

FINAL PLAT

JET BRITE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

City Resolution: _____Passed On: _____

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, 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.

STORMWATER CONTROL EASEMENT

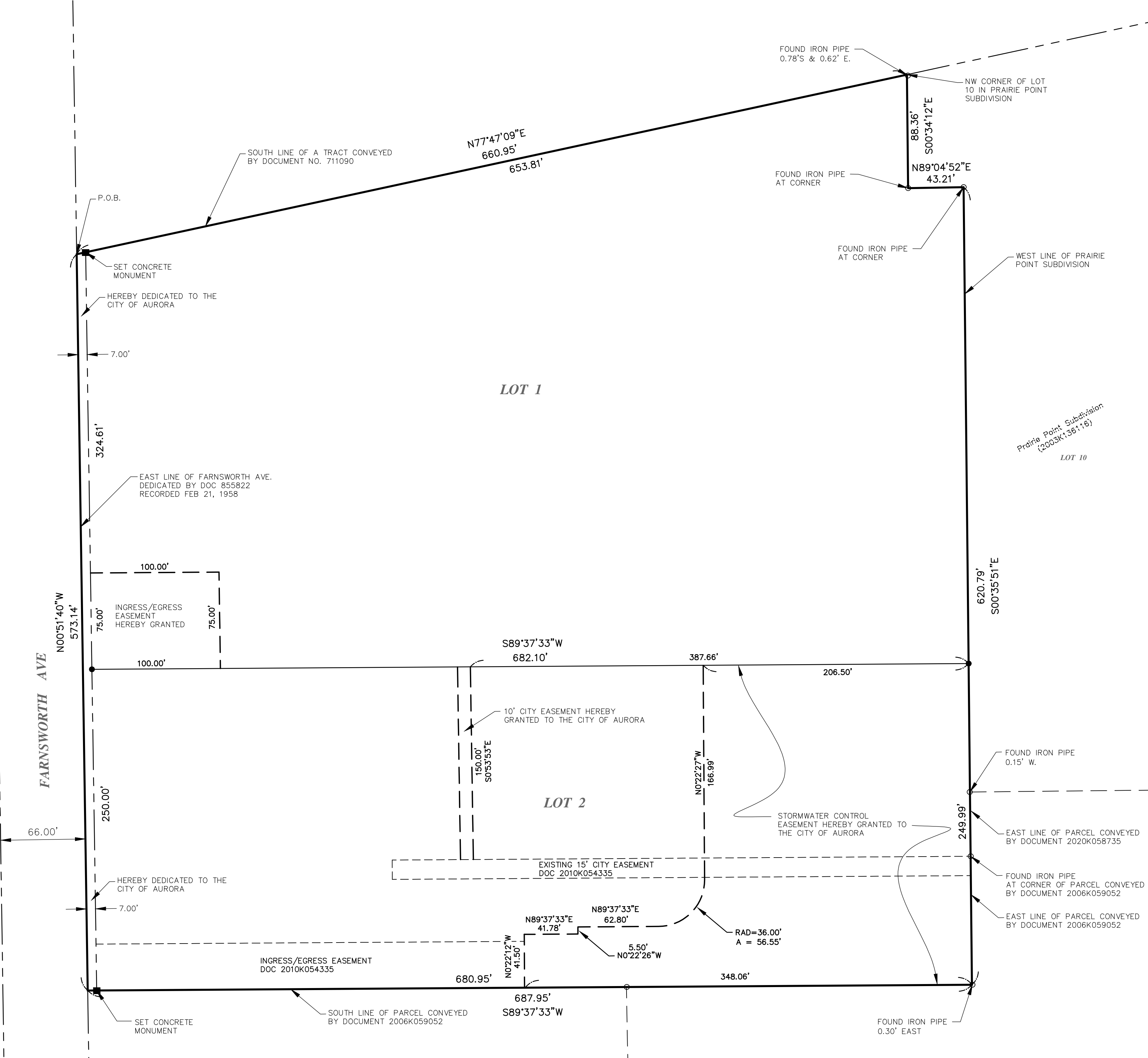
A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT"; FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED 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

INGRESS/EGRESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE DESIGNATED LOTS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS.



LEGEND

- = FOUND 3/4" IRON PIPE
- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT
- XXX.XX = MEASURED DISTANCE/BEARING
- (XXX.XX) = MEASURED DISTANCE/BEARING

----- EXISTING EASEMENT
===== SUBDIVISION BOUNDARY LINE
----- PROPOSED LOT LINE
----- EXISTING ROW
----- PROPOSED BUILDING SETBACK LINE
----- PROPOSED EASEMENT

0 50 100
SCALE FEET

BASIS OF BEARINGS IS NAD 83, ILL. EAST ZONE

LOT 1 =	266,589 SF	6.12 ACRES
LOT 2 =	170,375 SF	3.91 ACRES
ROW =	4017 SF	0.09 ACRES
TOTAL =	440982 SF	10.12 ACRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 711090 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS WITH THE EAST LINE OF FARNSWORTH AVENUE DEDICATED BY DOCUMENT 855822; THENCE NORTH 77 DEGREES 47 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF PRAIRIE POINTE SUBDIVISION RECORDED AS DOCUMENT 2003K136116; THENCE THE FOLLOWING (3) COURSES ALONG THE WEST LINE OF SAID PRAIRIE POINTE SUBDIVISION; (1) THENCE SOUTH 00 DEGREES 34 MINUTES 12 SECONDS EAST, 88.36 FEET; (2) THENCE NORTH 89 DEGREES 04 MINUTES 52 SECONDS EAST, 43.21 FEET; (3) THENCE 00 DEGREES 35 MINUTES 51 SECONDS EAST, ALONG SAID WEST LINE AND THE EAST LINE OF PARCELS CONVEYED BY DOCUMENTS 2006K059052 AND 2020K058735, 620.79 FEET TO THE SOUTH LINE OF SAID DOCUMENT 2006K059052; THENCE SOUTH 89 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, 687.95 FEET TO THE EAST LINE OF SAID FARNSWORTH AVENUE; THENCE NORTH 00 DEGREES 51 MINUTES 40 SECONDS WEST, ALONG SAID EAST LINE, 573.14 FEET TO THE POINT OF BEGINNING. 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 NUMBERS 34H AND 0342H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D., 2021.

FOR REVIEW ONLY

SIGNATURE 3581

MARK G. SCHELLER
PROFESSIONAL LAND SURVEYOR #3581
(EXPIRES 11-30-22)

ENGINEERING ENTERPRISES, INC.
52 WHEELER ROAD,
SUGAR GROVE, IL 60554

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK PERFORMED

Development Data Table: Final Plat Jet Brite Subdivision		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-12-301-007, 15-12-301-008 & 15-12-301-009		
b) Subject Property Area	10.12	Acres
	440982	Square Feet
c) Proposed Right-of-Way	0.09	Acres
	4017	Square Feet
	0	Linear Feet of Centerline
d) Proposed Easements	1.55	Acres
	67,401	Square Feet



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

OWNER:
NIMA PROPERTIES INC
590 KILDEER DR
BOLINGBROOK, IL 60440

PLAT OF SUBDIVISION

NO.	DATE	REVISIONS	DATE:	NOVEMBER 5, 2021
			PROJECT NO.	P20025
			FILE NO	P20025-SUBDIVISION
				PAGE 1 OF 2

FINAL PLAT

JET BRITE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

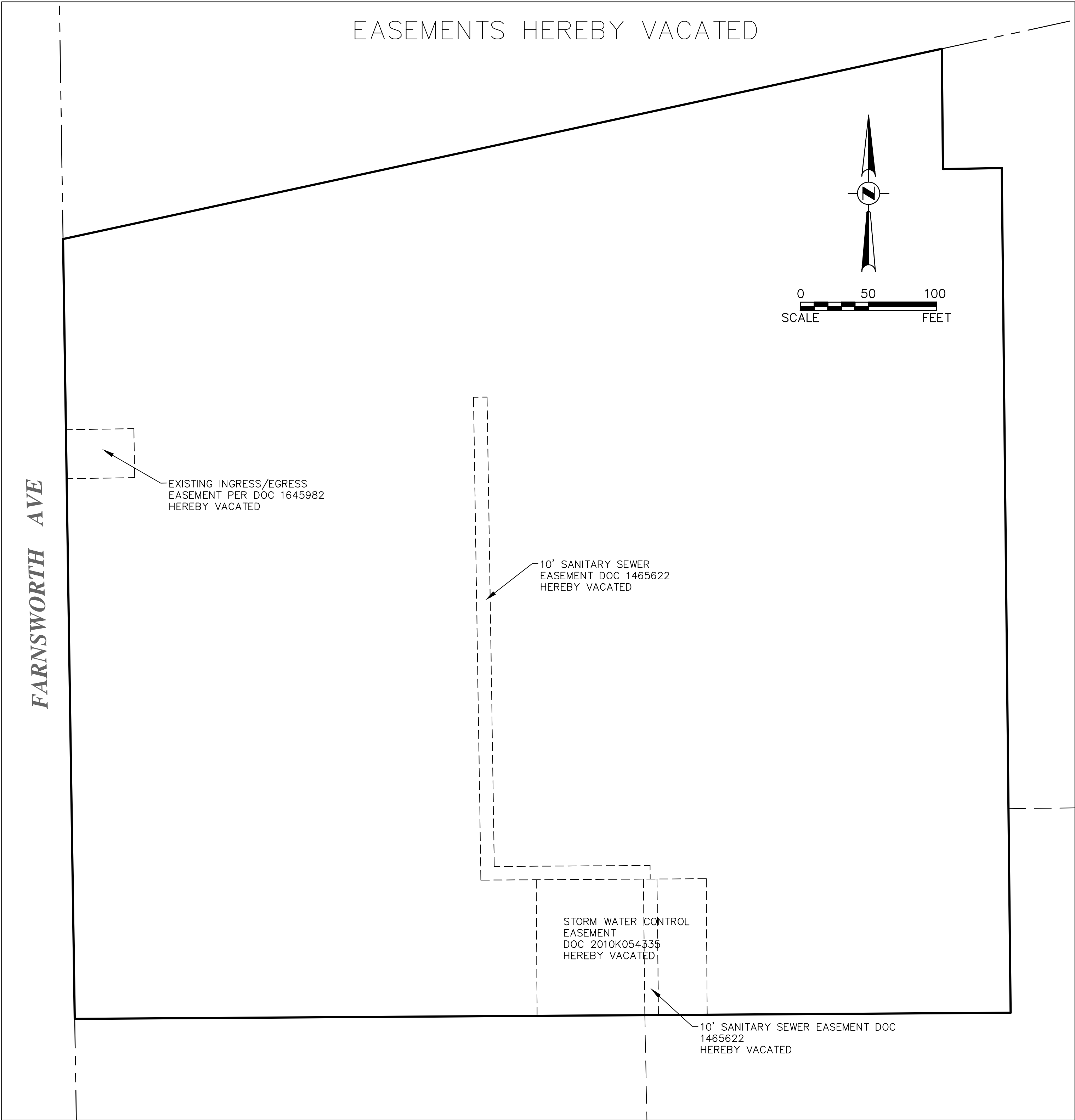
City Resolution: _____Passed On: _____

CITY ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
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., 2021.
CITY ENGINEER

PLANNING COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
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., 2021.
PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN
PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT
STATE OF ILLINOIS)
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



CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE CITY COUNCIL OF
THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER_____
BY: _____ MAYOR: RICHARD C. IRVIN
ATTEST: _____ CITY CLERK: JENNIFER STALLINGS

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
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 GENEVA, ILLINOIS,
THIS____DAY OF_____, A.D., 2021.
COUNTY CLERK
JOHN A. CUNNINGHAM

COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
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., 2019 AT _____ O'CLOCK ____M.
RECORDER OF DEEDS
SANDY WEGMAN

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT NIMA PROPERTIES INC, AN ILLINOIS 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 131.
DATED THIS _____ DAY OF _____, A.D., 2021.
NIMA PROPERTIES INC
590 KILDEER DR
BOLINGBROOK, IL 60440
PRESIDENT: _____ DAVE DALESANDRO
SECRETARY: _____

STATE OF ILLINOIS)
COUNTY OF KANE)
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., 2021.
NOTARY
PLEASE TYPE/PRINT NAME
MY COMMISSION EXPIRES:_____

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