

FINAL PLAT OF SUBDIVISION OF WEST AURORA PLAZA RESUBDIVISION

PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

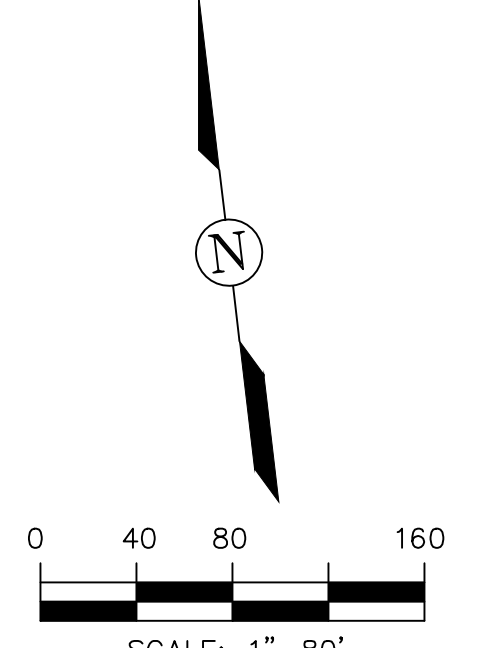
SURVEYOR'S NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. ■ DENOTES CONCRETE MONUMENT SET, 3/4" I.D. X 24" LONG IRON PIPE PLACED TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
4. THE AREA DEPICTED AS "NO BUILD AREA" IS A REPRESENTATION OF THE "NO BUILD AREA" DEPICTED ON EXHIBIT "B" OF THE AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WITH GALENA AURORA PARTNERS, LLC. RECORDED MARCH 13, 2006 AS DOCUMENT #2006K026904
5. SEE FOLLOWING SHEETS FOR LOT, CITY EASEMENT AND FIRE SEPARATION EASEMENT DIMENSIONS.
6. FOR DIMENSION (A) THRU (H) SEE SHEET 3

PIN: 15-18-454-014-0000
15-18-454-015-0000
15-18-454-024-0000
15-18-454-035-0000
15-19-201-020-0000
15-19-201-021-0000
15-19-201-023-0000
15-19-226-009-0000

CITY RESOLUTION: _____ PASSED ON: _____

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURNED TO:
NAME: DIVISION OF PLANNING
ADDRESS: CITY OF AURORA
44 E. DOWNERS PLACE
AURORA, IL 60507

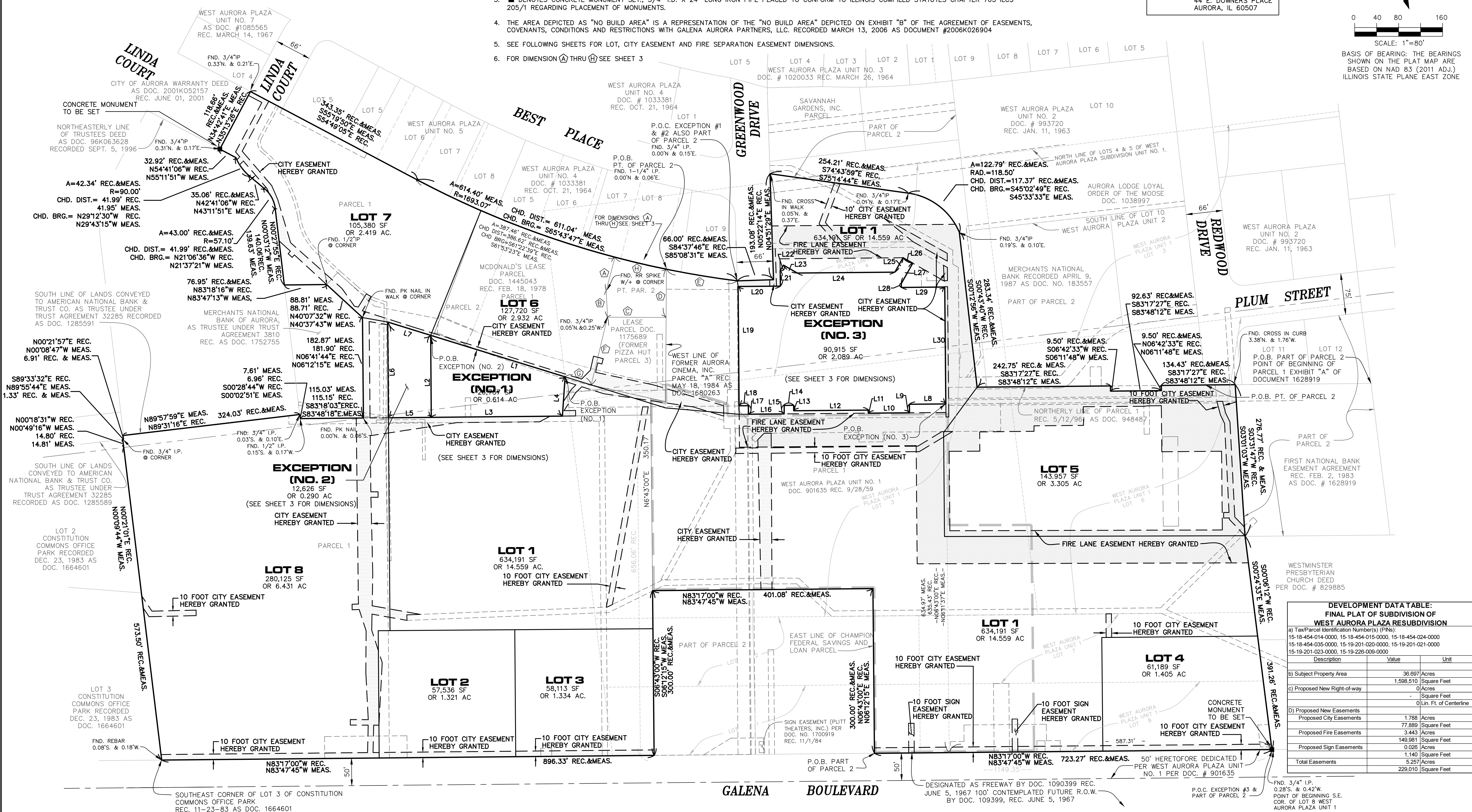


ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

LINE TYPE LEGEND

—————	BOUNDARY LINE
—————	ADJOINER LOT LINE
—————	CENTER LINE
—————	RIGHT OF WAY
—————	EASEMENT LINE
—————	BUILDING LINE
—————	SECTION LINE
—————	UNDERLYING LOT LINE
—————	"NO BUILD AREA" (SEE SURVEYOR'S NOTE NO. 4)



DEVELOPMENT DATA TABLE:
FINAL PLAT OF SUBDIVISION OF WEST AURORA PLAZA RESUBDIVISION

a) Tax Parcel Identification Number(s) (PINs):
15-18-454-014-0000, 15-18-454-015-0000, 15-18-454-024-0000, 15-18-454-035-0000, 15-19-201-020-0000, 15-19-201-021-0000, 15-19-201-023-0000, 15-19-226-009-0000

Description	Value	Unit
b) Subject Property Area	36.697	Acres
	1,598,510	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Lin. Ft. of Centerline
d) Proposed New Easements	1.788	Acres
Proposed City Easements	77.889	Square Feet
Proposed Fire Easements	3.443	Acres
Proposed Sign Easements	149,981	Square Feet
	0.026	Acres
Total Easements	1,140	Square Feet
	5.257	Acres
	229,010	Square Feet

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1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60640
TEL (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:
CLOVERLEAF
666 DUNDEE ROAD, SUITE 901
NORTHBROOK, ILLINOIS 60062
(847) 272-3300
(847) 272-3805

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/11/18	REV PER CITY RVW DATED 04/05/18			

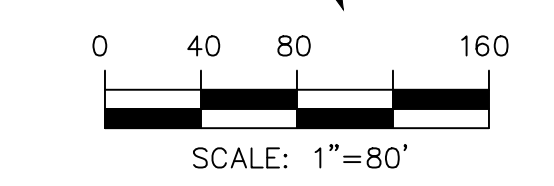
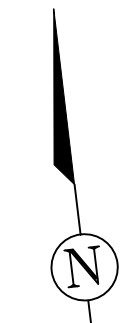
WEST AURORA PLAZA RESUBDIVISION

FINAL PLAT OF SUBDIVISION

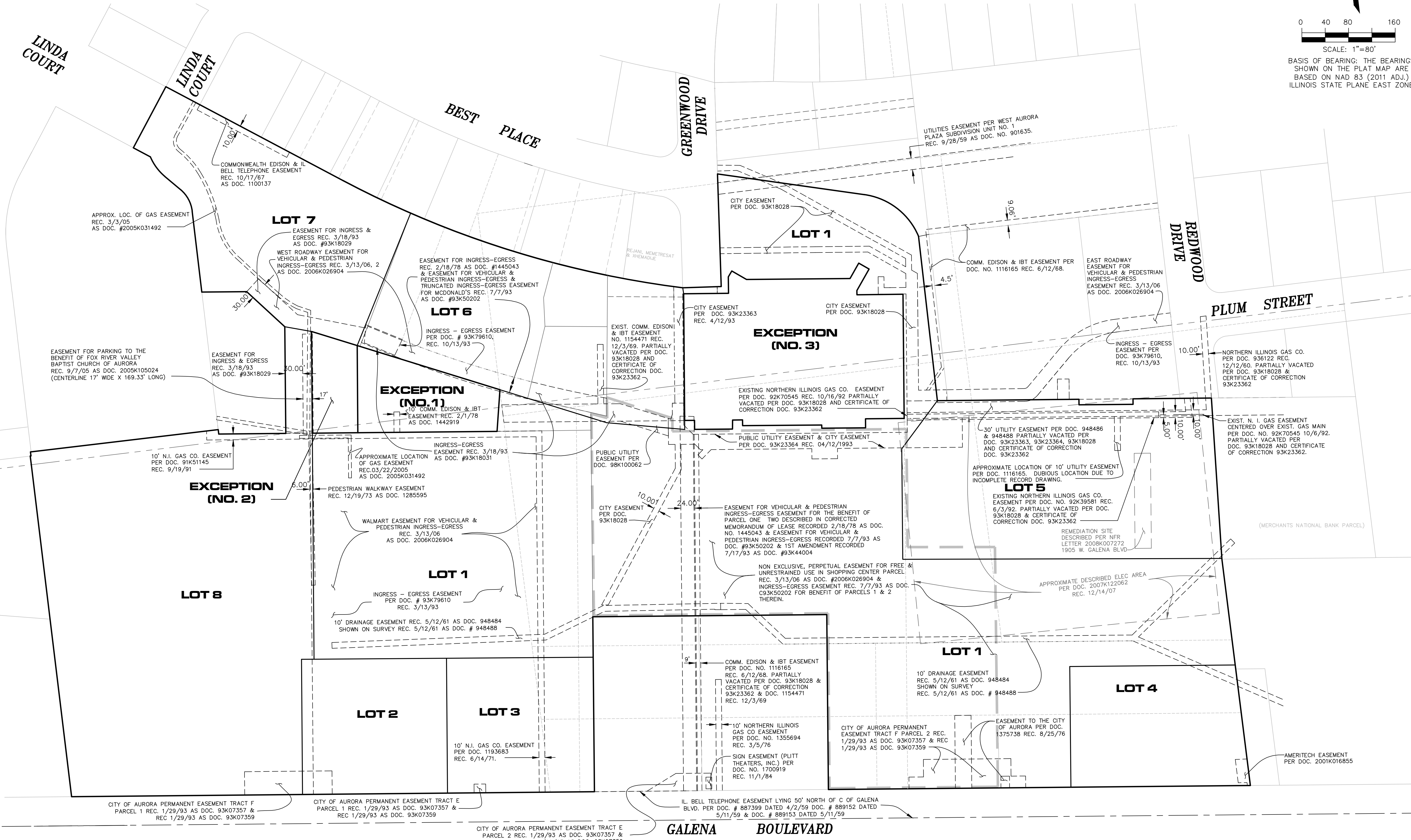
DRN./CKD. BY:SRH/JGC/DRM FILE: 3977PS FLD. BK./PG.: 224/29 SHEET NO. 9
SCALE: 1"=80' DATE: 03/28/18 JOB NO.: 397.007 1 OF 9

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BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE



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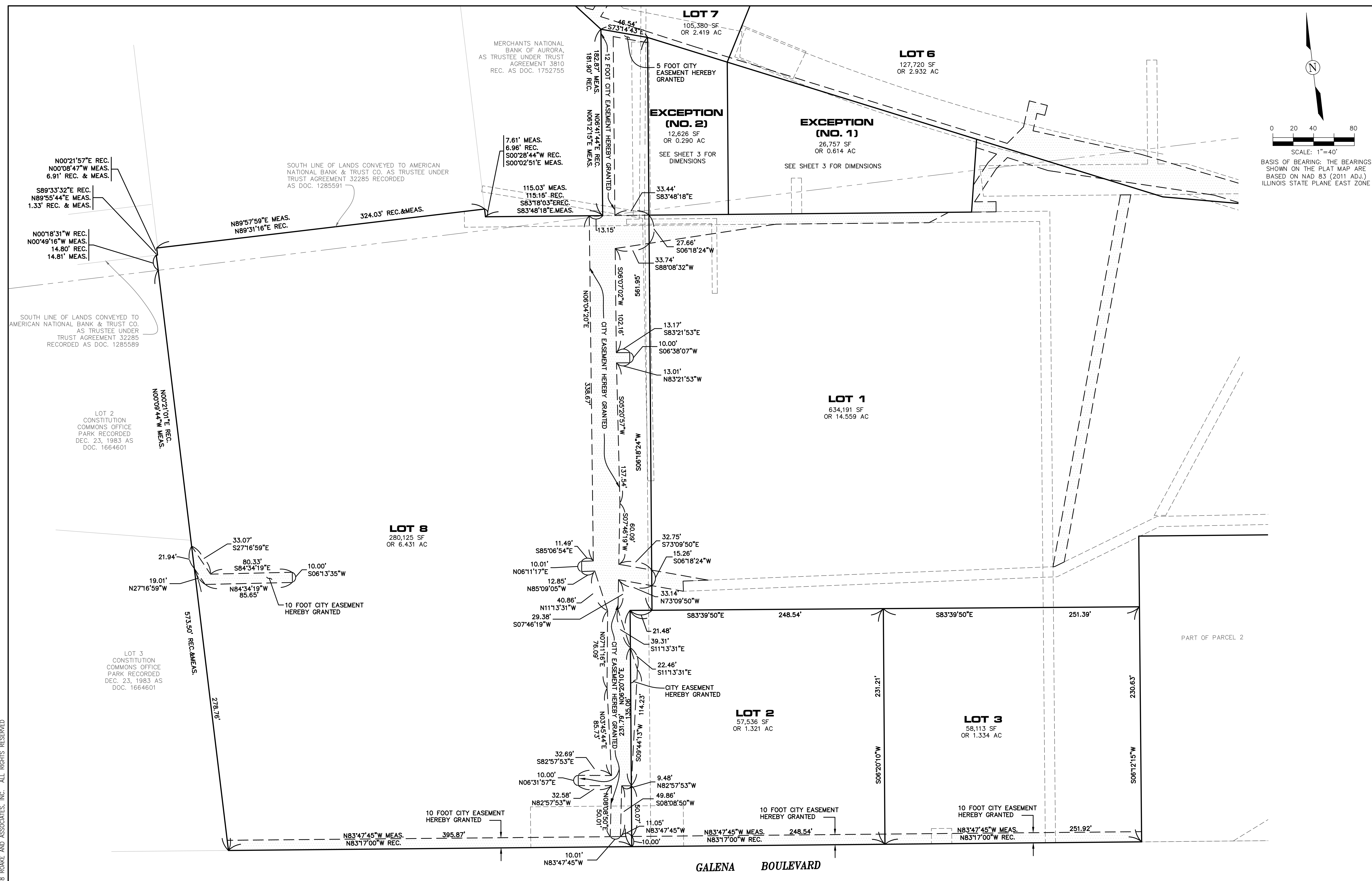
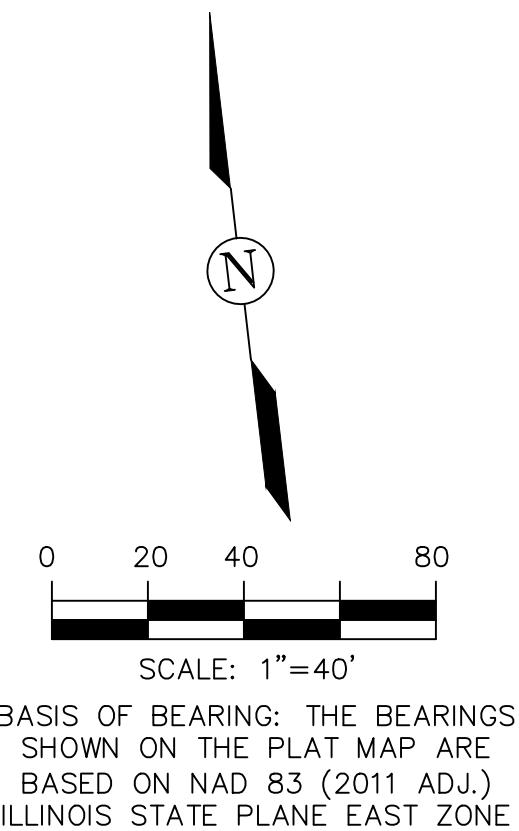
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1	09/11/18	REV PER CITY RVW DATED 04/05/18			

WEST AURORA PLAZA RESUBDIVISION
 FINAL PLAT OF SUBDIVISION - EXISTING EASEMENT PLAN

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SCALE: 1"=80'	DATE: 03/28/18	JOB NO.: 397.007	2 OF 9

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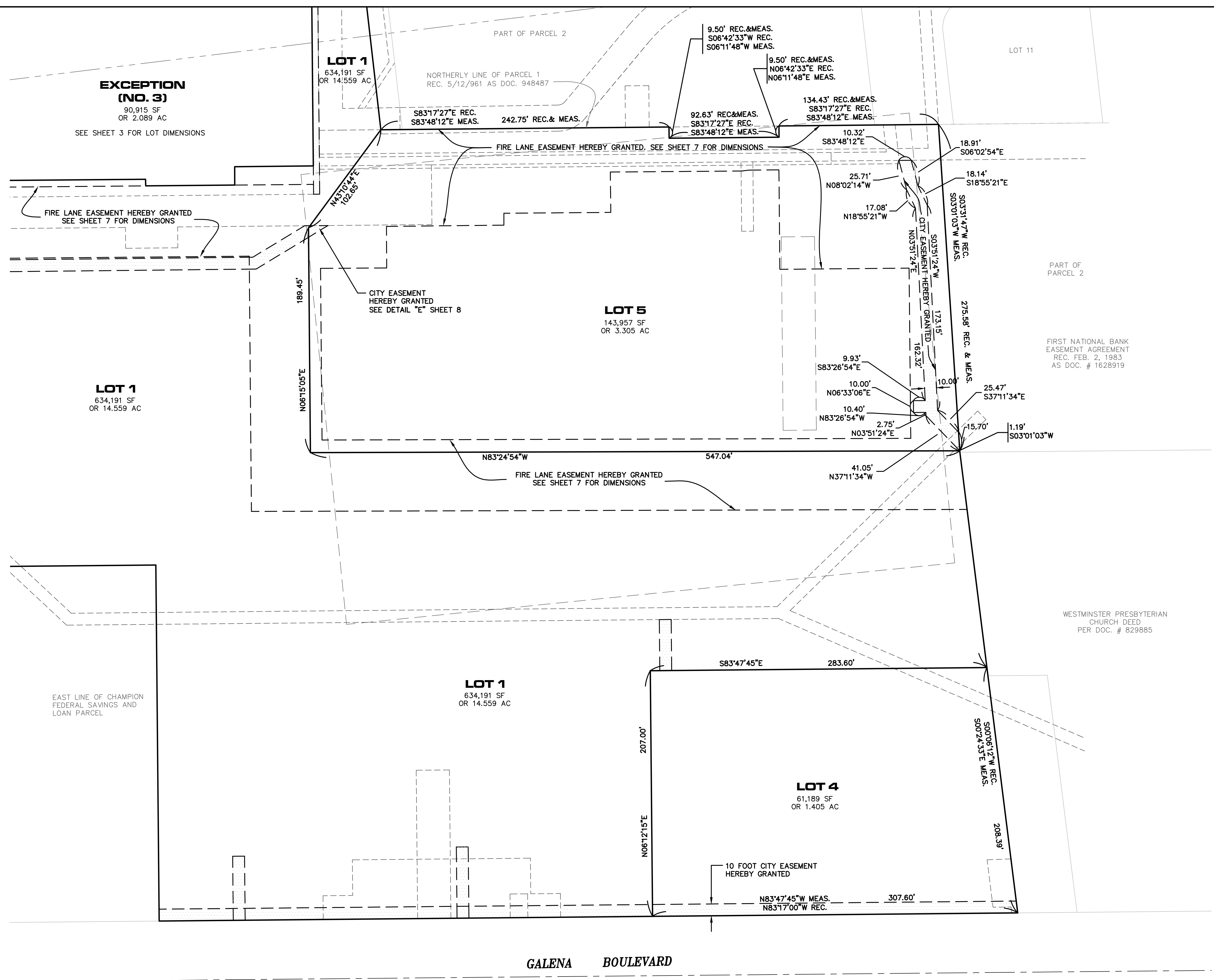
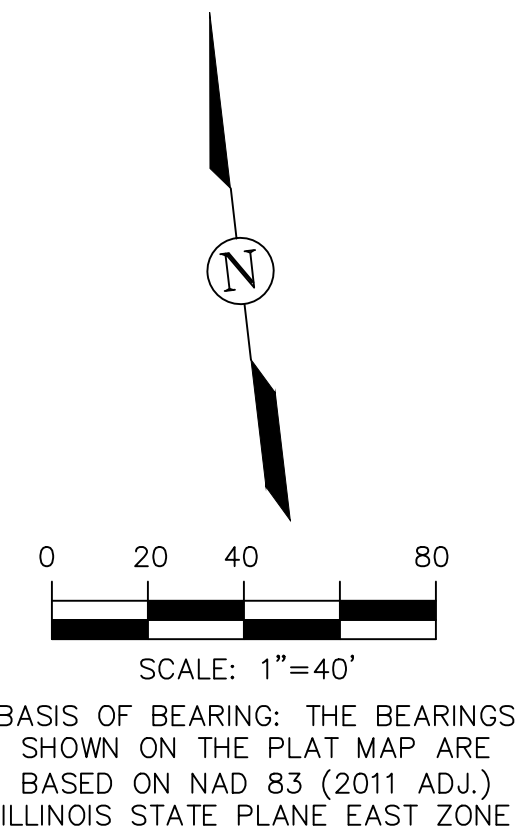
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/11/18	REV PER CITY RVW DATED 04/05/18			

WEST AURORA PLAZA RESUBDIVISION

FINAL PLAT OF SUBDIVISION - LOTS 2, 3 AND 8

DRN./CKD. BY:SRH/JCC/DRM	FILE: 3977PS	FLD. BK./PG.: 224/29	SHEET NO. 9
SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	4 OF 9

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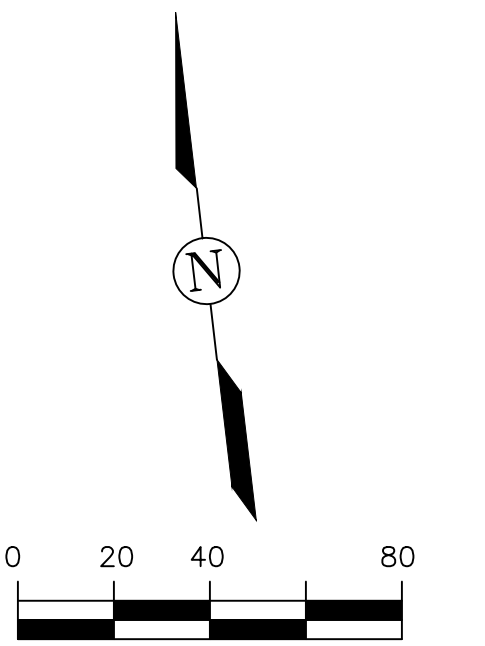
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/11/18	REV PER CITY RVW DATED 04/05/18			

WEST AURORA PLAZA RESUBDIVISION

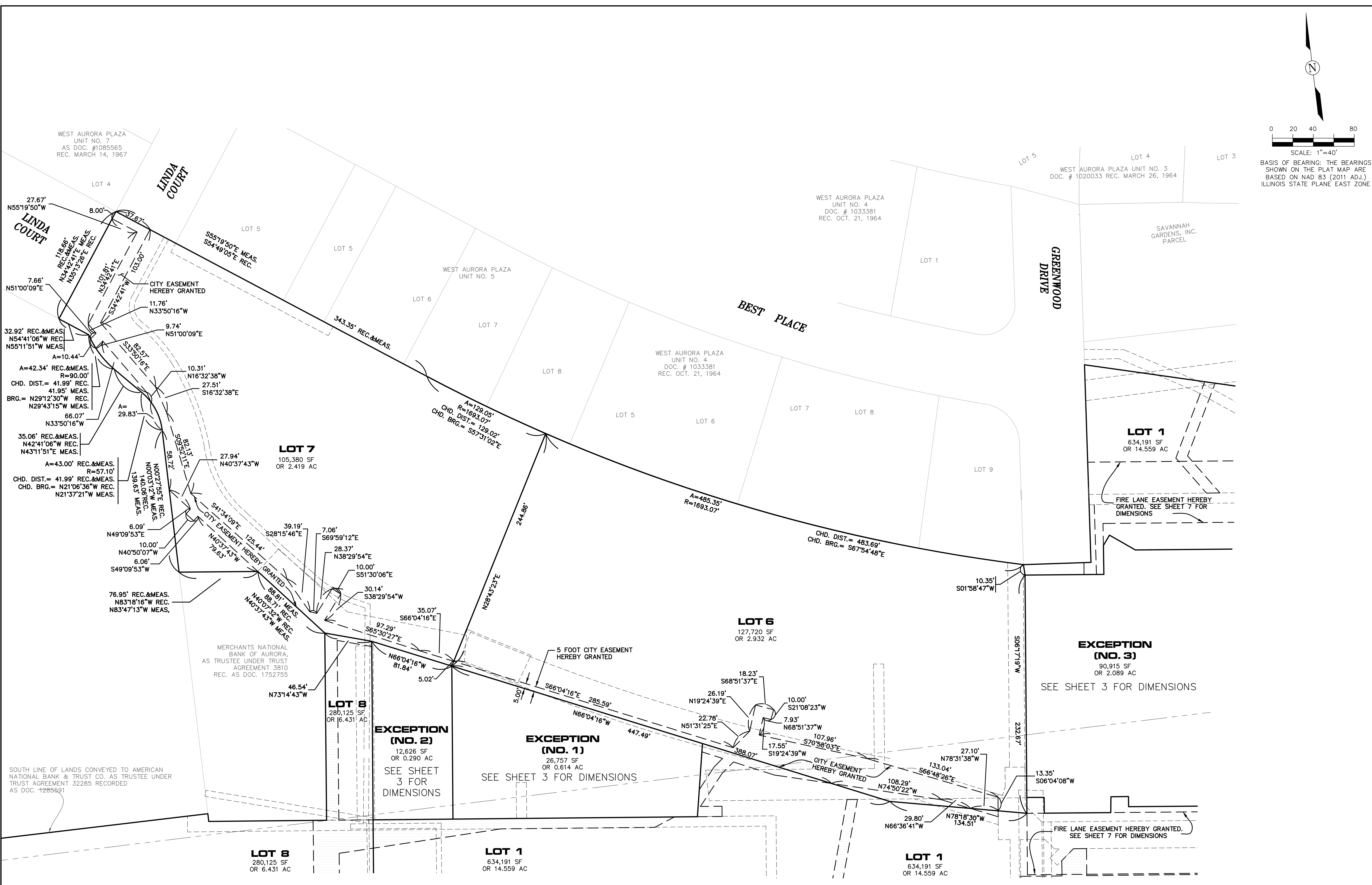
FINAL PLAT OF SUBDIVISION - LOTS 4 AND 5

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SCALE: 1"=40'	DATE: 03/28/18	JOB NO.: 397.007	5 OF 9

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BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE



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SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK & TRUST CO. AS TRUSTEE UNDER TRUST AGREEMENT 32285 RECORDED AS DOC. 1285591

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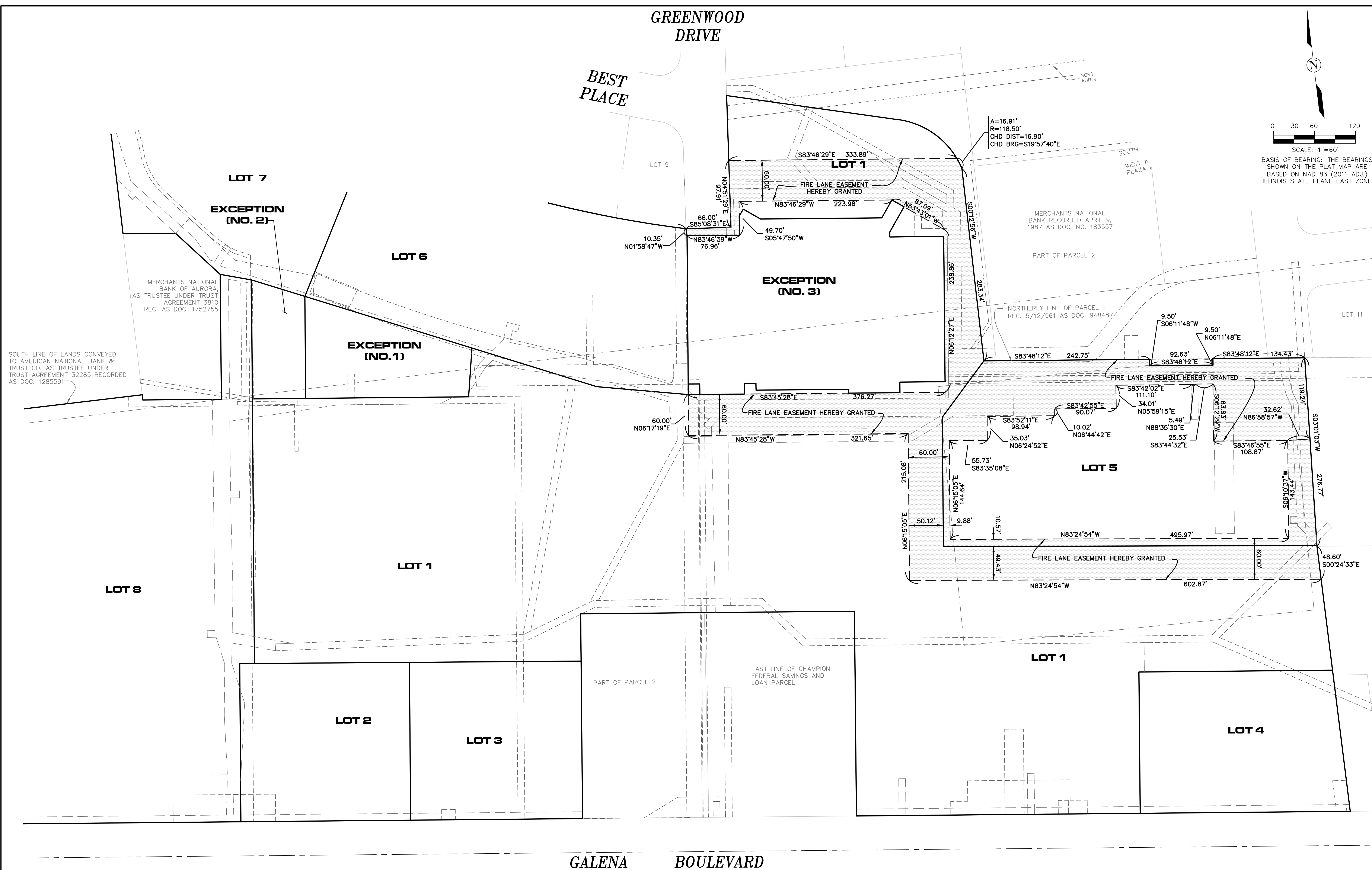
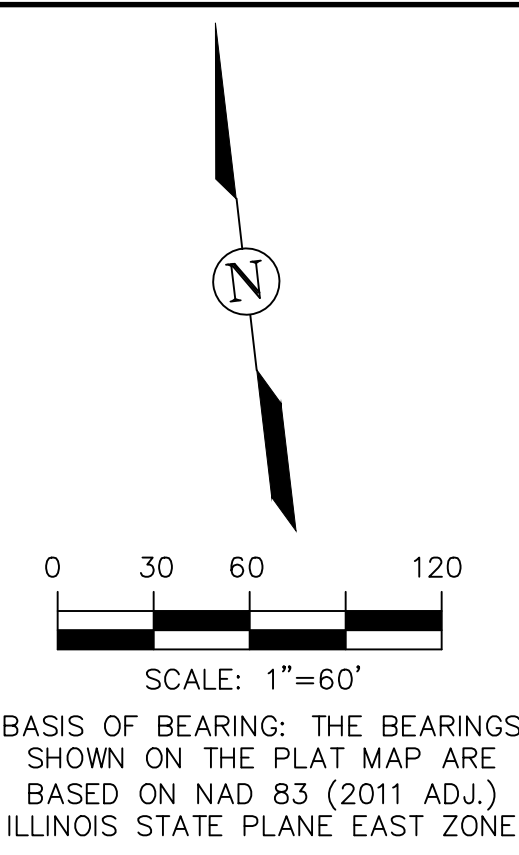
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/11/18	REV PER CITY RVW DATED 04/05/18			

WEST AURORA PLAZA RESUBDIVISION
FINAL PLAT OF SUBDIVISION - LOTS 6 AND 7

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 SCALE: 1"=40' DATE: 03/28/18 JOB NO.: 397.007 6 OF 9

GREENWOOD DRIVE

BEST PLACE



GALENA BOULEVARD

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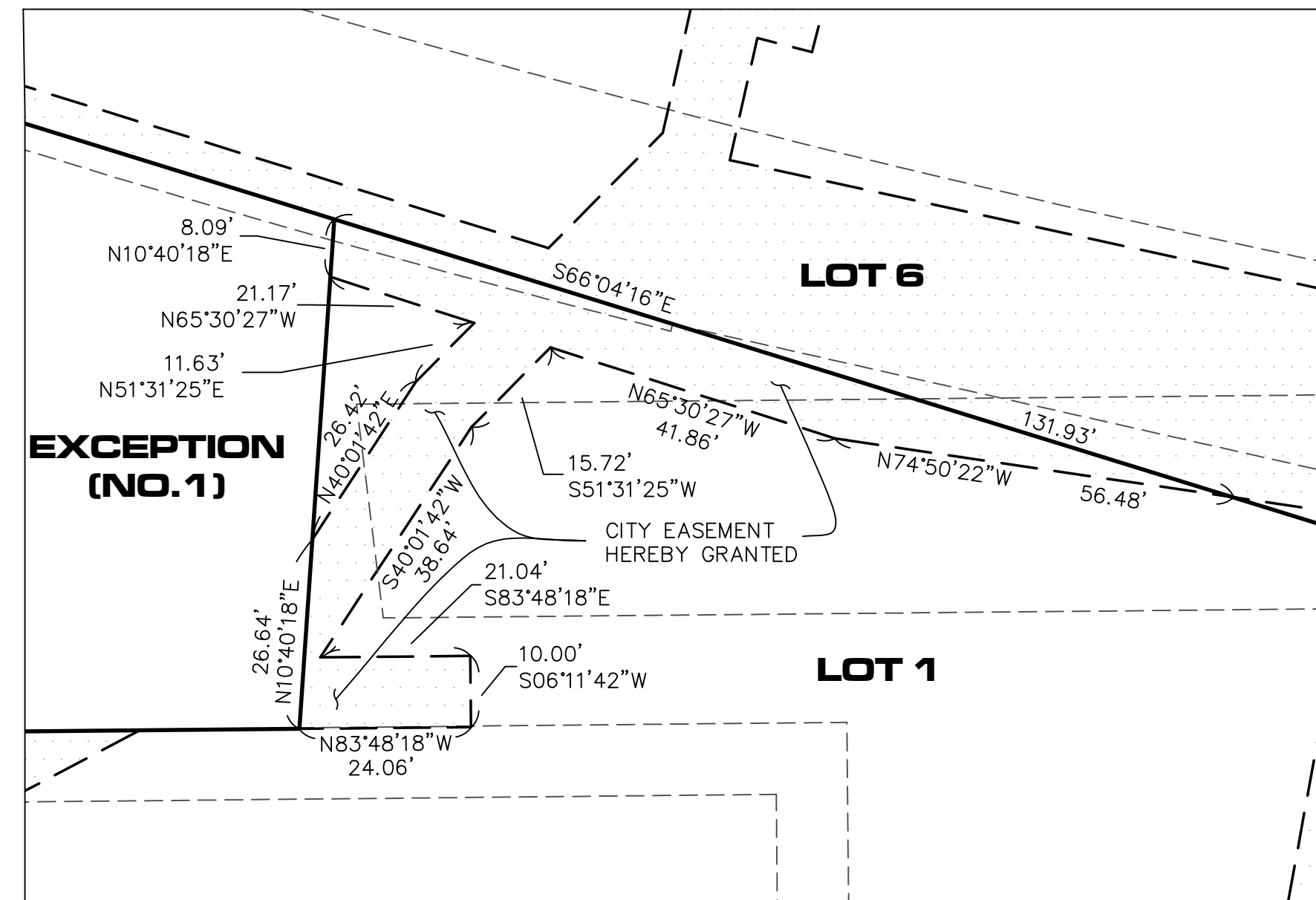
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/11/18	REV PER CITY RVW DATED 04/05/18			

WEST AURORA PLAZA RESUBDIVISION
FINAL PLAT OF SUBDIVISION – FIRE LANE EASEMENT

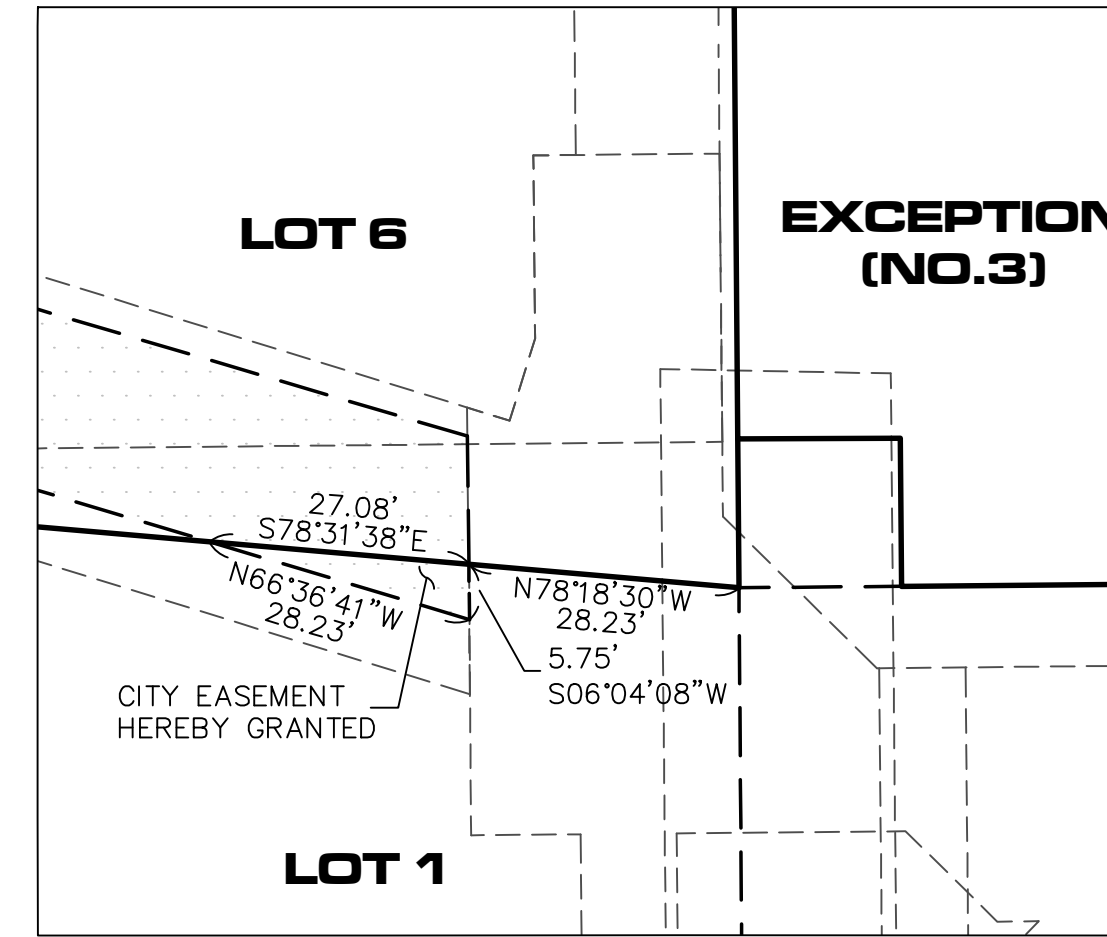
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SCALE: 1"=60'	DATE: 03/28/18	JOB NO.: 397.007	7 OF 9

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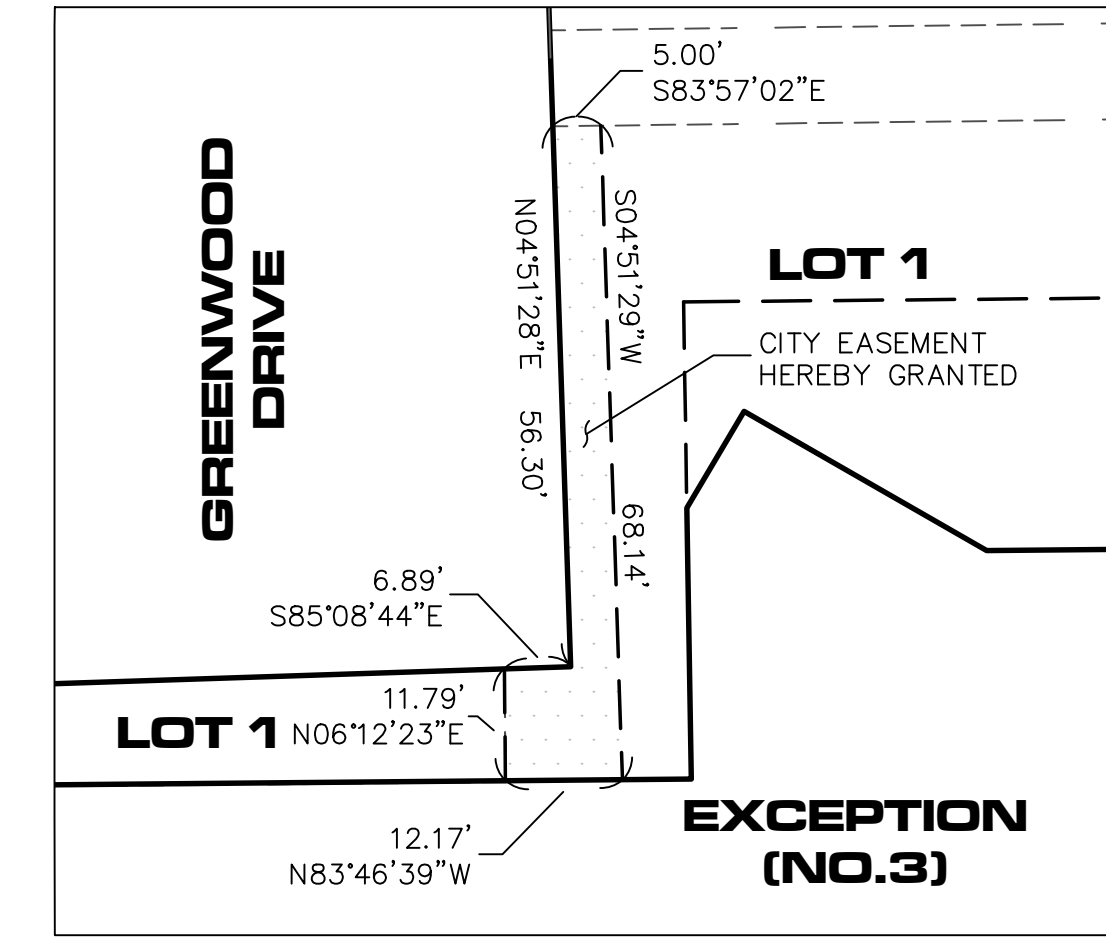
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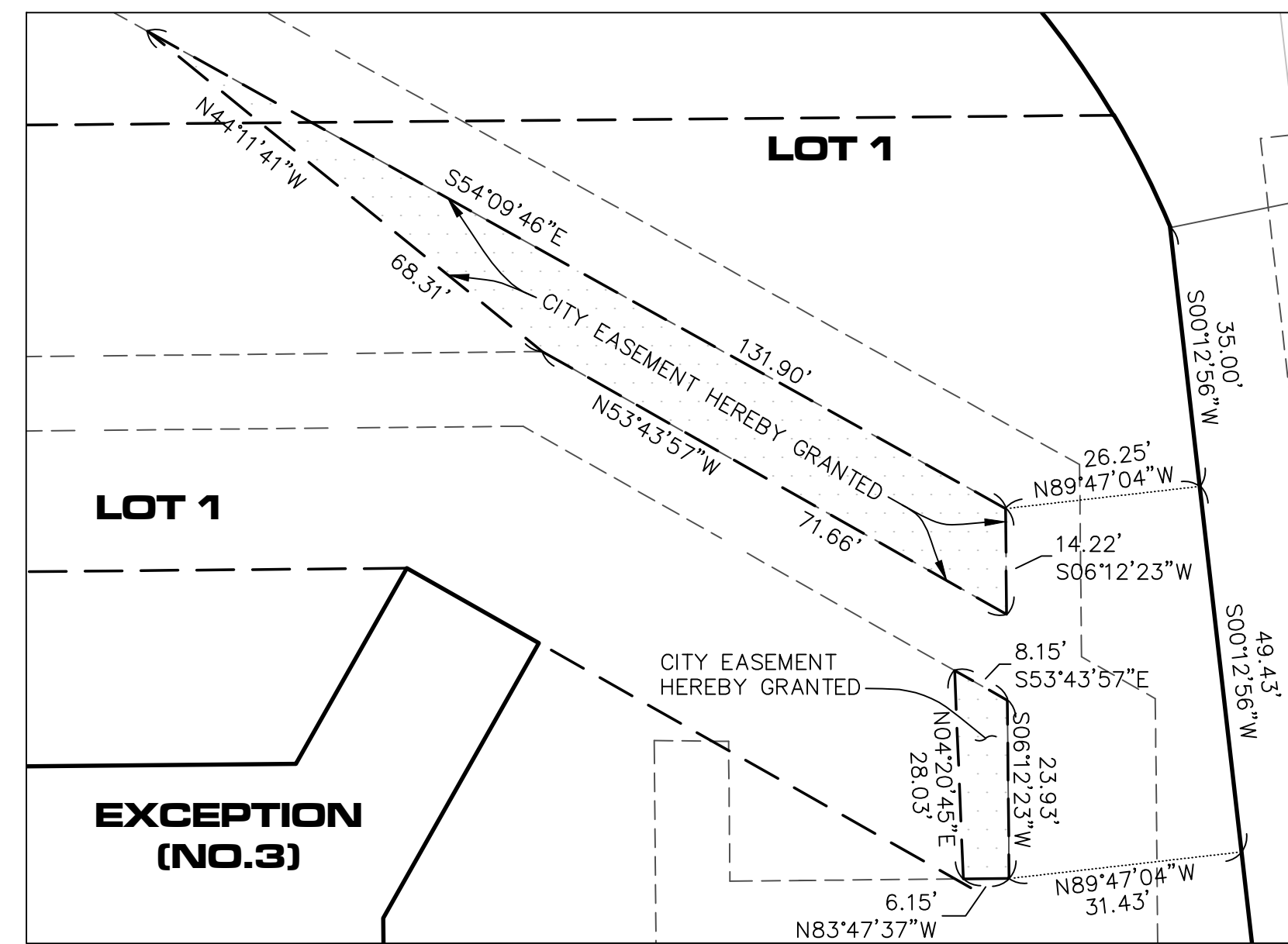
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SCALE: 1"=20'



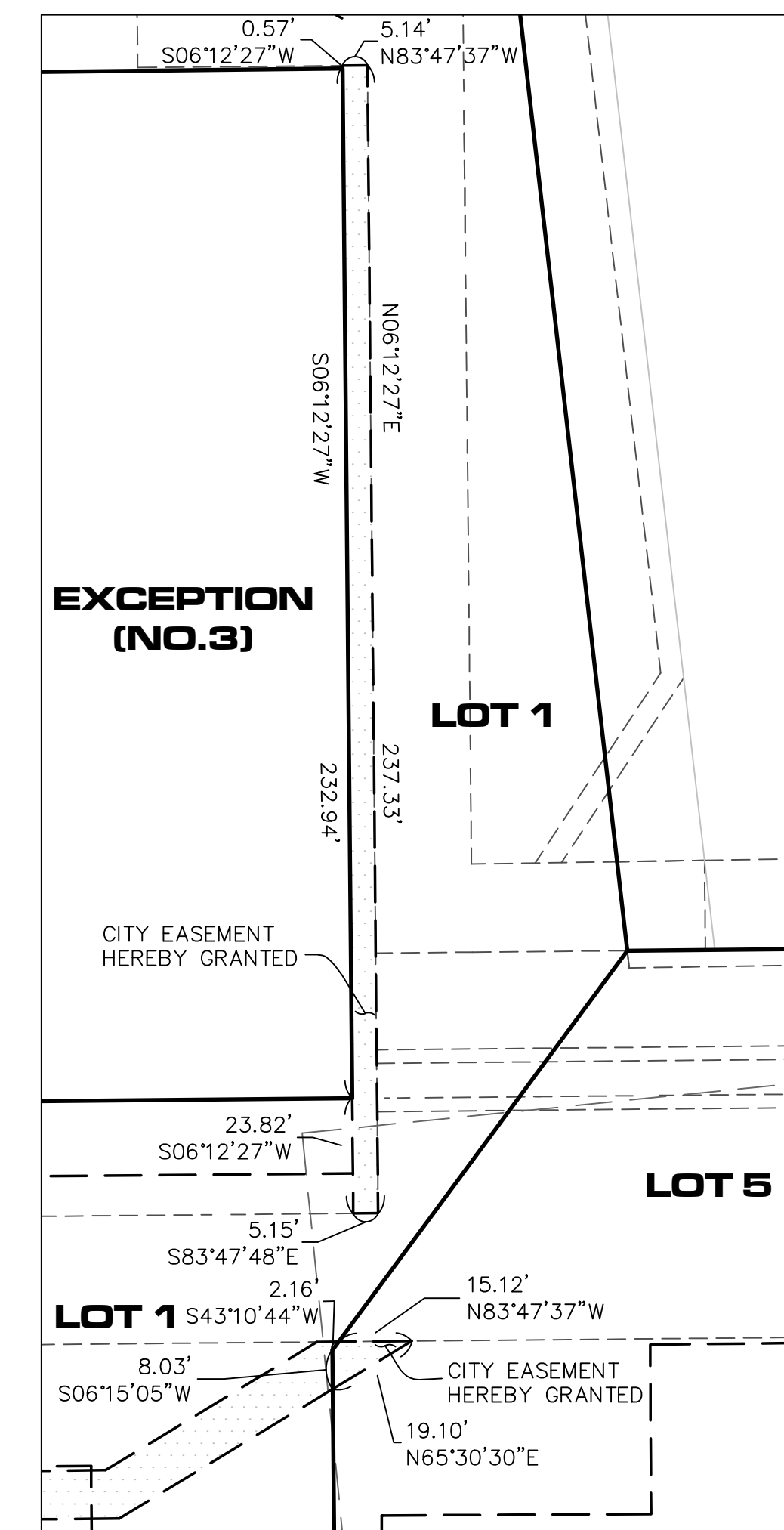
DETAIL "B"
SCALE: 1"=20'



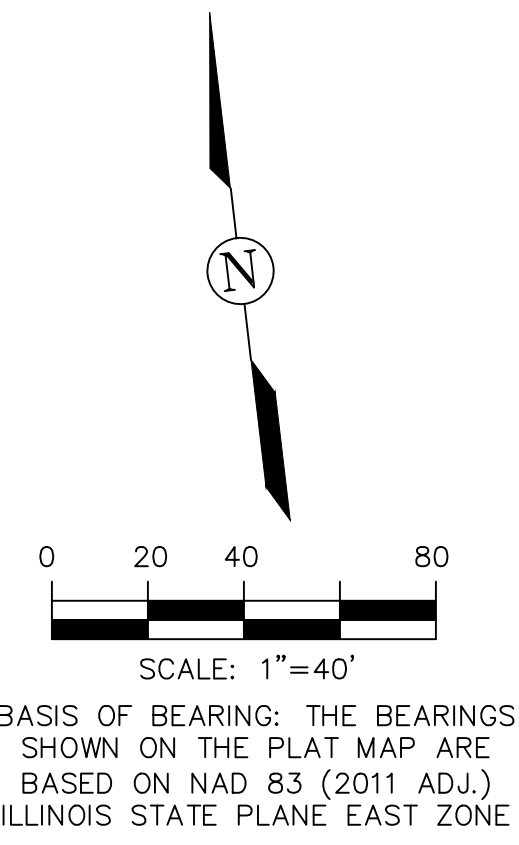
DETAIL "C"
SCALE: 1"=20'



DETAIL "D"
SCALE: 1"=20'



DETAIL "E"
SCALE: 1"=30'



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REVISIONS					
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WEST AURORA PLAZA RESUBDIVISION

FINAL PLAT OF SUBDIVISION – PROPOSED EASEMENT DETAIL

DRN./CKD. BY:SRH/JCC/DRM	FILE: 3977PS	FLD. BK./PG.: 224/29	SHEET NO. 9
SCALE: AS NOTED	DATE: 03/28/18	JOB NO.: 397.007	8 OF 9

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ 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 AURORA WEST SCHOOL DISTRICT 129.

DATED THIS DAY OF _____, A.D., 20__

SIGNATURE _____

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS: _____

AFFIX SEAL IF APPROPRIATE _____

NOTARY CERTIFICATE

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 INSTRUMENT 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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20__

NOTARY

PLEASE TYPE/PRINT NAME _____

AFFIX SEAL _____

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 ORDINANCE/RESOLUTION NO. _____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

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 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 _____

PLEASE TYPE/PRINT NAME _____

ENGINEER _____

PLEASE TYPE/PRINT NAME _____

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, WATER 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.

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS } COUNTY OF KANE } SS

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 THIS _____ DAY OF _____, A.D., 20__

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN _____

PLEASE TYPE/PRINT NAME _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } COUNTY OF KANE } SS

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 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 _____

ILLINOIS, THIS _____ DAY OF _____, A.D., 20__

COUNTY CLERK _____

PLEASE TYPE/PRINT NAME _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } COUNTY OF KANE } SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY

DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR

RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D., 20__ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS _____

PLEASE TYPE/PRINT NAME _____

FIRE LANE EASEMENT

A FIRE LANE EASEMENT IS HEREBY RESERVED OVER A PORTION OF LOTS 1, 5, AND 6 OF THE WEST AURORA PLAZA RESUBDIVISION FOR THE BENEFIT OF AND GRANTED TO THE CITY OF AURORA, FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "FIRE LANE EASEMENT" FOR THE PURPOSE OF PREVENTING THE HINDERANCE, OBSTRUCTION, BLOCKING, ENCROACHING UPON, OR DETRACTING FROM THE USE OF THE EASEMENT FOR ITS INTENDED PURPOSE AS A FIRE LANE AND/OR EMERGENCY FIRE ACCESS.

NO PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS " FIRE LANE EASEMENT". NOR SHALL ANY FENCES BE CONSTRUCTED TO BLOCK ACCESS TO ANY OF THE AREAS MARKED ON THE PLAT AS " FIRE LANE EASEMENT" WITHOUT PERMIT ISSUANCE SPECIFYING AN EXEMPTION FROM THE CITY OF AURORA BUILDING CODE OFFICIAL, FIRE CODE OFFICIAL AND THE FIRE MARSHAL.

SIGN EASEMENT

AN EXCLUSIVE SIGN EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO THE OWNER/DEVELOPER, ALL LOT OWNERS OF THE WEST AURORA PLAZA RESUBDIVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER THE AREA(S) MARKED AS "SIGN EASEMENT" ON THE PLAT TO ERECT AND/OR MAINTAIN EXISTING SIGNS AND SIGNAGE LIGHTING.

MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF OWNER/DEVELOPER, ALL LOT OWNERS OF THE WEST AURORA PLAZA RESUBDIVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } COUNTY OF KANE } SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE/WILL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES

THIS _____ DAY OF _____, A.D., 20__

CITY ENGINEER _____

PLEASE TYPE/PRINT NAME _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF UNIT 1 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT 901635; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 723.27 FEET TO THE EAST LINE OF THE CHAMPION FEDERAL SAVINGS AND LOAN PARCEL; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 401.08 FEET TO THE EASTERLY LINE OF THE WALMART LEASE PARCEL DESCRIBED IN LEASE DOCUMENT 91K63349 RECORDED APRIL 8, 1991; THENCE ALONG SAID WALMART LEASE PARCEL THE FOLLOWING EIGHT COURSES: THENCE SOUTH 06 DEGREES 43 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, 896.33 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT 1664601; THENCE NORTH 00 DEGREES 21 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2 OF SAID CONSTITUTION COMMONS, 573.50 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE NORTH 00 DEGREES 18 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY LINE 14.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO LYING ON THE SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285589; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE 1.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS 6.91 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS CONVEYED BY DOCUMENT 1285591 A DISTANCE OF 324.03 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT LYING ALSO ON THE WEST LINE OF LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1985, KNOWN AS TRUST NUMBER 3810 BY DOCUMENT 1752755; THENCE ALONG THE LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA THE FOLLOWING FIVE COURSES: THENCE SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, 6.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEGREES, 18 MINUTES, 03 SECONDS EAST ALONG SAID SOUTH LINE, 115.15 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 06 DEGS 41 MINUTES 44 SECONDS EAST, 181.90 FEET; THENCE NORTH 40 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 88.71 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 76.94 FEET TO THE EAST LINE OF SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE NORTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, 140.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.10 FEET, AN ARC DISTANCE OF 43.00 FEET, THE CHORD OF WHICH BEARS NORTH 21 DEGREES 06 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 06 SECONDS EAST, 35.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 90.00 FEET, AN ARC DISTANCE OF 42.34 FEET, THE CHORD OF WHICH BEARS NORTH 29 DEGREES 12 MINUTES 30 SECONDS WEST, 41.99 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 32.92 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO THE CITY OF AURORA, JUNE 1, 2001 AS DOCUMENT NUMBER 2001K052157; THENCE NORTH 35 DEGREES 13 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 118.66 FEET TO THE SOUTHWESTERLY LINE OF UNIT 7 IN WEST AURORA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THERE RECORDED MARCH 3, 1967 AS DOCUMENT NUMBER 1085565; THENCE SOUTH 54 DEGREES 49 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND SOUTHWESTERLY LINES OF UNIT 5, IN WEST AURORA PLAZA SUBDIVISION, A DISTANCE OF 343.35 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 387.46 FEET, THE CHORD OF WHICH BEARS SOUTH 61 DEGREES 22 MINUTES 39 SECONDS EAST, 386.62 FEET TO THE NORTHEAST CORNER OF MCDONALDS LEASE PARCEL, ACCORDING TO THE LEASE RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE SOUTH 22 DEGREES 02 MINUTES 56 SECONDS WEST, 62.38 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL; THENCE SOUTH 04 DEGREES 29 MINUTES 42 SECONDS WEST, 48.95 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL TO THE NORTHWEST CORNER OF THE PIZZA HUT LEASE PARCEL ACCORDING TO THE LEASE RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889; THENCE SOUTH 82 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PIZZA HUT LEASE PARCEL 106.61 FEET TO THE WESTERLY LINE OF PARCEL "A" OF AURORA CINEMA, INC. LEASE PARCEL DESCRIBED IN DOCUMENT 1680263; THENCE NORTH 07 DEGREES 36 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION, SAID WESTERLY LINE OF PARCEL "A" AND NORTHERLY EXTENSION OF SAID WESTERLY LINE A DISTANCE OF 87.91 FEET TO THE SOUTHERLY LINE OF WEST AURORA PLAZA UNIT 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964 AS DOCUMENT 1033387; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID UNIT 4, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 130.80 FEET, THE CHORD OF WHICH BEARS SOUTH 73 DEGREES 24 MINUTES 01 SECONDS EAST, 130.77 FEET, TO THE WEST LINE OF GREENWOOD DRIVE; THENCE SOUTH 84 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, A DISTANCE OF 66.00 FEET TO THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE NORTH 6 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF GREENWOOD DRIVE, A DISTANCE OF 193.08 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 254.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 118.50 FEET, AN ARC DISTANCE OF 122.79 FEET, THE CHORD OF WHICH BEARS SOUTH 45 DEGREES 02 MINUTES 49 SECONDS EAST, 117.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 40 SECONDS WEST, DISTANCE OF 283.34 FEET TO THE NORTHERLY LINE OF PARCEL ONE DESCRIBED IN MORTGAGE RECORDED MAY 12, 1961 AS DOCUMENT 943487; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 242.75 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 33 SECONDS WEST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST, 92.63 FEET; THENCE NORTH 06 DEGREES 42 MINUTES 33 SECONDS EAST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 134.43 FEET TO THE NORTHWEST CORNER OF MERCHANTS NATIONAL BANK PARCEL; THENCE SOUTH 3 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 276.77 FEET, TO THE NORTHWEST CORNER OF WESTMINSTER PRESBYTERIAN CHURCH PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT 829885; THENCE SOUTH 0 DEGREES 06 MINUTES 12 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID CHURCH PARCEL, A DISTANCE OF 391.26 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS:

- 1. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST 87.83 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASE TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 49.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 256.14 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST 149.41 FEET TO THE NORTHERLY LINE OF THE LAND LEASED TO ZAYRE OF ILLINOIS INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT NO.1184946; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY LINE 238.67 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 36 SECONDS EAST 71.62 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
- 2. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST, 87.11 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 49.64 FEET; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 256.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST, 149.41 FEET TO THE NORTHERLY LINE OF LAND LEASED TO ZAYRE OF ILLINOIS INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT 1184946; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE 78.00 FEET; THENCE NORTH 06 DEGREES 06 MINUTES 40 SECONDS WEST, 174.34 FEET; THENCE SOUTH 66 DEGREES 16 MINUTES 00 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
- 3. THAT PART OF LOTS 3 AND 4 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, IN SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF SAID UNIT 1; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 587.31 FEET; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 635.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.06 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 75.08 FEET; THENCE NORTH 06 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 5.65 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 136.44 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF 9.98 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.20 FEET; THENCE SOUTH 06 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.54 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 10 SECONDS EAST, A DISTANCE OF 216.77 FEET; THENCE SOUTH 83 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 76.81 FEET; THENCE NORTH 06 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF 29.27 FEET; THENCE NORTH 38 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.72 FEET; THENCE SOUTH 52 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 29.15 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 177.35 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.15 FEET; THENCE SOUTH 53 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 36 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 42.39 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 7.01 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 79.10 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 212.93 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA KANE COUNTY, ILLINOIS.

TOGETHER WITH:

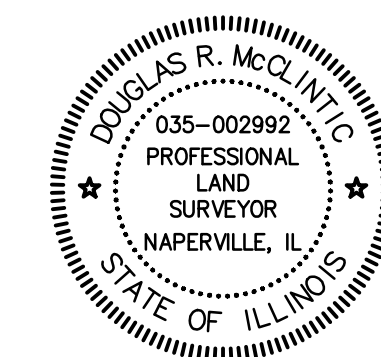
THAT PART OF LOT 4 IN WEST AURORA PLAZA SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT NUMBER 901635. IN PART OF SECTION 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN WEST AURORA PLAZA SUBDIVISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964, AS DOCUMENT 1033381; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID UNIT FOUR, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1863.07 FEET, AN ARC DISTANCE OF 130.81 FEET, THE CHORD OF WHICH BEARS NORTH 73 DEGREES 24 MINUTES 01 SECOND WEST, 130.77 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE FORMER PIZZA HUT PARCEL RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175889; ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY EXTENSION OF EASTERLY LINE, 87.91 FEET, TO THE NORTHEAST CORNER OF SAID FORMER PIZZA HUT PARCEL; THENCE NORTH 82 DEGREES, 23 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID FORMER PIZZA HUT PARCEL, 106.61 FEET TO THE EASTERLY LINE MCDONALD'S LEASE PARCEL RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE ALONG THE EASTERLY LINE OF SAID MCDONALD'S LEASE PARCEL, THE FOLLOWING THREE COURSES: THENCE NORTH 07 DEGREES 36 MINUTES 30 SECONDS EAST, 87.91 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, 62.35 FEET, TO THE SOUTHERLY LINE OF WEST AURORA PLAZA SUBDIVISION UNIT FOUR AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET; ANARC DISTANCE OF 387.46 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES, 33 MINUTES 37 SECONDS EAST, 386.62 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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 17089C0338H, EFFECTIVE DATE AUG. 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2018



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Logo for Roake and Associates, Inc. with text: ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60640 TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR: CLOVERLEAF 666 DUNDEE ROAD, SUITE 901 NORTHBROOK, ILLINOIS 60062 (847) 272-3300 (847) 272-3805

REVISIONS						
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	
1	09/11/18	REV PER CITY RVW DATED 04/05/18				

WEST AURORA PLAZA RESUBDIVISION FINAL PLAT OF SUBDIVISION DRN./CKD. BY SRH/JGC/DRM FILE: 3977PS FLD. BK./PG.: 224/29 SCALE: NONE DATE: 03/28/18 JOB NO.: 397.007 SHEET NO. 9 OF 9

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