

FINAL PLAT FOR  
ABBNEY MEADOWS  
SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

City Resolution: \_\_\_\_\_

Passed On: \_\_\_\_\_

SUBMITTED BY AND PLEASE RETURN TO:  
CITY OF AURORA PLANNING DIVISION  
44 E. DOWNER PLACE  
AURORA, IL 60507



80 40 0 80  
SCALE: 1 INCH = 80 FEET

LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple Dashed Lines)
	SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.  
THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°38'30" W.  
FIP = FOUND IRON PIPE (# AS SHOWN)  
FIR = FOUND IRON ROD (# AS SHOWN)  
LOTS 44, 45, 46, 47, 48, 49, 50 AND 51 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
A BLANKET CITY EASEMENT IS HEREBY GRANTED OVER LOT 44-51, INCLUSIVE. SEE PROVISIONS CONTAINED HEREIN.  
THE PRIVATE INTERNAL ROADWAYS WITHIN THE DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LOT AREA SUMMARY TABLE			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	11,047	26	11,047
2	9,259	27	9,656
3	11,047	28	8,094
4	11,047	29	9,656
5	11,047	30	9,656
6	11,047	31	7,400
7	11,047	32	9,259
8	11,047	33	4,141
9	11,047	34	6,439
10	11,047	35	4,141
11	5,463	36	5,463
12	6,507	37	4,141
13	5,463	38	5,233
14	5,463	39	4,141
15	5,463	40	4,141
16	4,323	41	4,141
17	4,323	42	4,141
18	5,463	43	5,233
19	4,141	44	138,020
20	5,463	45	66,983
21	5,463	46	42,854
22	4,141	47	67,055
23	11,047	48	80,487
24	11,047	49	150,670
25	9,259	50	127,433
		51	134,994

DEVELOPMENT DATA TABLE: FINAL PLAT  
EOLA PRESERVE

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER (PIN):	12-35-400-004
B. SUBDIVIDED AREA	31.882 Acres / 1,388,796 S.F.
C. PROPOSED R.O.W. DEDICATION	5.989 Ac. / 260,870 S.F. 4,051 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	18.561 Ac. / 808,496 S.F.

PREPARED FOR:  
LENNAR HOMES  
1700 E. GOLF ROAD  
SUITE 1100  
SCHAUMBURG, IL 60173

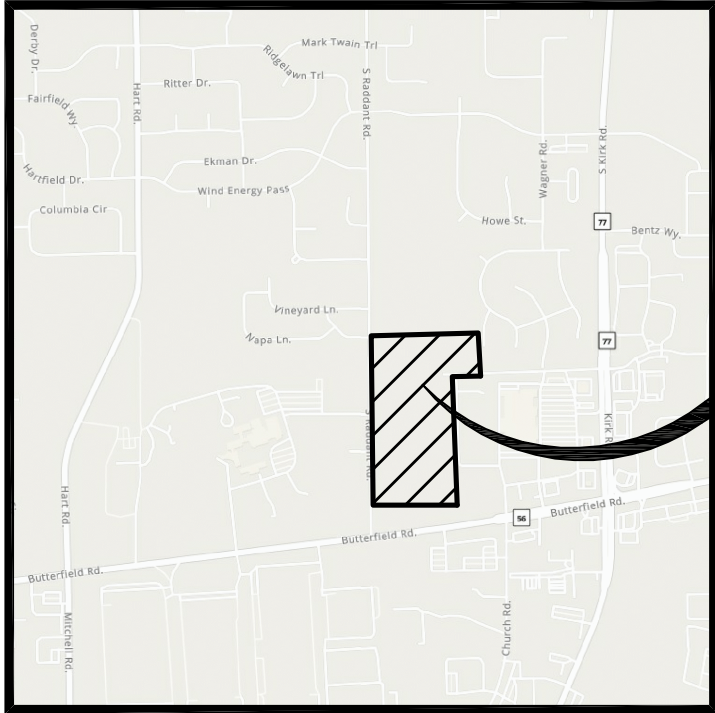
PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 608087 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: E-34  
COMPLETION DATE: 03-14-25 JOB NO.: 608.087  
PROJECT REFERENCE: 904.492

CHECKED BY:  
REVISED 03-27-25\AJB UPDATED STREET NAME  
REVISED 05-12-25\AJB PER CITY REVIEW

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VICINITY MAP

SITE  
LOCATION

S. LINE OF THE NE QUARTER  
SECTION 35-39-8  
N. LINE OF THE SE QUARTER  
SECTION 35-39-8

UNSUBDIVDED

N 88°24'42" E 1028.01'

(80')  
R.O.W.

HERETOFORE DEDICATED  
RADDANT ROAD PER DOC. 1329914, 1296399  
AND 96K024895

N 00°38'30" W 1620.54'

E. LINE OF RADDANT RD.  
PER DOC. 96K024895

UNSUBDIVDED

(80')  
R.O.W.

MESA LANE

OPEN AND PUBLIC  
HERETOFORE DEDICATED  
PER DOC. 2007K066321

S 02°11'46" E 1228.52'

TOWNHOMES AT SAVANNAH GROSSINGS  
PER DOC. 2007K03137

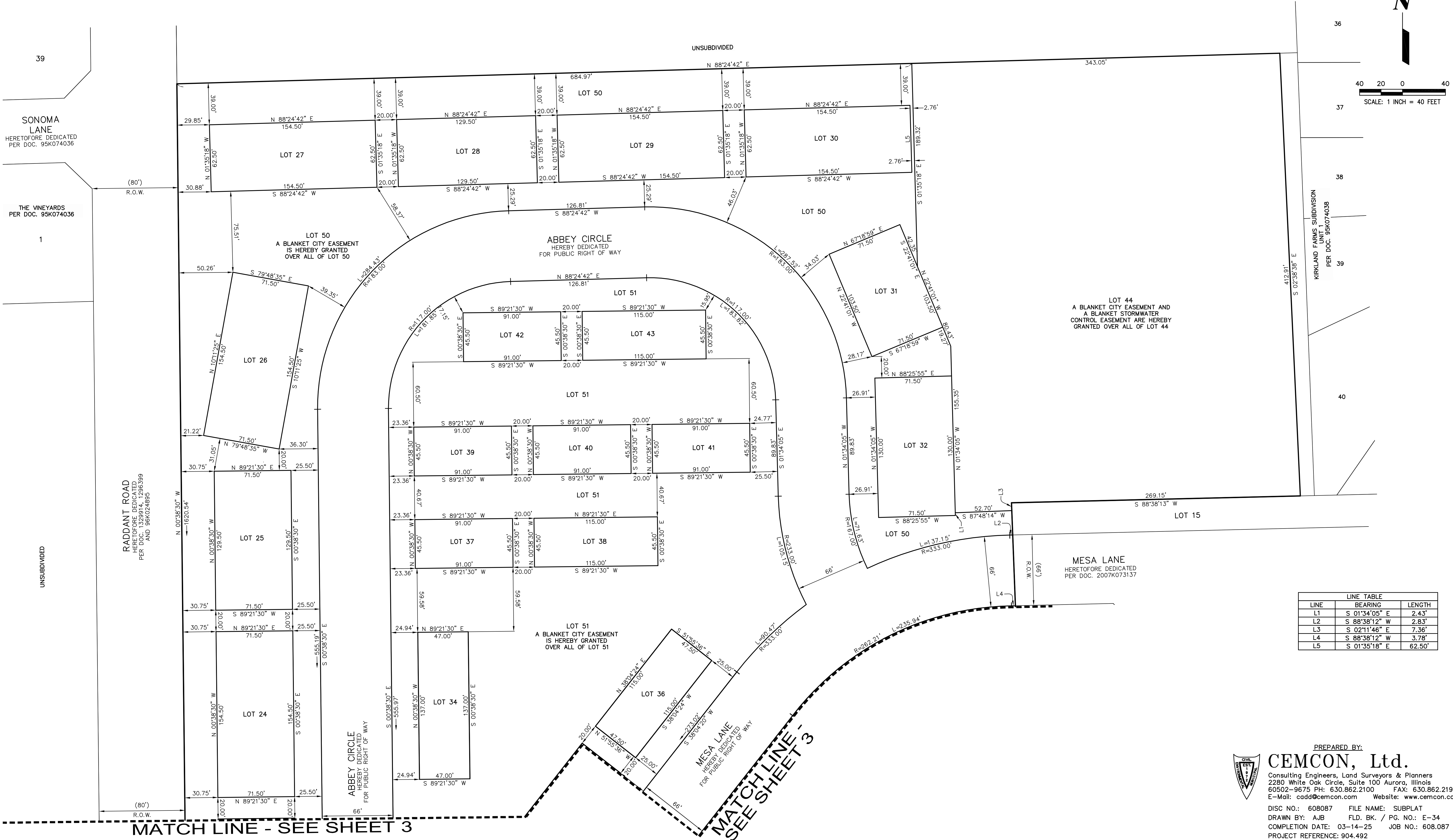
S 89°49'37" W 806.52'

UNSUBDIVDED


IL 56 (BUTTERFIELD ROAD)  
HERETOFORE DEDICATED

FINAL PLAT FOR  
ABBHEY MEADOWS  
SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°34'05" E	2.43'
L2	S 88°38'12" W	2.83'
L3	S 02°11'46" E	7.36'
L4	S 88°38'12" W	3.78'
L5	S 01°35'18" E	62.50'



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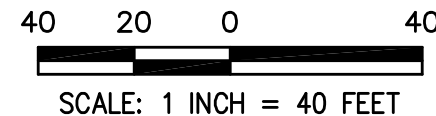
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DRAWING PATH: P:\0608087\DWG\SURVEY\DRAWINGS\PLATS\SUBPLATING

PLOT FILE CREATED: 5/12/2025 BY: TONY BLIS



PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	25.25'	183.00'	N 03°46'48" E

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: [cadd@cemcon.com](mailto:cadd@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

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REVISED 03-27-25\AJB UPDATED STREET NAME  
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PLOT FILE CREATED: 5/12/2025 BY: TONY BLISS

PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS

PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS

Match Line - See Sheet 3

UNSUBDIVIDED

RADDANT ROAD  
HEREBY DEDICATED  
PER DEC 13 2014 12:36:39  
AND 96K024895

LOT 3

LOT 4

LOT 5

LOT 6

LOT 8

LOT 11

LOT 12

LOT 47

LOT 48

LOT 49

A BLANKET CITY EASEMENT  
IS HEREBY GRANTED  
OVER ALL OF LOT 48

A BLANKET CITY EASEMENT  
IS HEREBY GRANTED  
OVER ALL OF LOT 49

A BLANKET CITY EASEMENT AND  
A BLANKET STORMWATER  
CONTROL EASEMENT ARE HEREBY  
GRANTED OVER ALL OF LOT 47

ABBAY CIRCLE  
HEREBY DEDICATED  
FOR PUBLIC RIGHT OF WAY

RECORDED PER DEC 13 2014 12:36:39  
AND 96K024895

SAVANNAH, GA

40 20 0 40

SCALE: 1 INCH = 40 FEET

22	
21	TOWNHOMES AT SAVANNAH CROSSINGS SER. 200-2007073137
20	
19	
18	
17	

93



Consulting Engineers, Land Surveyors & Planners  
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CHECKED BY:  
REVISED 03-27-25\AJB UPDATED STREET NAME  
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FINAL PLAT FOR  
ABBEEY MEADOWS  
SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 39 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT LENNAR HOMES 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 BATAVIA PUBLIC SCHOOL DISTRICT 101.

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PLEASE PRINT NAME, TITLE

LENNAR HOMES  
1700 E. GOLF ROAD  
SUITE 100  
SCHAUMBURG, IL 60173

AFFIX CORPORATE SEAL  
IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF DUPAGE )

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., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY

AFFIX SEAL  
\_\_\_\_\_  
PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL 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

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
SS  
COUNTY OF DUPAGE )

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
SS.  
COUNTY OF DuPAGE )

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 EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 282.27 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 46 SECONDS EAST, 1228.52 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TOWNHOMES AT SAVANNAH CROSSING 806.52 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 1,620.54 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST 1044.28 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE 412.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 13.12 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION; THENCE NORTH 02 DEGREES 38 MINUTES 38 SECONDS WEST, 412.91 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST, 16.27 FEET TO THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 412.92 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN 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 PANEL NUMBER 17089C0333H, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

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

\_\_\_\_\_  
JEFFREY R. PANKOW  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026  
ILLINOIS PROFESSIONAL LAND SURVEYOR FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2027

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

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
SS  
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 AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION, CITY OF AURORA

\_\_\_\_\_  
CHAIRMAN

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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NO. \_\_\_\_\_.

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

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

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
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., 20\_\_\_\_.

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

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

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
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., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

\_\_\_\_\_  
RECORDER OF DEEDS

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

BLANKET CITY EASEMENT

A BLANKET 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 "BLANKET 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 "BLANKET 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 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, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASE FILE NUMBER \_\_\_\_\_.

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.

PREPARED BY:



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CHECKED BY:  
REVISED 03-27-25\AJB UPDATED STREET NAME  
REVISED 05-12-25\AJB PER CITY REVIEW