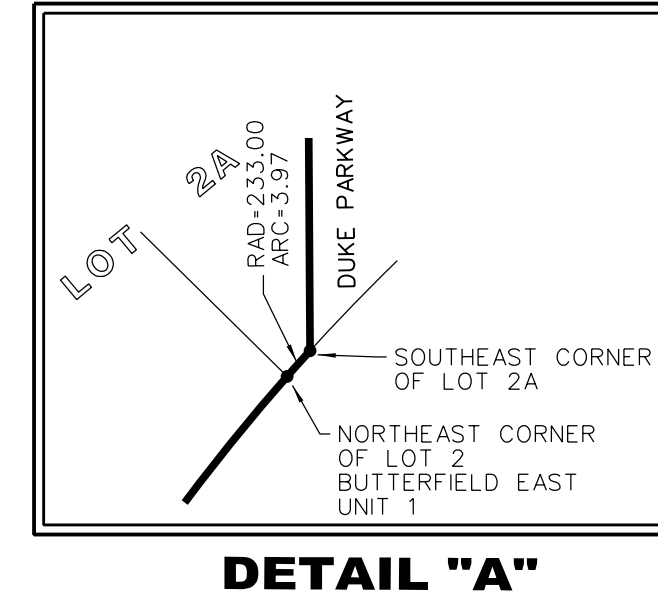
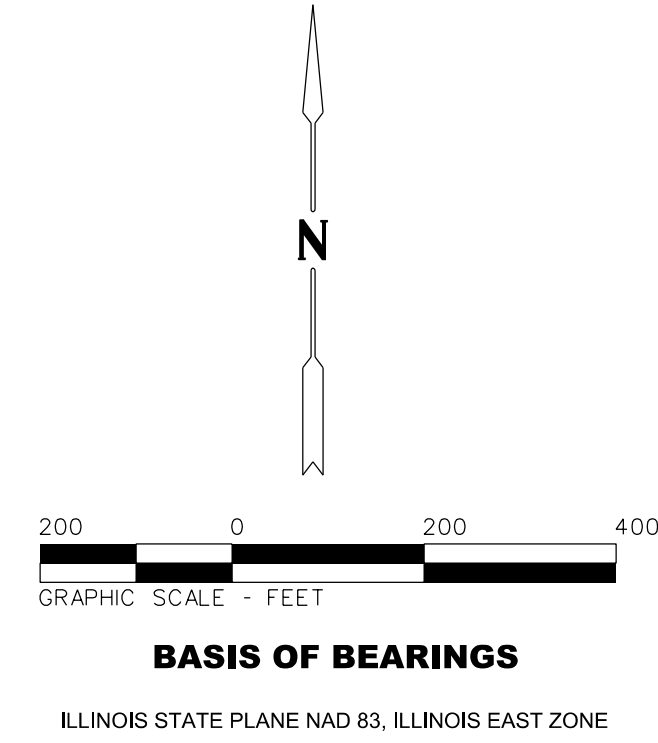


FINAL PLAT OF SUBDIVISION OF BUTTERFIELD EAST - UNIT THREE

CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_

BEING A PART OF SECTION 33 TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

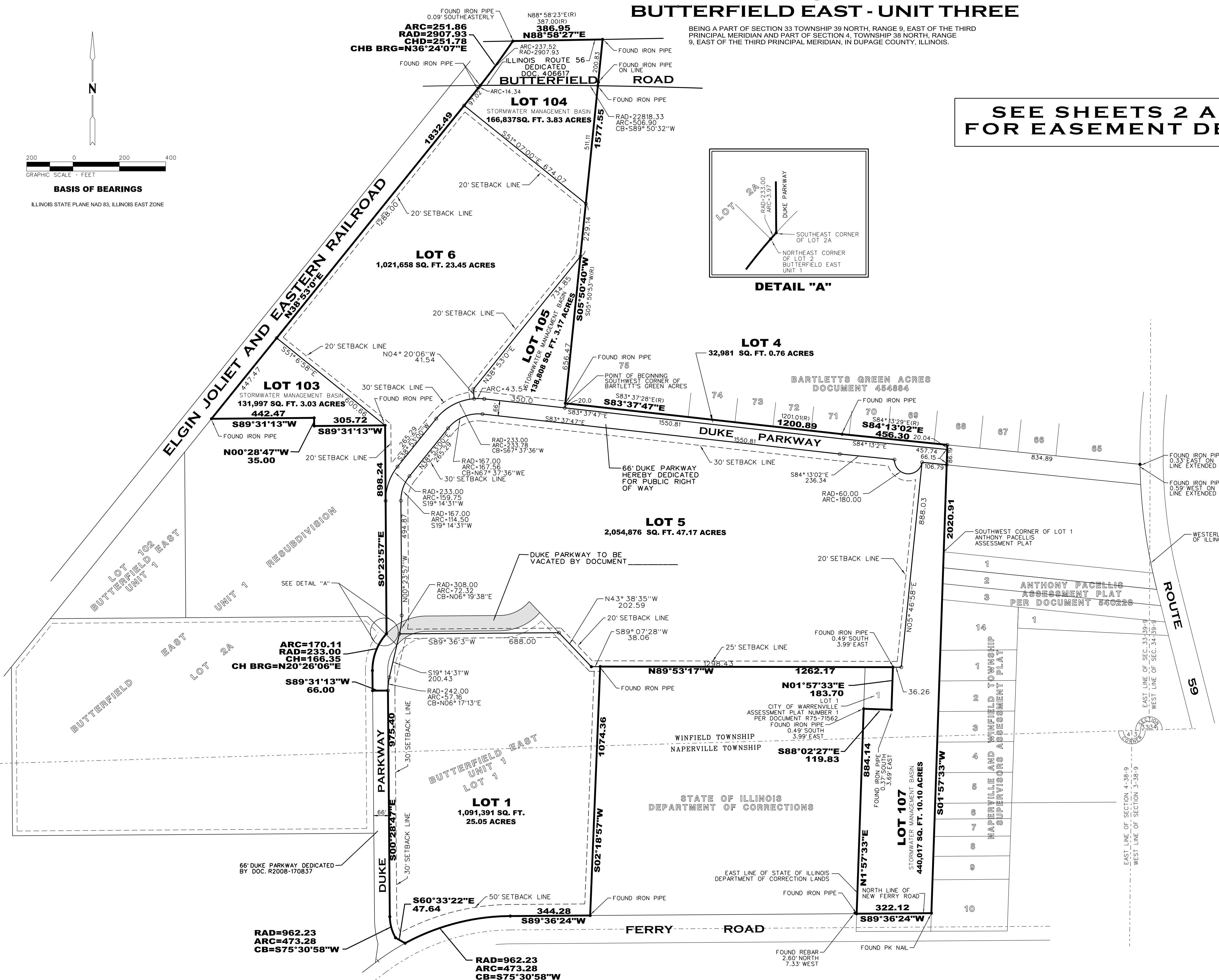
SEE SHEETS 2 AND 3 FOR EASEMENT DETAILS



LEGEND table with symbols for set concrete monument, found iron pipe, boundary line, lot line, section line, setback line, and easement line.

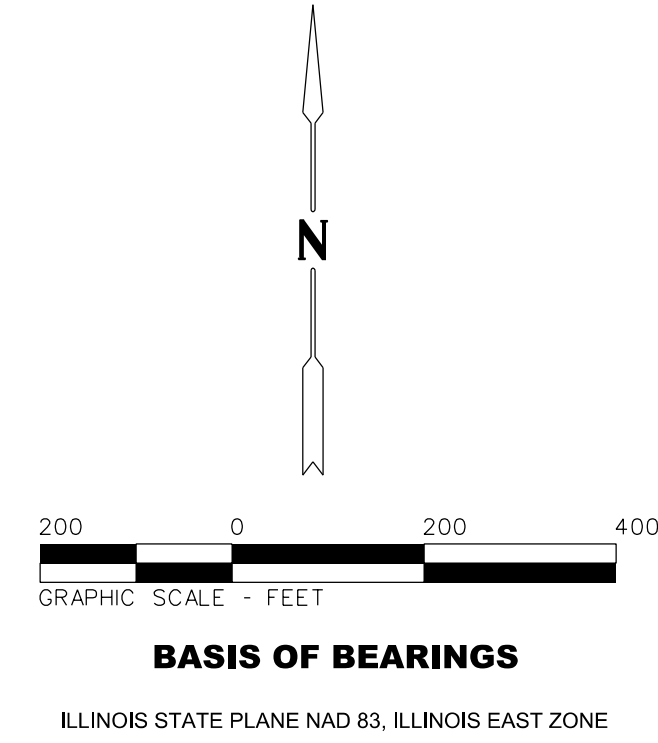
DEVELOPMENT DATA TABLE with sections for P.I.N.'S, Gross Total Land Area, Proposed Easement Area, and Proposed Gross Right of Way Dedication.

Revision table with columns for Rev, Date, Description, and By. Includes project name and contact information for Webster, McGrath & Ahlberg Ltd.



# FINAL PLAT OF SUBDIVISION OF BUTTERFIELD EAST - UNIT THREE

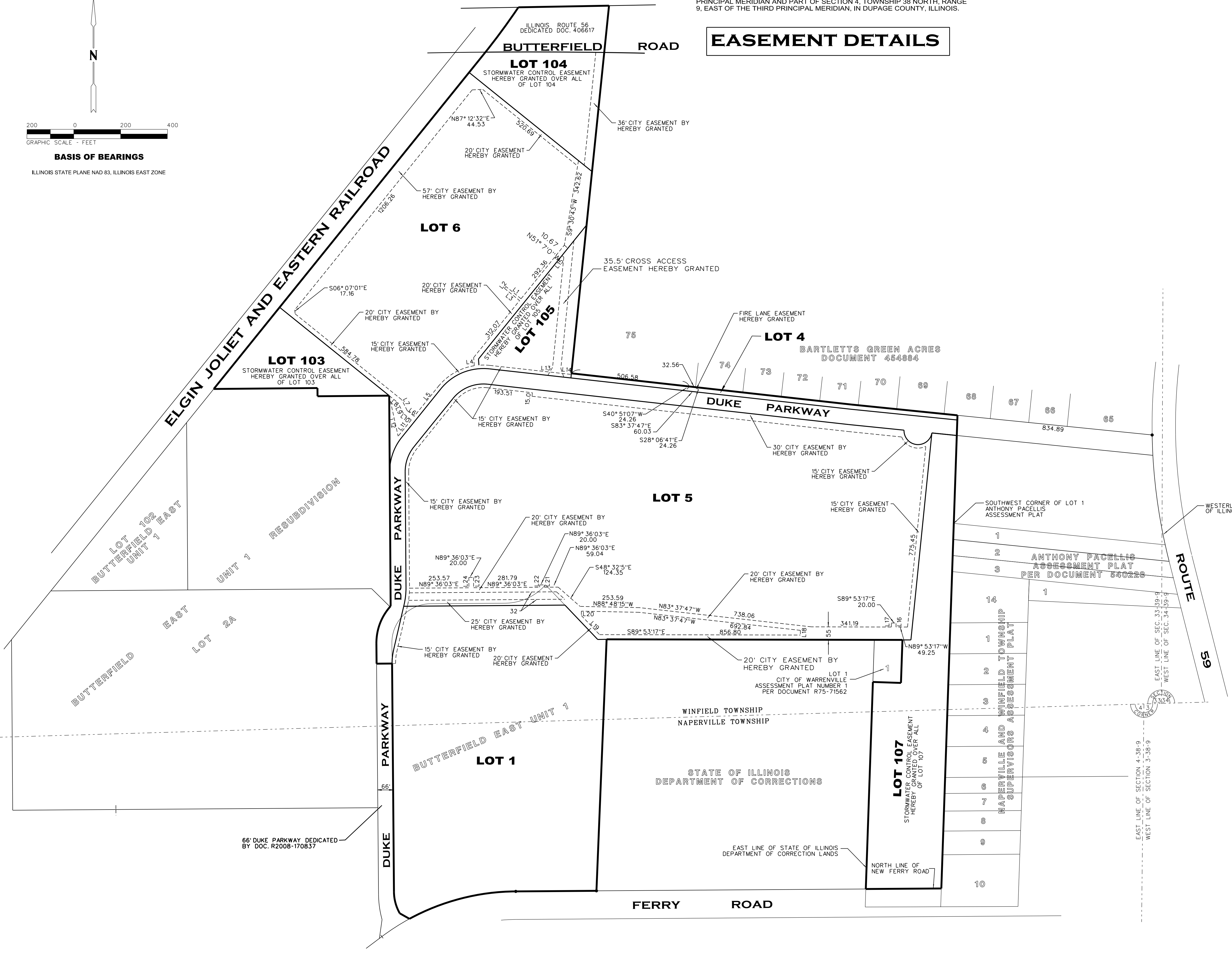
BEING A PART OF SECTION 33 TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



## EASEMENT DETAILS

LINE TABLE		
L1	N51° 07' 00" W	83.05
L2	S38° 53' 00" W	10.00
L3	N51° 07' 00" W	83.05
L4	N04° 20' 06" W	35.27
L5	S38° 53' 00" W	169.50
L6	N51° 07' 00" W	38.72
L7	N26° 21' 15" W	51.07
L8	S51° 06' 58" E	48.86
L9	N26° 21' 15" W	51.07
L10	N51° 07' 00" W	43.11
L11	S38° 53' 00" W	89.29
L12	S12° 27' 25" E	177.17
L13	N30° 44' 49" E	40.00
L14	S18° 53' 20" E	39.33
L15	N51° 07' 00" W	10.67
L16	N00° 06' 43" E	17.07
L17	N00° 06' 43" E	17.07
L18	S00° 06' 43" W	20.00
L19	S43° 38' 35" E	112.72
L20	S00° 28' 47" E	18.73
L21	N00° 23' 57" W	10.00
L22	N00° 23' 57" W	10.00
L23	N00° 23' 57" W	44.12
L24	N00° 23' 57" W	44.12

LEGEND	
•	= SET CONCRETE MONUMENT
•	= FOUND IRON PIPE
—	= BOUNDARY LINE
—	= LOT LINE
- - -	= SECTION LINE
- - -	= SETBACK LINE
- - -	= EASEMENT LINE



Rev.	Date	Description	By
1	05-26-15	COA Review	

DUKE REALTY CORPORATION BUTTERFIELD EAST SUBDIVISION UNIT THREE			
LOCATION: BUTTERFIELD ROAD AND ROUTE 59, AURORA, ILLINOIS			
OWNER/PETITIONER: DUKE REALTY CORPORATION 6133 NORTH RIVER ROAD, SUITE 200 ROSEMONT, ILLINOIS 60018 PHONE: 847-232-5400			
JOB #:	41516	DATE:	4-19-15
SCALE:	1"=200'	DRAWN:	JCV
DESIGN:	XXX	FILE #:	D-24565 UNIT 3
SHEET #:	2 of 4		



# SHEET 4 OF 4

## RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
JSS  
COUNTY OF \_\_\_\_\_ )  
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR \_\_\_\_\_ COUNTY DO  
HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ 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

## 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 3, ALSO KNOWN AS FERRY ROAD, PURSUANT TO  
765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE  
PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY ENGINEER \_\_\_\_\_

PLEASE TYPE/PRINT NAME

## COUNTY CLERK 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 THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

PLEASE TYPE/PRINT 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 ORDINANCE NO. \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

## 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 AND  
DuPAGE 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

## 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 \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY ENGINEER \_\_\_\_\_

PLEASE TYPE/PRINT NAME

## CITY EASEMENT PROVISIONS

A CITY WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA  
(CITY) AND ITS PERMITTEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED  
"CITY WATERMAIN EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE,  
REPLACE, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS  
AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT,  
INCLUDING BUT NOT LIMITED TO WATERMAINS AND THEIR APPURTENANCES, 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 PERMITTED USES INCLUDE BUT NOT LIMITED TO: SHRUBS AND OTHER  
LANDSCAPING MATERIAL, THE CITY AND ITS 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 WATERMAIN EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION,  
INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND  
OPERATION OF THE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES  
APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY PERMITTEES OR LICENSEES WITH PERMITS  
FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES  
SHALL MAKE ALL 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 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 PROVISIONS

THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNER FROM TIME TO TIME OF LOT 6  
IN BUTTERFIELD EAST SUBDIVISION UNIT 3 PLATTED HEREON AND THEIR RESPECTIVE TENANTS,  
AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE  
BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON, 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 LOT 6 IN BUTTERFIELD  
EAST SUBDIVISION UNIT 3 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.

## STORM CONTROL EASEMENT PROVISIONS

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.

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )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 DRAINAGE 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ENGINEER \_\_\_\_\_

OWNER OR ATTORNEY (PRINT) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )SS  
THIS IS TO CERTIFY THAT \_\_\_\_\_ A  
CORPORATION, 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 EASEMENTS AND  
RIGHT-OF-WAY SHOWN 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 WITH THE LIMITS OF THE SCHOOL DISTRICT(S)  
\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME

TITLE \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

## NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
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 OWNERS 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 AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY

PRINT NAME \_\_\_\_\_

## MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE  
AGREEMENT DATED AND RECORDED ON \_\_\_\_\_ IN \_\_\_\_\_ COUNTY  
IN THE STATE OF \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_, HEREBY CERTIFY THAT \_\_\_\_\_  
IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED  
HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

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

AFFIX CORPORATE SEAL, IF APPROPRIATE

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 MORTGAGE 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 IS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

NOTARY'S SEAL

## ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH  
RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REG. STAT., 1987, CH. 109, PAR. 2; HOWEVER, A  
HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT  
MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS,  
DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER \_\_\_\_\_

## FIRE LANE EASEMENT

A FIRE LANE EASEMENT IS HEREBY RESERVED OVER A PORTION OF LOT \_\_\_\_\_ OF THE  
SUBDIVISION 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 HINDRANCE, OBSTRUCTION, BLOCKING, ENCROACHING UPON, OR DEDUCTING  
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.

## SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND  
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST, AND  
SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, AND PART OF LOT 1 AND PART DUKE PARKWAY  
IN BUTTERFIELD EAST UNIT 1, RECORDED AS DOCUMENT NO. R2008-170837  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BARTLETT'S GREEN  
ACRES (DOCUMENT 454864); THENCE SOUTH 83 DEGREES 37 MINUTES 28  
SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION  
1201.01 FEET (MEASURES SOUTH 83 DEGREES 37 MINUTES 47 SECONDS  
EAST, 1200.89 FEET) TO AN ANGLE POINT; THENCE SOUTH 84 DEGREES 13  
MINUTES 29 SECONDS EAST, ALONG SAID SOUTH LINE, 456.30 FEET  
(MEASURES SOUTH 84 DEGREES 13 MINUTES 02 SECONDS EAST, 1291.20  
FEET) TO THE NORTHERLY EXTENSION OF THE WEST LINE OF ANTHONY PACELLI'S  
ASSESSMENT PLAT RECORDED AS DOCUMENT 540223; THENCE  
SOUTH 01 DEGREES 36 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF  
SAID ASSESSMENT PLAT, AND SAID LINE EXTENDED SOUTHERLY, 2020.91 FEET  
(MEASURES SOUTH 01 DEGREES 57 MINUTES 33 SECONDS WEST) TO THE NORTH  
LINE OF NEW FERRY ROAD; THENCE SOUTH 89 DEGREES 36 MINUTES 08 SECONDS  
WEST ALONG SAID NORTH LINE, 321.91 FEET (MEASURES SOUTH  
89 DEGREES 36 MINUTES 24 SECONDS WEST, 322.12 FEET) TO THE EAST LINE  
OF PROPERTY OF THE STATE OF ILLINOIS DEPARTMENT OF CORRECTION;  
THENCE NORTH 02 DEGREES 06 MINUTES 25 SECONDS EAST ALONG SAID  
EAST LINE, 884.86 FEET (MEASURES NORTH 01 DEGREES 57 MINUTES 33  
SECONDS EAST, 884.14 FEET) TO THE SOUTH LINE OF LOT 1 OF CITY OF  
WARRENVILLE ASSESSMENT PLAT NUMBER 1 (DOCUMENT R75-71562);  
THENCE SOUTH 87 DEGREES 26 MINUTES 54 SECONDS EAST ALONG SAID  
SOUTH LINE, 119.78 FEET (MEASURES SOUTH 88 DEGREES 02 MINUTES 27  
SECONDS EAST, 119.83 FEET) TO THE EAST LINE OF SAID LOT; THENCE  
NORTH 02 DEGREES 03 MINUTES 06 SECONDS EAST ALONG SAID EAST  
LINE, 183.77 FEET (MEASURES NORTH 01 DEGREES 33 SECONDS  
EAST, 183.70 FEET) TO THE NORTH LINE OF SAID LOT; THENCE NORTH 89  
DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, AND  
ALONG THE NORTH LINE OF SAID STATE OF ILLINOIS PROPERTY, 1266.23  
FEET (MEASURES NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST  
1262.17 FEET) TO A NORTHEAST CORNER OF SAID LOT IN BUTTERFIELD  
EAST - UNIT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF  
SAID STATE OF ILLINOIS PROPERTY; THENCE SOUTH 89 DEGREES 07 MINUTES  
28 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 1, 38.06 FEET TO AN  
ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 43 DEGREES 38 MINUTES  
35 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 1, 202.59 FEET; THENCE  
SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST, 686.00 FEET; THENCE  
SOUTH 13 DEGREES 03 MINUTES 13 SECONDS WEST 192.76 FEET TO A POINT OF  
CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A  
RADIUS OF 242.00 FEET, AN ARC DISTANCE OF 57.16 FEET (CHORD 57.03 FEET,  
BEARING SOUTH 08 DEGREES 17 MINUTES 13 SECONDS WEST) TO A POINT ON  
THE EAST LINE OF DUKE PARKWAY, IN SAID BUTTERFIELD EAST UNIT ONE;  
THENCE SOUTH 89 DEGREES 31 MINUTES 13 SECONDS WEST A DISTANCE OF  
65.00 FEET TO A POINT ON THE WEST LINE OF SAID DUKE PARKWAY; THENCE  
NORTH 00 DEGREES 28 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE A  
DISTANCE OF 86.87 FEET TO POINT OF CURVATURE; THENCE NORTHERLY ALONG  
SAID WEST LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 233.00 FEET,  
AN ARC DISTANCE OF 174.07 FEET (CHORD 170.08 FEET, BEARING NORTH 20 DEGREES  
55 MINUTES 24 SECONDS EAST TO A CORNER OF LOT 2A OF BUTTERFIELD EAST UNIT 1  
RESUBDIVISION OF LOT 2A, RECORDED AS DOCUMENT R2010-080281; THENCE NORTH  
00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2A,  
888.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES  
31 MINUTES 13 WEST ALONG THE NORTH LINE OF SAID LOT 2A; 305.72 FEET TO A  
CORNER OF SAID LOT 2A; THENCE NORTH 00 DEGREES 28 MINUTES 47 SECONDS  
WEST ALONG A EAST LINE OF SAID LOT 2A; 35.00 FEET TO A CORNER OF SAID LOT 2A;  
THENCE SOUTH 89 DEGREES 31 MINUTES 13 WEST ALONG THE NORTH LINE OF SAID  
LOT 2A, 442.47 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ELGIN,  
JOLIET AND EASTERN RAILROAD; THENCE NORTH 38 DEGREES 53 MINUTES 03 SECONDS  
EAST (MEASURE NORTH 38 DEGREES 53 MINUTES 03 SECONDS EAST) ALONG SAID  
SOUTHEASTERLY RIGHT OF WAY LINE; 1832.48 FEET TO A POINT OF CURVATURE IN  
SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, BEING  
A CURVE TO THE LEFT, HAVING A RADIUS OF 2903.93 FEET FOR AN ARC DISTANCE  
OF 251.92 FEET (251.86 FEET MEASURED, CHORD MEASURES 251.78 FEET, NORTH 36 DEGREES  
24 MINUTES 07 SECONDS EAST) TO THE FORMER CENTERLINE OF BUTTERFIELD ROAD;  
THENCE NORTH 88 DEGREES 59 MINUTES 23 SECONDS EAST, ALONG THE SAID CENTERLINE,  
387.00 FEET (MEASURED NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST, 386.95 FEET TO  
THE NORTHERLY EXTENSION OF THE WEST LINE SAID BARTLETT'S GREEN ACRES;  
THENCE SOUTH 05 DEGREES 50 MINUTES 53 SECONDS WEST, ALONG SAID EXTENSION  
AND SAID WEST LINE, 1577.59 FEET (MEASURED SOUTH 05 DEGREES 50 MINUTES 40 SECONDS  
WEST, 1577.55 FEET) TO THE POINT OF BEGINNING, IN DUPAGE 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 EMEGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAPS FOR THE CITY OF AURORA, ILLINOIS, KANE AND DUPAGE COUNTIES, COMMUNITY  
PANEL 170320 0015 D WITH AN EFFECTIVE DATE OF JANUARY 5, 1989 THE SUBJECT PROPERTY LIES WITHIN ZONE X,  
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN AND COMMUNITY PANEL NUMBER 170320 0005 D  
(PANEL NOT PRINTED) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER \_\_\_\_\_  
LICENSE EXPIRES: NOVEMBER 30, 2016  
WEBSTER McGRATH & AHLBERG, LTD.  
207 SOUTH NAPERVILLE ROAD  
WHEATON, ILLINOIS 60187  
630-658-7603

REVIEW COPY

Rev	Date	Description	By	
				DUKE REALTY CORPORATION BUTTERFIELD EAST SUBDIVISION UNIT TWO
				LOCATION: FERRY ROAD AND DUKE PARKWAY AURORA, ILLINOIS
				OWNER/PETITIONER DUKE REALTY CORPORATION 6133 NORTH RIVER ROAD, SUITE 200 ROSEMONT, ILLINOIS 60018 PHONE: 947-232-9400
				<b>Webster, McGrath &amp; Ahlberg LTD.</b> JOB #: 41516 DATE: 03-08-2015 SCALE: 1"=80' LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE SURV: MAL/CAH/JCV <b>VMA</b> Over 100 Years of Service to Clients 207 South Naperville Road Wheaton, Illinois 60187 800.926.7603 Fax: 630.658.1700 Email: vma@webstermga.com Design Firm License No. 184-00101
				FILE #: D-24565 - SUB UNIT 2 SHEET #: 4 OF 4