

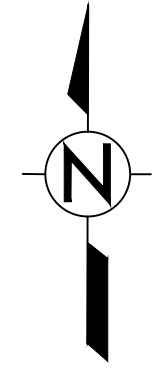
# FINAL PLAT FOR MARUTI SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

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

## LEGEND

- AREAS HEREBY VACATED
- EXISTING IRON PIPE
- CONCRETE MONUMENT SET
- EASEMENT LINE
- PROPERTY LINE AND SUBDIVISION BOUNDARY LINE



BASIS OF BEARING IS ASSUMED



SCALE: 1" = 20'



DEVELOPMENT DATA TABLE - FINAL PLAT		
FINAL PLAT FOR MARUTI SUBDIVISION		
DESCRIPTION	VALUE	UNIT
Tax/Parcel identification numbers:	15-10-352-044	15-10-352-039
Subject Property Area	1.383	Acres
Proposed Right-of-way	60,227.23	Square Feet
	None	Acres
	None	Square Feet
	None	Linear Feet of Centerline
Proposed Easements	0.347	Acres
	15.139	Square Feet

**NOTE:**  
1. IRON PIPES ARE LOCATED AT ALL LOT CORNERS.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08-10-15	DJ	PER CITY REVIEW			

DRAWN BY:	DJ	DATE:	10-14-14
CHECKED BY:	WDJ	DATE:	10-14-14
APPROVED BY:	WDJ	DATE:	10-14-14

**DJA CIVIL ENGINEERS & SURVEYORS**  
DAVE JOHNSON and ASSOCIATES, Ltd.  
312 S. Hale Street Wheaton, IL 60187  
ph. 630 752 8600 fax. 630 752 9556  
e-mail: DAVE@DJAonline.net

CLIENT: **JAY MARUTI # 3 CORPORATION**  
1271 N. LAKE STREET  
AURORA, ILLINOIS

TITLE: **FINAL PLAT FOR MARUTI SUBDIVISION**  
1271 N. LAKE STREET  
AURORA, ILLINOIS

SCALE: 1" = 20'  
DATE: 06-14-14  
JOB NO: 3378  
SHEET **1** OF **2**

# FINAL PLAT FOR MARUTI SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

### CITY ENGINEER'S CERTIFICATE

State of Illinois )  
County of \_\_\_\_\_ )  
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 \_\_\_\_\_

Type or print name \_\_\_\_\_

State of Illinois )  
County of \_\_\_\_\_ )  
SS

### NOTARY

I, The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the foregoing signature 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 as his or her own free and voluntary act of said Corporation as Mortgagee, for the uses and purposes therein set forth and the said Mortgagee did also then and there acknowledge that he or she as 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 Mortgagee, as aforesaid, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

Notary Public \_\_\_\_\_

Type or print name \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

#### LEGAL DESCRIPTIONS

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13 IN BLOCK 2 OF "THE GEORGE ACRES"; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 13, 70 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 100 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 2, 248.04 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE OF ILLINOIS ROUTE 31; THENCE NORTH 22 DEGREES 45 MINUTES WEST 100 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 2, 250.16 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.  
PARCEL 2: THAT PART OF LOT 12 IN BLOCK 2 OF THE GEORGE ACRES AND PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 12 WITH THE EASTERLY LINE OF NORTH LAKE STREET, SAID EASTERLY LINE BEING 40 FEET NORMALLY DISTANT FROM THE CENTER LINE OF SAID NORTH LAKE STREET; THENCE SOUTH 22 DEGREES, 45 MINUTES EAST ALONG SAID EASTERLY LINE 54 FEET; THENCE NORTH 67 DEGREES, 15 MINUTES, 0 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 12, 235.50 FEET; THENCE NORTH 22 DEGREES, 45 MINUTES, 0 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID NORTH LAKE STREET 134 FEET TO THE NORTHERLY LINE OF SAID LOT 12; THENCE SOUTH 67 DEGREES, 15 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 235.50 FEET TO SAID EASTERLY LINE OF NORTH LAKE STREET; THENCE SOUTH 22 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE 80 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.  
PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 12 OF THE GEORGES ACRES WITH THE EASTERLY LINE OF NORTH LAKE STREET, SAID EASTERLY LINE BEING 40 FEET NORMALLY DISTANT FROM THE CENTER LINE OF SAID NORTH LAKE STREET; THENCE SOUTH 22 DEGREES 45 MINUTES EAST ALONG SAID EASTERLY LINE 54 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 22 DEGREES 45 MINUTES EAST ALONG SAID EASTERLY LINE, 16 FEET; THENCE NORTH 67 DEGREES 15 MINUTES EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 12, 235.50; THENCE NORTH 22 DEGREES 45 MINUTES WEST, 16 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES WEST 235.50 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, 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 Panel Number 17089C0341 H, effective august 3, 2009, no portion of the described property is located within a special flood hazard area.

Given under the hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.



ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

DAVE JOHNSON  
DAVE JOHNSON and ASSOCIATES, Ltd.  
312 S. Hale Street Wheaton, IL 60187  
ph. 630 752 8600 fax. 630 752 9556

### CITY COUNCIL CERTIFICATE

State of Illinois )  
County of Kane )  
SS

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.  
By the City Council Of Aurora, pursuant to Resolution No. \_\_\_\_\_

By: \_\_\_\_\_  
Mayor  
Attest: \_\_\_\_\_  
City Clerk

### COUNTY CLERK CERTIFICATE

State of Illinois )  
County of Kane )  
SS

I, The undersigned, as County Clerk Of Kane County, Illinois, do hereby certify that these 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 Kane County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

County Clerk \_\_\_\_\_  
Type or print name \_\_\_\_\_

### CROSS - ACCESS EASEMENT PROVISIONS

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER ALL PAVED AREAS, DRIVES AND SIDEWALKS FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS 1 AND 2 IN MARUTI SUBDIVISION 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 PLAT, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR PARKING AND THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER 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 A SUCH A MANNER SO AS 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 PERMINENT 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 INSYALLATION 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 LOTS 1 AND 2 IN MARUTI PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INSURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

### CITY EASEMENT

A city easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees, or licensees for all area's hereon platted and designed "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 by 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 area's 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, 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. 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.

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This Plat has been approved by the Illinois Department Of Transportation with respect to roadway access pursuant to Ill. Rev. 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 Departments policy on permits for access driveways to State Highways will be required by the Department.

District Engineer \_\_\_\_\_ Date: \_\_\_\_\_

### OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

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 subdivision of said property, and the various dedications, grants, vacations 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 the Owner's knowledge and belief, said subdivision lies entirely within the limits of school district(s) \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 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 aforesaid County and State, do hereby certify that the foregoing signator of the Owner's certificate, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, and that the said individuals appeared and delivered said instrument as a free and voluntary act of the Corporation and that delivered said instrument as free and acknowledge that they are the custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, owners, 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 Public \_\_\_\_\_  
Type or print name \_\_\_\_\_

Affix Seal

### PLANNING COMMISSION CERTIFICATE

State of Illinois )  
County of \_\_\_\_\_ )  
SS

I, The undersigned, as Chairman of the Planning Commission of the City of Aurora, Kane and Dupage Counties, Illinois, do hereby certify that the document has been approved by said planning commission this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

Planning Commission, City Of Aurora

Chairman \_\_\_\_\_  
Type or print name \_\_\_\_\_

### SURFACE WATER STATEMENT

State of Illinois )  
County of Dupage )  
SS

To the best of our knowledge and belief, this drainage od surface waters will not be changed by the construction of the subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provisions has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with generally accepted Engineering practice so as to reduce the likelihood for damage to the adjoining property because of the construction of the Subdivision.

Owner or Attorney \_\_\_\_\_  
Type or print name \_\_\_\_\_  
Engineer \_\_\_\_\_  
Type or print name \_\_\_\_\_

### MORTGAGEE 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 Owner's certificate, affixed hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

By: \_\_\_\_\_  
Type or print name \_\_\_\_\_  
Title: \_\_\_\_\_

### NOTARY

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 signatures of the Owners certificate, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, and that the said individuals appeared and delivered said instrument as a free and voluntary act of the Corporation and that delivered said instrument as free and acknowledge that they are the custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, owners, 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 Public \_\_\_\_\_  
Type or print name \_\_\_\_\_

### COUNTY RECORDER'S CERTIFICATE

State of Illinois )  
County of Kane )  
SS

I, The undersigned, as Recorder of Deed for Kane County do hereby certify this instrument number \_\_\_\_\_ was filed for record in the Recorder's Office of Kane County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m.

Recorder of Deeds \_\_\_\_\_  
Type or print name \_\_\_\_\_

### FRANCHISE CERTIFICATE

State of Illinois )  
County of \_\_\_\_\_ )  
SS

The undersigned hereby certify that there are no existing facilities within the depicted easement and further certify as agent for their repsective utility, all rights and easements currently existing within said right of way are hereby relinquished and vacated.

Nicor: \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

Title \_\_\_\_\_ Witness \_\_\_\_\_

Ameritech: \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

Title \_\_\_\_\_ Witness \_\_\_\_\_

Commonwealth Edison: \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

Title \_\_\_\_\_ Witness \_\_\_\_\_

Comcast: \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_.

Title \_\_\_\_\_ Witness \_\_\_\_\_

REVISIONS:				
DATE	BY	DESCRIPTION	DATE	BY
08-10-15	DJ	PER CITY REVIEW		

DRAWN BY:	DJ	DATE:	10-14-14
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TITLE: **FINAL PLAT FOR MARUTI SUBDIVISION**  
1271 N. LAKE STREET  
AURORA, ILLINOIS

SCALE:	NONE
DATE:	06-14-14
JOB NO:	3378
SHEET	2 OF 2