

FINAL PLAT FOR ASSOCIATED BANK SUBDIVISION

BEING A RESUBDIVISION IN THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 21 AND IN THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

LEGAL DESCRIPTION:

LOTS 3, 4, 5, 6, 9, 10 AND 11, ALONG WITH THE VACATED 20.00 FOOT WIDE ALLEY CONTIGUOUS TO SAID LOTS 3, 4, 5, 6, 9, 10 AND 11 IN BLOCK 16 OF GALE'S ADDITION TO WEST AURORA, BEING A SUBDIVISION IN THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 21 AND IN THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT NUMBER 10022, RE-RECORDED MARCH 2, 1894, EXCEPT THOSE PORTIONS THAT WERE DEDICATED FOR ROADWAY PURPOSES. ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. SAID PARCEL CONTAINS 69,825 SQUARE FEET OR 1.603 ACRES MORE OR LESS P.I.N. 15-21-283-006

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING 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 AND ZONING COMMISSION

THIS _____ DAY OF _____, A.D., 2023.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

OWNER'S NOTARY CERTIFICATE

STATE OF _____)
J.S.S.
COUNTY OF _____)

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. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 2023.

NOTARY

PLEASE TYPE/PRINT NAME
NOTARY'S SEAL

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, PURSUANT TO THE AUTHORITY CONFERRED BY SEC. 2-224 OF THE CODE OF ORDINANCES, CITY OF AURORA, ILLINOIS, DO HEREBY APPROVE AND ACCEPT THIS DOCUMENT, ON BEHALF OF THE CORPORATE AUTHORITIES OF THE CITY OF AURORA.

THIS _____ DAY OF _____, A.D., 2023.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT

INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D., 2023. AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

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., 2023.

COUNTY CLERK

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., 2023.

BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO

ORDINANCE/RESOLUTION NUMBER _____

BY: _____

MAYOR

ATTEST: _____

CITY CLERK

CITY CLERK'S CERTIFICATE - VACATION

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE VACATION DEPICTED HEREON, AND HAS BEEN

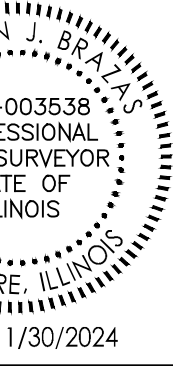
ACCEPTED BY ORDINANCE NUMBER _____, A PROPER ORDINANCE ADOPTED BY THE AURORA CITY COUNCIL ON

THIS _____ DAY OF _____, A.D., 2023.

CITY CLERK

Development Data Table - Final Plat		
Description:	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-21-283-006		
b) Subdivided Area	1.603	Acres
	69,825	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	-	Linear Feet of Centerline
d) Proposed New Easements	0.010	Acres
	456	Square Feet

CE.S. INC.		700 WEST LOCUST ST. BELVIDERE, ILLINOIS 61008 PHONE: (815) 547-8435 FAX: (815) 544-0421 ILLINOIS DESIGN FIRM NO. 184-001260	
DATE: 05-01-2023	SCALE: 1" = 30'	DRAWN BY: JJB	DATE: 05/01/2023
OWNER/PETITIONER: FMG		FILE NUMBER: C103-22	SHEET 1 OF 1



NOTES:

- THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS ARE TO BE ASSUMED BY SCALE MEASUREMENTS
- THIS PLAT OF SURVEY IS VOID WITHOUT THE SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
- EXISTING EASEMENTS ARE NOT SHOWN ON THIS PLAT.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
J.S.S.
COUNTY OF KANE)

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

OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

STATE OF _____)
J.S.S.
COUNTY OF _____)

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 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 SCHOOL DISTRICT(S) #129 _____

DATED THIS _____ DAY OF _____, A.D., 2023.

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

AFFIX CORPORATE SEAL IF APPROPRIATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
J.S.S.
COUNTY OF BOONE)

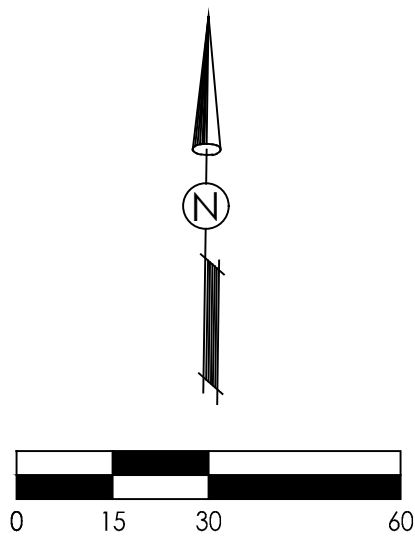
THIS IS TO CERTIFY THAT I, JEFFERSON J. BRAZAS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOTS 3, 4, 5, 6, 9, 10 AND 11, ALONG WITH THE VACATED 20.00 FOOT WIDE ALLEY CONTIGUOUS TO SAID LOTS 3, 4, 5, 6, 9, 10 AND 11 IN BLOCK 16 OF GALE'S ADDITION TO WEST AURORA, BEING A SUBDIVISION IN THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 21 AND IN THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT NUMBER 10022, RE-RECORDED MARCH 2, 1894, ALL 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 NUMBER 170320, PANEL NUMBER 17089C0339H, EFFECTIVE DATE 8/03/2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. FIELD WORK COMPLETED 04/04/2022

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF MAY, A.D., 2023.

FOR REVIEW

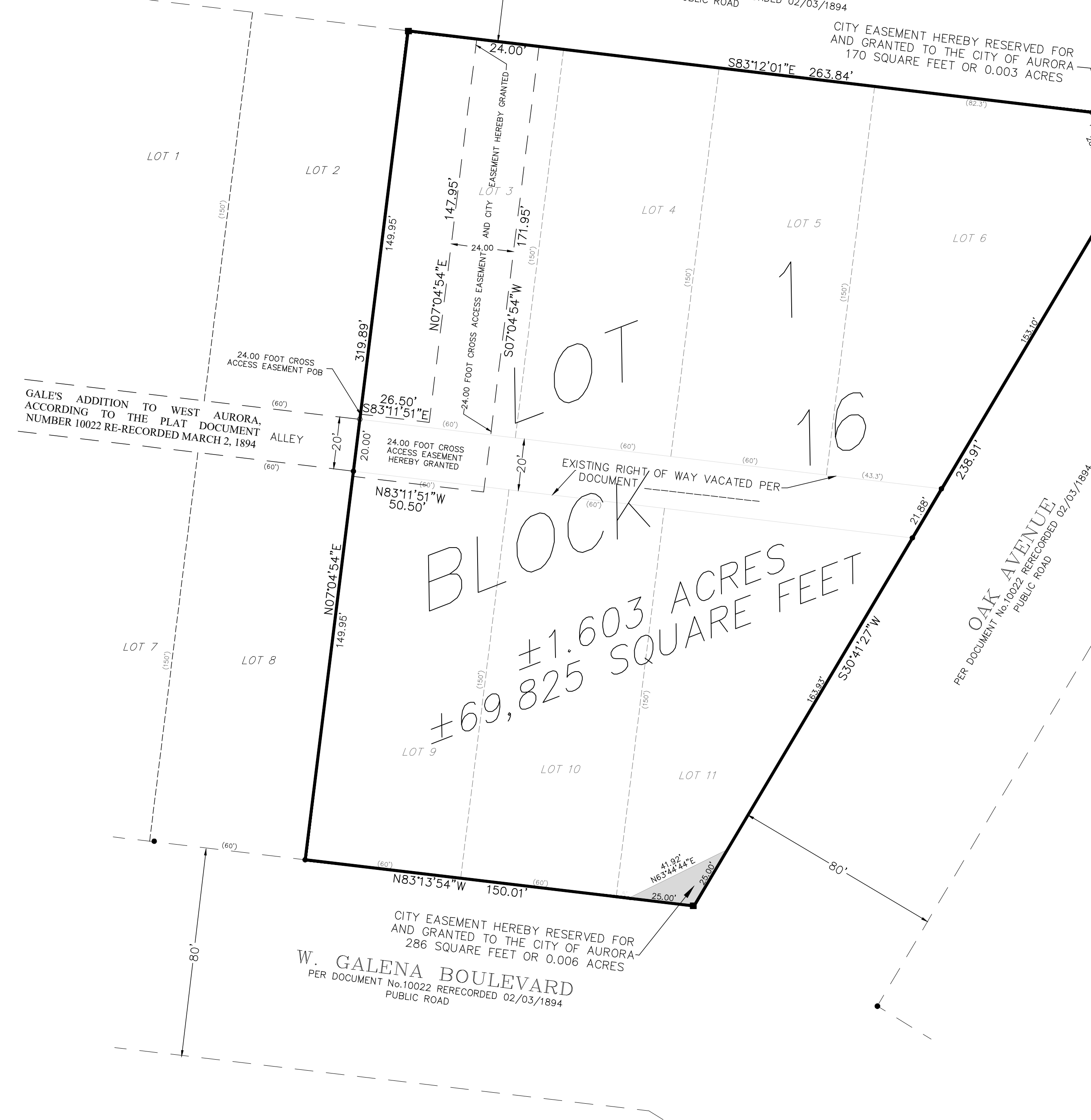
JEFFERSON J. BRAZAS ILLINOIS PROFESSIONAL LAND SURVEYOR #3538

EXP. 11/30/2024



LEGEND

- BOUNDARY OF SURVEY MONUMENT FOUND
- SET CONCRETE MONUMENT
- IRON PIN SET
- UTILITY POLE
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE



24.00 FOOT CROSS ACCESS EASEMENT LEGAL DESCRIPTION:
BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN BLOCK 16 OF GALE'S ADDITION TO WEST AURORA, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21 AND IN THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT NUMBER 10022, RE-RECORDED MARCH 2, 1894, SAID POINT BEING 2.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 83 DEGREES 11 MINUTES 51 SECONDS EAST, 28.50 FEET, PARALLEL WITH AND 2.00 FEET NORTH OF THE NORTH LINE OF A VACATED 20.00 FOOT WIDE ALLEY; THENCE NORTH 07 DEGREES 04 MINUTES 54 SECONDS EAST, 147.95 FEET, TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 83 DEGREES 12 MINUTES 01 SECONDS EAST, 24.00 FEET, ALONG SAID NORTH LINE; THENCE SOUTH 07 DEGREES 04 MINUTES 54 SECONDS WEST, 171.95 FEET, TO A LINE 2.00 FEET SOUTH OF SAID VACATED ALLEY; THENCE NORTH 83 DEGREES 11 MINUTES 51 SECONDS WEST, 50.50 FEET, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL WITH SAID VACATED ALLEY, TO THE WEST LINE OF LOT 9 IN SAID BLOCK 16; THENCE NORTH 07 DEGREES 04 MINUTES 54 SECONDS EAST, 24.00 FEET, TO THE POINT OF BEGINNING. ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. SAID PARCEL CONTAINS 4,763 SQUARE FEET OR 0.109 ACRES MORE OR LESS P.I.N. 15-21-283-006

CROSS-ACCESS EASEMENT
AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS, CITY OF AURORA, THE PUBLIC, FROM TIME TO TIME OF LOTS 1, 2, 7 AND 8, IN GALE'S ADDITION TO WEST AURORA 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 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.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, 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 AND TO THE PUBLIC RIGHT OF WAY. 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 LOTS 1, 2, 7 AND 8, IN GALE'S ADDITION TO WEST AURORA SUBDIVISION, _____ 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.

CITY EASEMENT PROVISIONS:
A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY EASEMENT" WHICH 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...