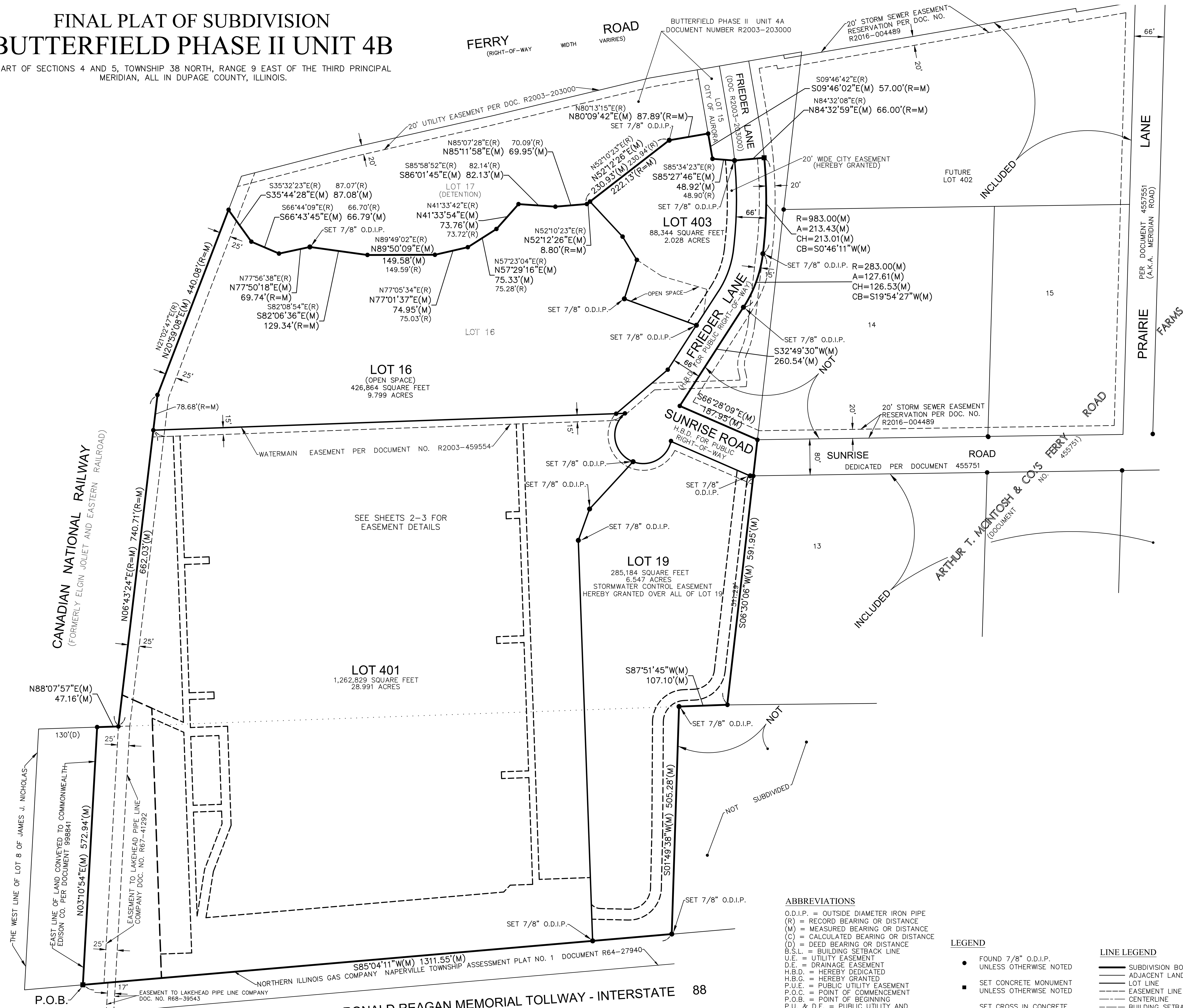


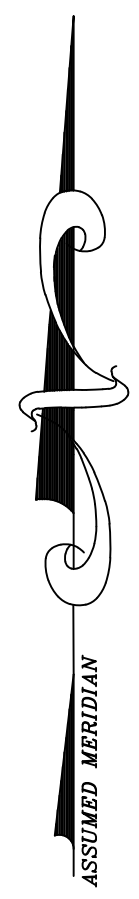
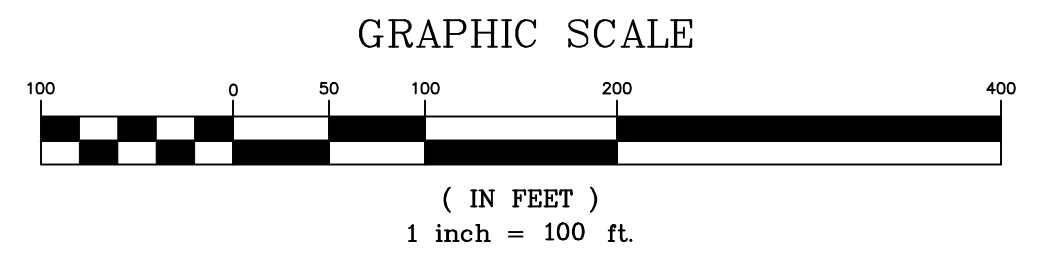
FINAL PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 4B

PART OF SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.



CITY RESOLUTION: _____ PASSED ON: _____

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	PIN: 07-04-102-018 (PART OF) PIN: 07-04-300-021 PIN: 07-05-203-005 PIN: 07-05-203-007 PIN: 07-05-403-009 PIN: 07-05-403-010 PIN: 07-05-403-008 PIN: 07-05-403-003	
b) Subdivided Area	47.365	Acres
	2,063,220	Square Feet
c) Proposed New Right-of-way	1,638	Acres
	71,357	Square Feet
	878.27	Linear Feet of Centerline
D) Proposed New Easements	13.355	Acres
	581,735	Square Feet



NO.	DATE	BY	REVISIONS	BOOK	N/A	PG	N/A
1	3-30-17	TFS	PER CITY COMMENTS				
2	7-13-17	RM	PER ACCEPTANCE OF PRELIM PLAT				
3	7-13-17	RM	PER CITY COMMENTS				
4	8-4-17	WJP	PER LETTER DATED 7-28-17				

RONALD REAGAN MEMORIAL TOLLWAY - INTERSTATE 88

ABBREVIATIONS
 O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 H.B.D. = HEREBY DEDICATED
 H.B.G. = HEREBY GRANTED
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND
 ● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND
 ——— SUBDIVISION BOUNDARY LINE
 - - - - - ADJACENT LAND PARCEL LINE
 ——— LOT LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

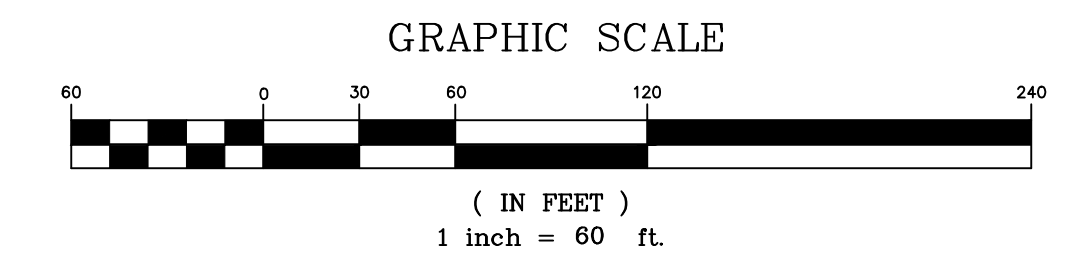
PROJECT: FINAL PLAT BUTTERFIELD PHASE II UNIT 4B CITY OF AURORA, DUPAGE COUNTY, ILLINOIS
 OWNER / PETITIONER: DUPAGE PROPERTIES VENTURE
 188 N. Clinton Park
 Rosemont, IL 60018

COMPASS SURVEYING LTD
 2631 GINGER WOODS PARKWAY, STE. 100
 AURORA, IL 60502
 PHONE: (630) 826-9100 FAX: (630) 826-7030

SCALE: 1" = 100'
1 OF 4
 PROJ. NO.: 17.0063-01

FINAL PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 4B

PART OF SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.



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, 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.

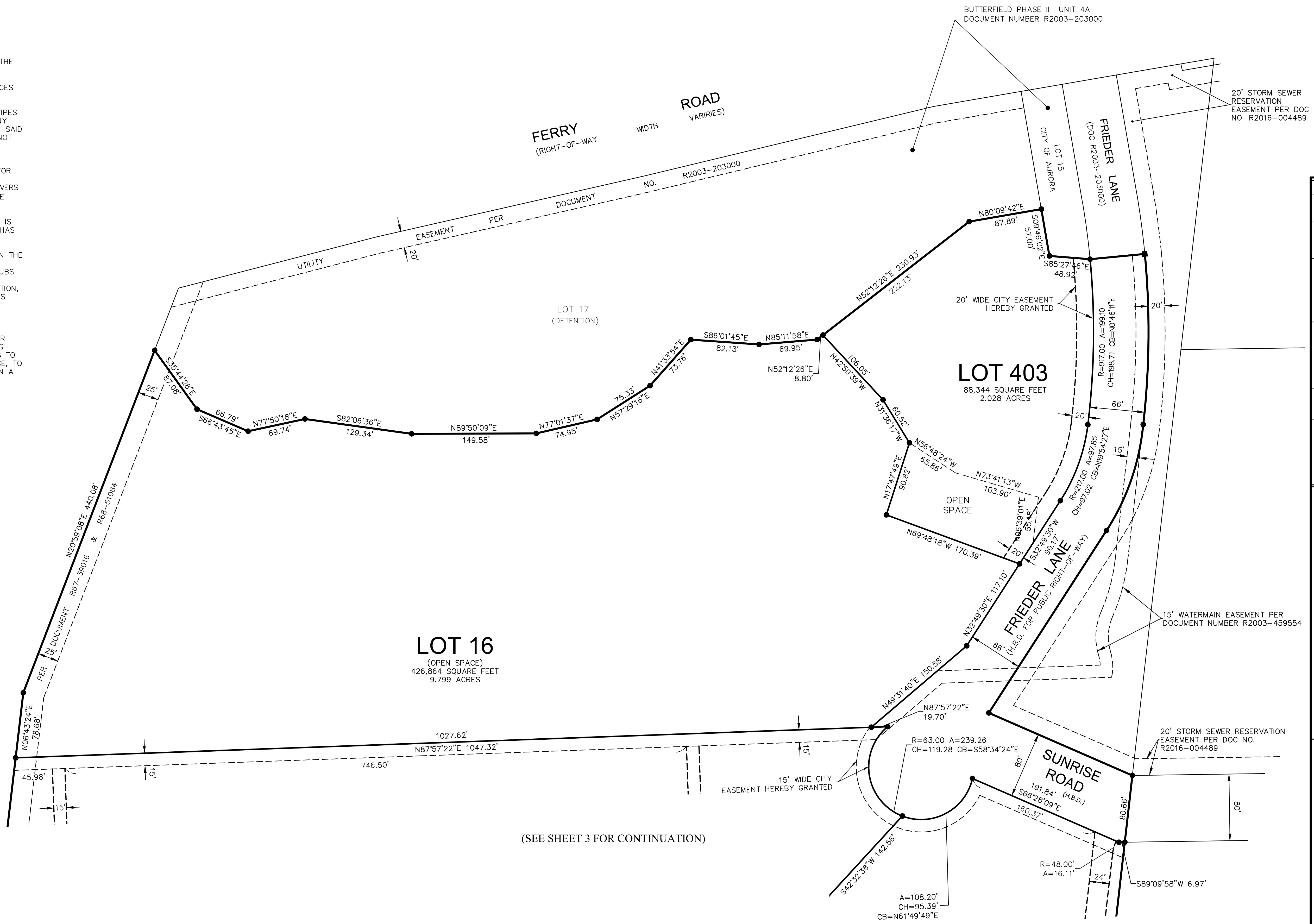
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE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

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 ENCRUCH 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.



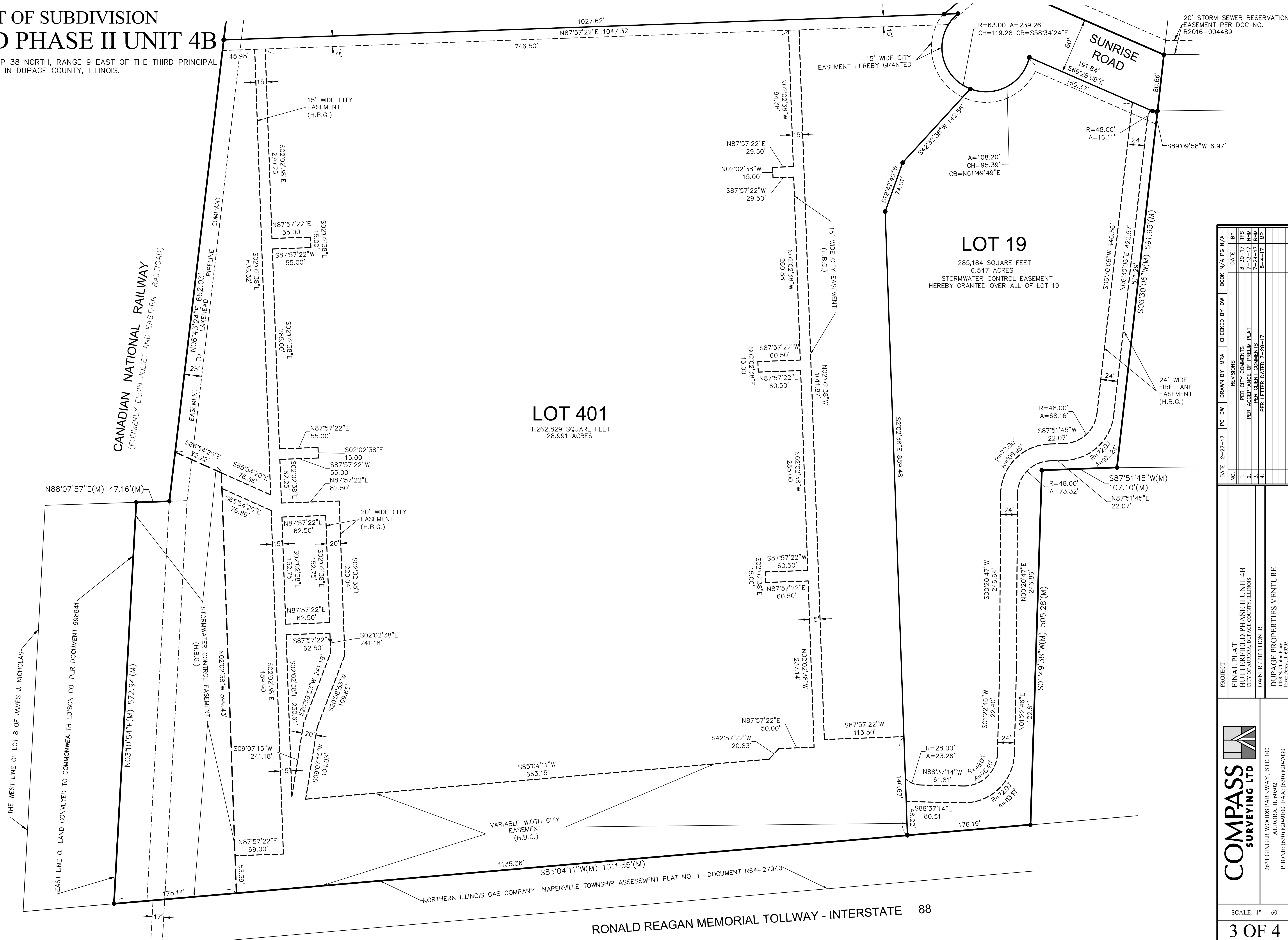
NO.	DATE	BY	BOOK	N/A	PG	N/A
1	3-30-17	TFS				
2	7-13-17	RM				
3	8-24-17	RM				
4	8-24-17	RM				

PROJECT	DATE	2-27-17	PC	DW	DRAWN	BY	MRA	CHECKED	BY	DW	BOOK	N/A	PG	N/A
FINAL PLAT BUTTERFIELD PHASE II UNIT 4B CITY OF AURORA, DUPAGE COUNTY, ILLINOIS														
OWNER / PETITIONER	DUPAGE PROPERTIES VENTURE 188 N. Clinton Park Beverly Hills, IL 60091													

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030

FINAL PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 4B

PART OF SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.



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DATE	PC	DW	BRAWN	MRA	CHECKED	BY	DW	BOOK	N/A	PG	N/A
2-27-17											

PROJECT: FINAL PLAT BUTTERFIELD PHASE II UNIT 4B CITY OF AURORA, DUPAGE COUNTY, ILLINOIS
 OWNER / PETITIONER: DUPAGE PROPERTIES VENTURE
 188 N. Clinton Park, Aurora, IL 60502

COMPASS SURVEYING LTD
 2631 GINGER WOODS PARKWAY, STE. 100
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