

# Final Plat of Scooter's Resubdivision

Being a Resubdivision of Lot 2 of Dolan Subdivision of part of Sections 9 and 10, Township 38 north, Range 8 east of the Third Principal Meridian in Kane County, Illinois.

The North Line of the Southwest Quarter of Section 10-38-8 (Heretofore Dedicated to the City of Aurora Per Doc. 2003K034908 N88°05'40"E 236.73 124.65 30' City Easement (Doc. 2011K002001) 30' Setback Line (Doc. 2011K002001) Lot 22,895 sq.ft. 0.526 acres 2 Lot 69,167 sq.ft. 1.588 acres R 0

#### City Easement Declaration

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 Granted Hereby" (the "Easement Premises,") 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 Premises, including but not limited to the following: 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 Premises 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 Premises for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the Easement Premises 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.

Development Data Table:

P.I.N.: 15-10-352-045 Area: 920,062 sq.ft., 2.1135 acres Ares of easement granted: 1,788 sq.ft., 0.041 acres

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Prepared for: Elevate Aurora LLC Plat of Resubdivision

SUBMITTED BY & RETURN TO:

CITY RESOLUTION : \_\_\_\_\_

PASSED ON: \_\_\_\_\_

44 E DOWNER PL, AURORA, IL 60505

CITY OF AURORA, ZONING & PLANNING DIVISION

Date: 7-12-2025

File: 24-122RP1

Job: 24-122

Sheet

1

of

2

Koru Group, PLLC 2056 Westings Ave. Suite 170
Naperville, IL 60563
IL Design Firm 8901–0012
331–444–KORU

#### Final Plat of Scooter's Resubdivision

Owner's Certificate

### State of Illinois County of Cook S.S.

This is to certify that Elevate Aurora LLC is the owner of the lands shown and described on the annexed plat and by its duly authorized

thereon shown.	nt the easement shown and declared herein and does edge and adopt the same under the style and title It is further certified that the lands platted herein oundaries of West Aurora School District 129.
Given thisd	ay of, A.D.2025.
oy: (manager)	Notary's Certificate
State of . County	Illinois of Cook \} S.S.
lo hereby certify	, a notary public in and for the County and State aforesaid that, as manager of Elevate Aurora LLC, known to me to be the same person whose name is subscribed
o the foregoing he execution of	certificate, appeared before me this day in person and acknowledged the annexed plat and accompanying instrument as being pursuant to and as their free and voluntary act and as the free and voluntary act
Given under my A.D.2025.	hand and notarial seal thisday of,
notary public	
	Mortgagee's Certificate
State of I	Illinois of Cook S.S.
nterest in the pla	that Heartland Bank and Trust Company, as holder of a mortgage atted lands per that certain mortgage recorded as Document 2021K078727, at its consent to the execution and placement of record of the annexed Plat.
Given seal this	day of, A.D.2025.
oy:	
(title)	
ttest: (title)	
	Notary's Certificate
o me to be the suppeared before and accompanying oluntary act and	
notary public	
	City Engineer's Certificate
State of E Counties	Illinois s of Kane, DuPage, Will & Kendall
, the undersigne Illinois, do hereb	ed, as City Engineer of the City of Aurora, Kane, DuPage, Kendall and Will Counties, by certify that this document is approved under my offices this day of, A.D., 20
City Engineer	
type or print na	me)
	Planning and Zoning Commission's Certificate
State of I Counties	Illinois s of Kane, DuPage, Will & Kendall
, the undersigne DuPage, Will an	ed, as Chairman of the Planning and Zoning Commission of the City of Aurora, Kane, d Kendall Counties, Illinois, do hereby certify that this document has been approved by d Zoning Commission this day of, A.D.,
	ning Commission, City of Aurora
Chairman	
лиантиап	

Surveyor's Certificate

#### State of Illinois County of DuPage S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed resubdivided and platted for the uses and purposes therein set forth the following described lands: Lot 2 of Dolan Subdivision, being a Resubdivision of part of the southeast quarter of Section 9, Township 38 north, Range 8 east of the Third Principal Meridian and also being a part of Blocks 1 and 2 and vacated Waubonsie Avenue of the George Acres, Aurora as recorded in Book 17, Page 18 of the Kane County Records in the City of Aurora, Kane County, Illinois.

Dimensions are shown in feet and decimal parts thereof.and are correct at 68° Fahrenheit. I further certify that the land 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 17089C0340H effective 8/3/2009, no portion of the platted lands is located within a special flood hazard area.

Iron pins identify all lot corners as shown on said plat. \_\_\_\_, A.D.2025. Given under my Hand and Seal this \_\_\_\_day of \_\_\_\_ Illinois Professional Land Surveyor 2967 Professional expires 11/30/26 Land Surveyor

Stormwater Statement

#### State of Illinois County of DuPage S.S.

To the best of my knowledge and belief, the drainage of surface waters will not be changed by the development of this subdivision or any part thereof, or that if said surface water drainage will be changed, adequate provision has been made for the collection and diversion of said waters into public areas or drains which the developer has a right to use, and that said surface waters will not be deposited on the lands of adjoining owners in such concentrations as may cause the accrual of damages to said adjoining owners as a result of said development.

Given under my Hand and Seal this \_\_\_\_day of \_\_\_\_\_, A.D.2025. Steven R. Kudwa, P.E. Professional Licensed Professional Engineer 54950

County Clerk's Certificate

### State of Illinois County of Kane S.S.

I, John A. Cunningham, 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 platted hereby. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at Geneva, Illinois, this \_\_\_\_day of \_\_\_\_\_\_, A.D., 20\_\_\_\_\_.

John A. Cunningham County Clerk

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 Department's Policy on Permits for Access Driveways to State Highways will be required by the Department.

District Engineer

County Recorder's Certificate

## State of Illinois County of Kane S.S.

I, Sandy Wegman, as Recorder of Deeds of Kane County do hereby certify that instrument number \_\_\_\_\_ we filed for record in the Recorder's Office of Kane County, Illinois on the \_\_\_\_day of \_\_\_\_\_\_, A.D., 20\_\_\_\_\_ at \_\_\_\_o'clock \_\_\_.M.

Sandy Wegman Kane County Recorder of Deeds

Mayor

City Council Certificate

State of Illinois Counties of Kane, DuPage, S.S. Will & Kendall

Approved this	day of	, A.D., 20	by the
City Council of the	City of Aurora, pursuant to		
Ordinance/Resoluti	on Number		

Attest: \_ City Clerk



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Prepared for: Elevate Aurora LLC

Plat Resubdivision

Sheet 2-20-2025 24-122RP2 of 24-122 Job: