## FINAL PLAT OF <u>OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION):</u> THIS IS TO CERTIFY THAT \_\_\_\_\_ (NAME) C.W. BARDWELL SUBDIVISION **CITY RESOLUTION:** (TYPE/STATE) \_\_\_\_\_ CORPORATION, IS THI 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, **PASSED ON:** IN PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS 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 **COUNTY RECORDER'S CERTIFICATE CITY EASEMENT:** SCHOOL DISTRICT(S) \_\_\_\_\_\_. I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER 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 \_\_\_\_\_ WAS FILED FOR RECORD 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 THE PROPER IN THE RECORDER'S OFFICE OF \_\_\_\_\_\_ PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF CORPORATION/COMPANY NAME, AND ADDRESS: \_\_\_\_\_. O'CLOCK \_\_\_.M. 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, REMOVAL, AND DISTRIBUTION SYSTEMS AND SHOW AFFIX CORPORATE SEAL IF APPROPRIATE RECORDER OF DEEDS **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. PLEASE TYPE/PRINT NAME 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. OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH SURFACE WATER STATEMENT 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. 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 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 ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND 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 SUBJECT TO CITY APPROVAL. FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN HE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED HE LAWN OR SHRUBBERY. ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OWNER OR ATTORNEY OF \_\_\_\_\_, A.D., 20\_\_\_\_. IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY\*S NOTICE, THEN THE 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 PLEASE TYPE/PRINT NAME NOTARY'S SEAL SEMINARY AVENUE FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS VARIABLE WIDTH ROW PER VACATION & SUBDIVISION PLAT OF CLARK SEMINARY ADDITION TO AURORA RECORDED IN VOLUME 2 PAGE 134 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. PLEASE TYPE/PRINT NAME **CITY ENGINEER'S CERTIFICATE PLANNING COMMISSION CERTIFICATE:** 53.93' COUNTY OF KANE ) COUNTY OF KANE ) I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION 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 **COMED/SBC EASEMENT PROVISION:** BLOCK 4, CLARK \_\_\_\_\_, DAY OF \_\_\_\_\_, A.D., SEMINARY ADDITION AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY TO AURORA WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND 20\_\_\_\_\_. PLANNING COMMISSION, CITY OF AURORA CITY ENGINEER COMMONWEALTH EDISON COMPANY LOT 1 SBC TELEPHONE COMPANY, GRANTEES, PLEASE TYPE/PRINT NAME THEIR RESPECTIVE LICENSES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION PLEASE TYPE/PRINT NAME /<sup>|</sup>N83°09'51"W CITY COUNCIL CERTIFICATE **COUNTY CLERK'S CERTIFICATE** 19.08 WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR COUNTY OF KANE COUNTY OF \_\_\_\_\_\_\_) 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 APPROVED THIS \_\_\_\_\_ DAY OF SIMILAR DESIGNATION) ON THE PLAT AND MARKED "CITY" EASEMENT", "CE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL SIMS' ADDÍTION TO AURORA STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON. ORDINANCE/RESOLUTION NUMBER \_\_\_\_\_\_ RECORDED IN VOLUME 4 PAGE 86 PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND ATTEST: \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND CITY CLERK SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "CITY EASEMENT", "PUBLIC UTILITY EASEMENT", "CE" (OR SIMILAR DESIGNATION) WITHOUT PLEASE TYPE/PRINT NAME THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO 1/2" FIP 0.23' -W & ONLINE INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF DF E. SIMS' A TO AURORA FOUND RAILROAD SPIKE AT CORNER SURVEYOR'S CERTIFICATE - SUBDIVISION THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. CONCRETE -MONUMENT STATE OF ILLINOIS) COUNTY OF COOK) & 0.06' W FCC 0.10' S THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEI OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT THIS IS TO CERTIFY THAT WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH THAT PART OF BLOCK 3, E. SIMS\* ADDITION TO AURORA, PART OF BLOCK 4, CLARK SEMINARY ADDITION TO AURORA PER DOCUMENTS RECORDED AT THE KANE COUNTY RECORDERS OFFICE IN VOLUME 4, PAGE 86 AND VOLUME 2, PAGE 134, RESPECTIVELY, TOGETHER WITH PART OF VACATED SEMINARY AVENUE AND PART OF A VACATED ALLEY PAGE 134, RESPECTIVELY, TOGETHER WITH PART OF VACATED SEMINARY AVENUE AND PART OF A VACATED ALLEY LYING BETWEEN SAID BLOCKS 3 AND 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF A TRACT OF LAND OF VACATED SEMINARY AVENUE PER DOCUMENT 1610206 (SAID POINT BEING 7.00 FEET SOUTHWESTERLY OF THE MOST WESTERLY CORNER OF BLOCK 5, CLARK SEMINARY ADDITION TO AURORA); THENCE SOUTH 56 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND 264.10 FEET TO THE MOST EASTERLY CORNER OF VACATED SEMINARY AVENUE PER DOCUMENT \_\_\_\_\_\_; THENCE SOUTH 20 DEGREES 29 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF VACATED SEMINARY AVENUE 60.48 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID BLOCK 4, CLARK SEMINARY ADDITION TO AURORA; THENCE SOUTH 83 DEGREES 07 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE 53.93 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF LOT 7 IN SAID BLOCK 4; THENCE SOUTH 06 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EAST LINE 132.74 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE SOUTH 83 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE 19.08 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 7, BLOCK 3 OF SAID E. SIMS' ADDITION TO AURORA; THENCE SOUTH 06 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EXTENSION AND EAST LINE 132.09 TO THE SOUTH LINE OF SAID BLOCK 3; THENCE NORTH 83 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE 510.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE NORTH 06 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 3 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK A DISTANCE OF 420.42 FEET TO THE MOST WESTERLY CORNER OF VACATED SEMINARY AVENUE A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. LYING BETWEEN SAID BLOCKS 3 AND 4, DESCRIBED AS FOLLOWS: INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST 1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19015099AU WITH AN EFFECTIVE DATE OF AUGUST 28, 2019, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE. **LEGEND:** BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST **Development Data Table: Final Plat** BOUNDARY LINE 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. PROPOSED LOT LINE ---- EASEMENT LINE 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT. a) Tax/Parcel Identification Number(s) (PINs): EXISTING RIGHT-OF-WAY LINE 15-27-301-001; 15-27-301-022 5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS—OF—WAY, UNLESS NOTED 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 17089C0402H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ARFA. EXISTING LOT LINE ----- -- PROPOSED CENTERLINE FOUND CROSS CUT FOUND IRON ROD 6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS FOUND IRON PIPE Subdivided Area 3.719 Acres CITY EASEMENT 162,013.00 | Square Feet FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF CROSS ACCESS EASEMENT EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION O ) Proposed New Right-of-way 0 Acres DRAINAGE & UTILITY EASEMENT DUE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF 10,079 | Square Feet SWCE STORMWATER CONTROL EASEMENT 292.51 Linear Feet of Centerline (M) MEASURED \_\_\_\_\_, A.D., 20\_\_\_\_\_. 8. ALL AREAS ARE MORE OR LESS. 0.475 Acres I) Proposed New Easements (R) RECORD 9. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING. 20,694 | Square Feet CONCRETE MONUMENT EMAIL: RORY@MACKIECONSULT.COM ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753 LICENSE EXPIRES: NOVEMBER 30, 2020

Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com

CLIENT/PETITIONER:

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			APPROVED	RPO
			DATE	01-10-20
02-25-20	REVISED PER COMMENTS	KMF	SCALE	1"=50'
DATE	DESCRIPTION OF REVISION	BY	JUALL	1 -30

FINAL PLAT OF **C.W. BARDWELL SCHOOL AURORA, ILLINOIS** 

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