 FEET TO A POINT ON A LINE 5.00 FEET WEST OF AND PARALLEL WITH AN ASSOCIATION EASEMENT AS GRANTED PER DOCUMENT 2002K020990; THENCE NORTH 00 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 251.70 FEET; THENCE NORTH 44 DEGREES 01 MINUTES 46 SECONDS WEST, A DISTANCE OF 5.57 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 156.83 FEET TO A 15.00 FOOT CITY EASEMENT GRANTED PER DOCUMENT 2012K083047; THENCE NORTH 01 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 19 SECONDS EAST, A DISTANCE OF 165.18 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY EASEMENT PROVISIONS

CITY EASEMENT
 A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES 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, PERMITEES 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, PERMITEES 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.

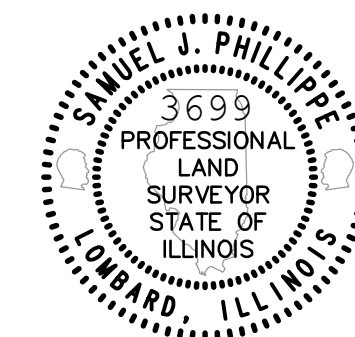
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DuPAGE) S.S.

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING AN EASEMENT TO THE CITY OF AURORA FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF JUNE, 2017



SAMUEL J. PHILLIPPE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
 LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
 LICENSE EXPIRES APRIL 30, 2019

DATE	REVISIONS	JID
06/20/17	REVISED EASEMENT	

Manhard CONSULTING LTD.
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 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Environmental Scientists • Planners • Construction Managers • Landscape Architects

NUTRIVO EXPANSION - 1785 N EDGELAWN DRIVE
 CITY OF AURORA, ILLINOIS
 PLAT OF EASEMENT

PROJ. MGR.: SJP
 PROJ. ASSOC.: SJP
 DRAWN BY: SJP
 DATE: 06-07-17
 SCALE: N/A
 SHEET
2 OF 2
 NUTAU101