

OWNER'S CERTIFICATE - EASEMENT

PARCEL 15-19-201-012

I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS TRUST NO. \_\_\_\_\_ DATED \_\_\_\_\_, DO HEREBY CERTIFY THAT SAID TRUST IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND AS SAID AGENT, AND NOT PERSONALLY, DO HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

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

SIGNATURE \_\_\_\_\_

ATTEST SIGNATURE \_\_\_\_\_

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORS OF THE OWNER'S CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK, AS TRUSTEE AFORESAID, FOR THE USES THEREIN SET FORTH, AND THEN AND THERE DID AFFIX THE CORPORATE SEAL OF SAID BANK AS THE TRUSTEE AFORESAID FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY \_\_\_\_\_

OWNER'S CERTIFICATE - EASEMENT

PARCEL 15-19-201-028

THIS IS TO CERTIFY THAT \_\_\_\_\_ (NAME) \_\_\_\_\_, A \_\_\_\_\_ (TYPE/STATE) \_\_\_\_\_ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

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

SIGNATURE \_\_\_\_\_

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

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

NOTARY \_\_\_\_\_

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

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
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 \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF AURORA, PERSUANT TO ORDINANCE/ RESOLUTION NUMBER \_\_\_\_\_

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

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

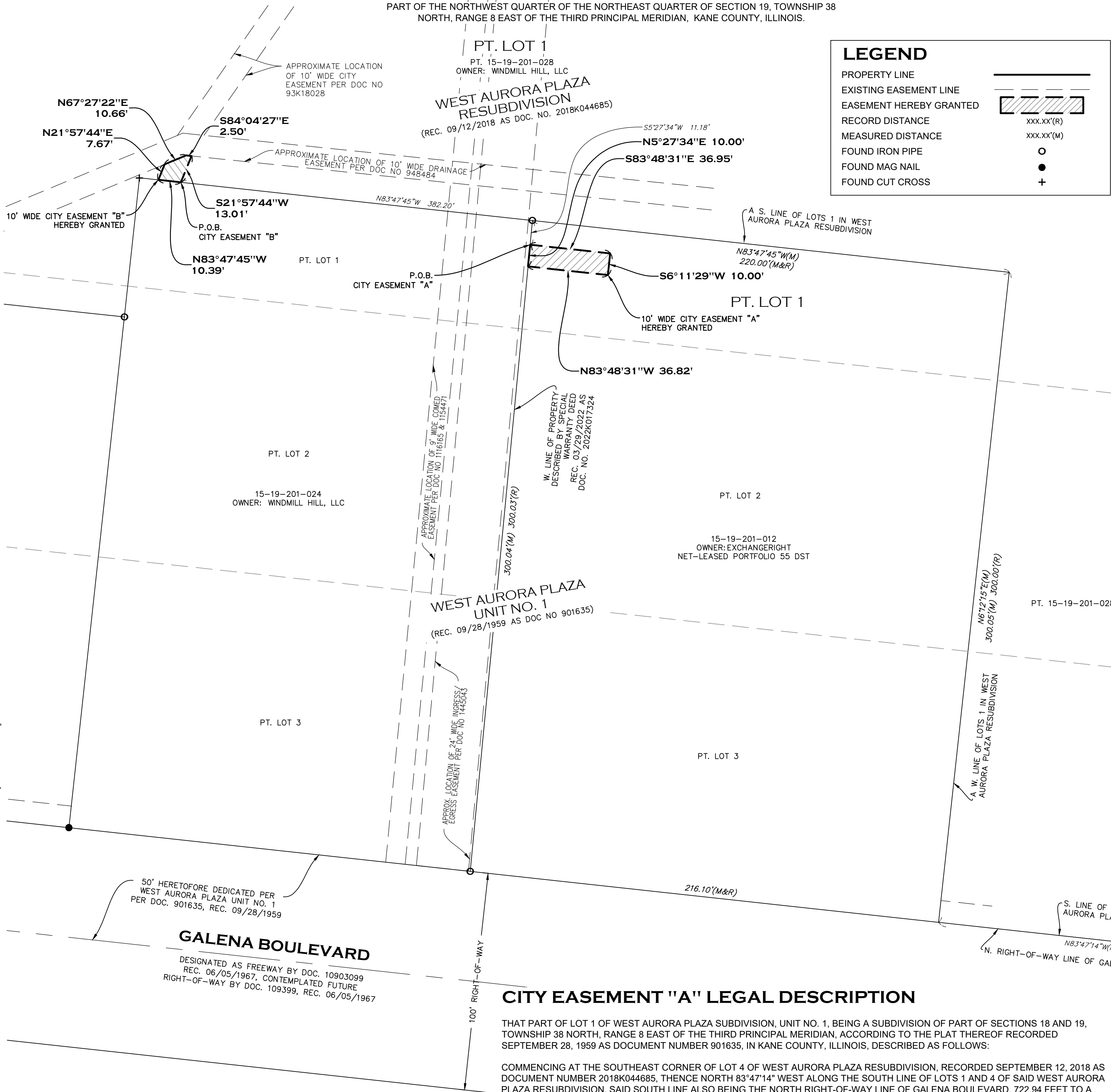
CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK \_\_\_\_\_

PLAT OF EASEMENT



CITY EASEMENT "A" LEGAL DESCRIPTION

THAT PART OF LOT 1 OF WEST AURORA PLAZA SUBDIVISION, UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT NUMBER 901635, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF WEST AURORA PLAZA RESUBDIVISION, RECORDED SEPTEMBER 12, 2018 AS DOCUMENT NUMBER 2018K044685, THENCE NORTH 83°47'14" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 4 OF SAID WEST AURORA PLAZA RESUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD, 722.94 FEET TO A WESTERLY LINE OF LOT 1 IN SAID WEST AURORA PLAZA RESUBDIVISION; THENCE NORTH 83°47'45" WEST ALONG SAID SOUTHERLY LINE, 220.00 FEET TO THE WEST LINE OF THE PROPERTY DESCRIBED BY THE WARRANTY DEED RECORDED MARCH 29, 2022 AS DOCUMENT NUMBER 2022K017324; THENCE SOUTH 5°27'34" WEST ALONG SAID WEST LINE, 11.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°48'31" EAST, 36.95 FEET; THENCE SOUTH 6°11'29" WEST, 10.00 FEET; THENCE NORTH 83°48'31" WEST, 36.82 FEET; THENCE NORTH 5°27'34" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 369 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS.

CITY EASEMENT "B" LEGAL DESCRIPTION

THAT PART OF LOT 1 OF WEST AURORA PLAZA RESUBDIVISION, BEING PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 2018 AS DOCUMENT NUMBER 2018K044685, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SAID WEST AURORA PLAZA RESUBDIVISION, THENCE NORTH 83°47'14" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 4 OF SAID WEST AURORA PLAZA RESUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD, 722.94 FEET TO A WESTERLY LINE OF LOT 1 IN SAID WEST AURORA PLAZA RESUBDIVISION; THENCE NORTH 83°47'15" EAST ALONG SAID WESTERLY LINE, 300.05 FEET TO A SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 83°47'45" WEST ALONG SAID SOUTHERLY LINE, 382.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°47'45" WEST ALONG SAID SOUTHERLY LINE, 10.39 FEET; THENCE NORTH 21°57'44" EAST, 7.67 FEET, MORE OR LESS, TO A SOUTHERLY LINE OF A 10 FOOT WIDE DRAINAGE EASEMENT RECORDED AS DOCUMENT NUMBER 948484; THENCE 67°27'22" EAST ALONG SAID SOUTHERLY LINE, 10.66 FEET; THENCE SOUTH 84°04'27" EAST ALONG A SOUTHERLY LINE OF SAID EASEMENT, 2.50 FEET; THENCE SOUTH 21°57'44" WEST, 13.01 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 110 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

TAX PARCEL ID # 15-19-201-012  
15-19-201-028

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

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 NO. \_\_\_\_\_ 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 \_\_\_\_\_

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.

SURVEYOR'S NOTES

- BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
- FIELD WORK COMPLETED 04/09/2024
- ONLY THOSE RECORD EASEMENTS PROVIDED BY CLIENT ARE SHOWN HEREON. REFER TO DEED, TITLE INSURANCE POLICY, AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- IMPROVEMENTS ARE NOT SHOWN HEREON. PLEASE CONSULT A CURRENT PLAT OF SURVEY FOR CURRENT SITE CONDITIONS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING AN EASEMENT TO THE CITY OF AURORA FOR THE THE PURPOSES STATED HEREON, AND THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

JONATHAN D. SPINAZZOLA  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868  
MERITCORP, LLC  
4222 MERIDIAN PARKWAY, SUITE 112  
AURORA, IL 60504  
CURRENT LICENSE EXPIRES NOVEMBER 30, 2024.

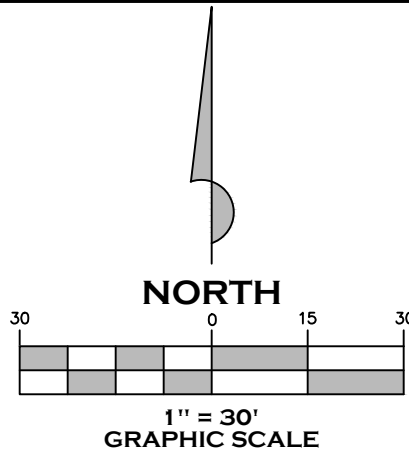
THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF ILLINOIS.

DEVELOPMENT DATA TABLE: PLAT OF EASEMENT		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBERS (PINS):	15-19-201-012, 15-19-201-028	
B) RIGHT-OF-WAY BEING DEDICATED	0	ACRES
	0	SQUARE FEET
C) CITY EASEMENT (OVERALL)	0.011**	ACRES
	479**	SQUARE FEET

\*\* 369 SF/0.009 AC IN 15-19-201-012  
110 SF/0.002 AC IN 15-19-201-028

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MeritCorp



DESCRIPTION: \_\_\_\_\_  
ISSUED TO CLIENT \_\_\_\_\_  
PER CITY COMMENTS DATED 08/14/2024

DATE: 07/26/2024  
08/29/2024

MeritCorp  
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

4222 Meridian Parkway, Suite 112

Aurora, IL 60504

Office 630.554.6655

Lic. No. 184-005860

www.meritcorp.com

Other Office Locations:

Gurnee, IL

1977 W. GALENA BOULEVARD  
AURORA IL, 60506

PLAT OF EASEMENT

PROJECT NO. M24053

DRAWN BY: REW

CHECKED BY: JDS

SHEET NO. 1 / 1