

PLAT OF EASEMENT

EASEMENT
HEREBY GRANTED



CITY RESOLUTION: _____ PASSED ON: _____

LEGAL DESCRIPTION OF PROPERTY:

PARCEL 1:
LOT 1 IN MERIDIAN PARKWAY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 7, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 2000 AS DOCUMENT R2000-077873 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE SECOND RESTATED AGREEMENT RECORDED MARCH 9, 2000 AS DOCUMENT R2000-034312 FOR INGRESS AND EGRESS OVER THAT PORTION OF LOTS 1 AND 2 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 7 AS SHOWN ON EXHIBIT D ATTACHED THERETO AND AS CREATED BY CROSS ACCESS EASEMENT SHOWN ON PLAT OF RESUBDIVISION RECORDED MAY 24, 2000 AS DOCUMENT R2000-077873 FOR INGRESS AND EGRESS OVER PORTIONS OF LOTS 1 AND 2 IN MERIDIAN PARKWAY RESUBDIVISION [EXCEPTING THAT PORTION FALLING WITHIN ABOVE PARCEL 1].



North
Scale 1" = 40'

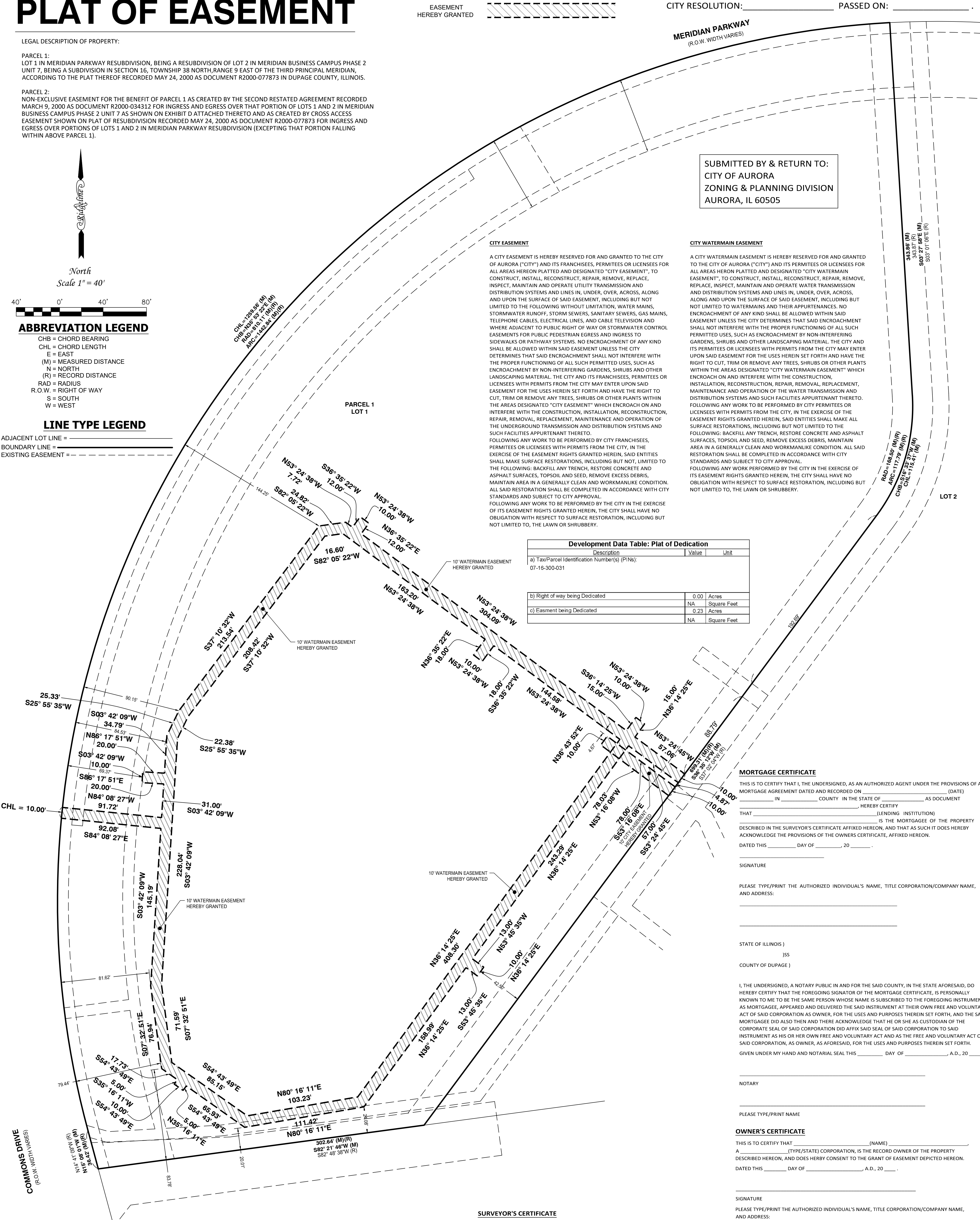


ABBREVIATION LEGEND

CHB = CHORD BEARING
CHL = CHORD LENGTH
E = EAST
(M) = MEASURED DISTANCE
N = NORTH
(R) = RECORD DISTANCE
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST

LINE TYPE LEGEND

ADJACENT LOT LINE = _____
BOUNDARY LINE = _____
EXISTING EASEMENT = _____



SUBMITTED BY & RETURN TO:
CITY OF AURORA
ZONING & PLANNING DIVISION
AURORA, IL 60505

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.

CITY WATERMAIN EASEMENT

A CITY WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS PERMITEES OR LICENSEES FOR ALL AREAS HERON PLATTED AND DESIGNATED "CITY WATERMAIN EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO WATERMAINS AND THEIR APPURTENANCES. 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 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 WATERMAIN EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO. FOLLOWING ANY WORK TO BE PERFORMED BY CITY PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE ALL 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 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: Plat of Dedication		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-16-300-031		
b) Right of way being Dedicated	0.00	Acres
	NA	Square Feet
c) Easment being Dedicated	0.23	Acres
	NA	Square Feet

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____, HEREBY CERTIFY THAT _____ (LENDING INSTITUTION) IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE

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

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY

PLEASE TYPE/PRINT NAME

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ (NAME) A _____ (TYPE/STATE) CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HERBY 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 _____)
JSS
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 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 CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY DEDICATED TO THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS, AND ACCEPTED BY RESOLUTION NUMBER _____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, 20____.

CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
JSS
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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEDICATING SAID PROPERTY TO THE CITY OF AURORA FOR PUBLIC RIGHT-OF-WAY, AND THAT THIS PLAT OF DEDICATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

SIGNATURE

JIANFENG HUA P.L.S.

RIDGELINE CONSULTANTS LLC.

1661 AUCUTT ROAD

MONTGOMERY, ILLINOIS

P.L.S. 4071

SHEET
1
OF
1

PREPARED FOR:

WARE MALCOMB

PROPERTY ADDRESS: 4245 MERIDIAN PARKWAY
AURORA, ILLINOIS



Ridgeline Consultants LLC

Illinois Professional Design Firm No. 184-004766

1661 Aucutt Road, Montgomery, IL 60539

PH: 630.801.7927 FAX: 630.701.1385

Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026

Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC
JH	09/11/25	REVISED PER CITY REVIEW COMMENTS

BOOK:	DWG. SIZE: D
DRAWN: TMS	CHECKED: JH

DATE: 7-8-2025	
PROJECT NO.	2024-0385