

# FINAL PLAT

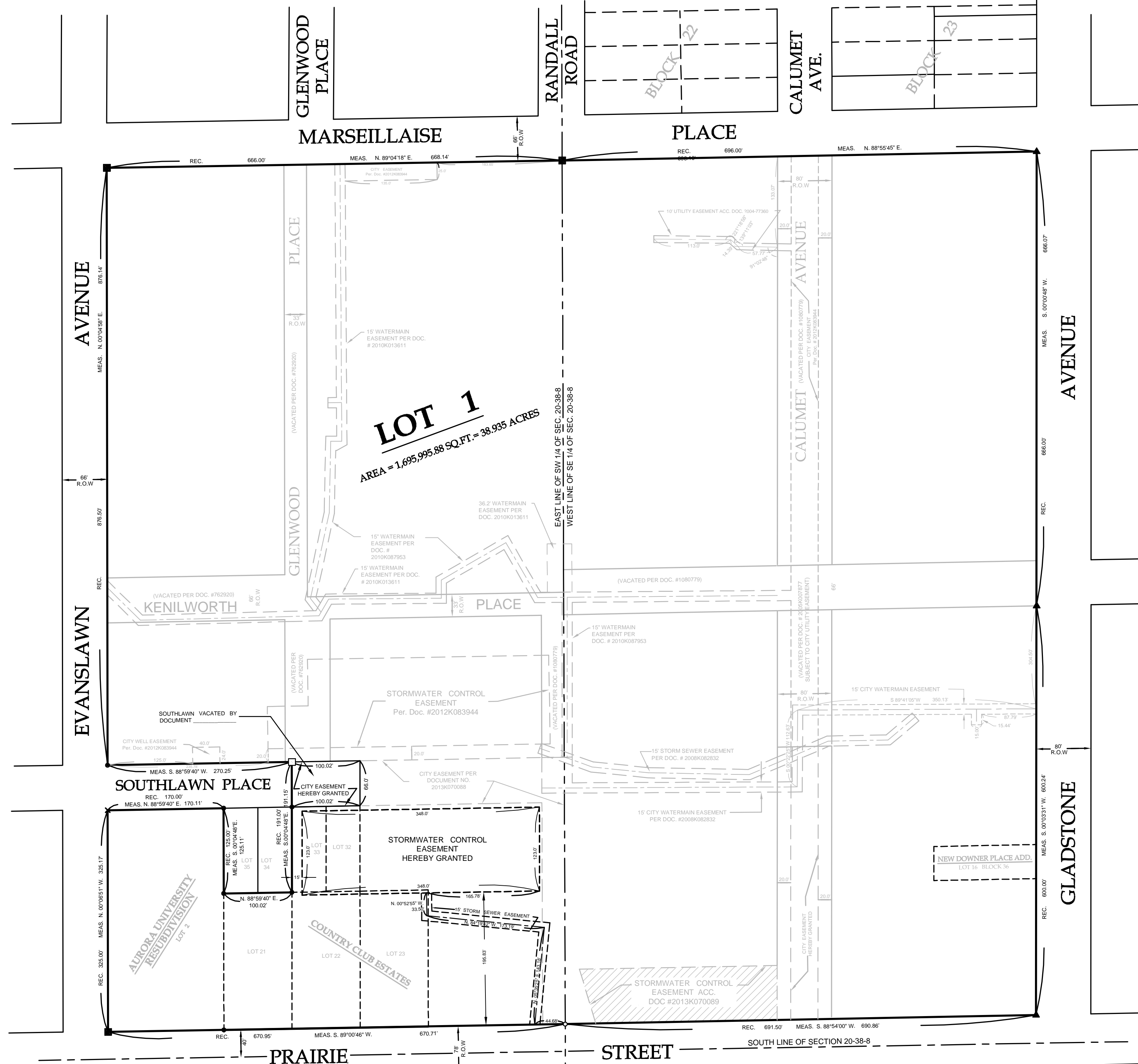
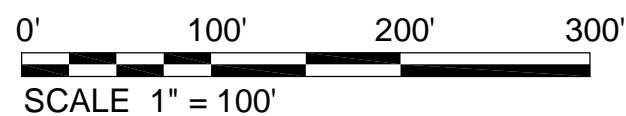
OF

# AURORA UNIVERSITY 2ND RESUBDIVISION

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

Passed on: \_\_\_\_\_

BEING A RESUBDIVISION OF AURORA UNIVERSITY 1ST RESUBDIVISION AND PART OF LOTS 21, 22, 23, 32 AND 33 IN COUNTRY CLUB ESTATES AND LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



**LOT 1**  
AREA = 1,695,995.88 SQ.FT. = 38.935 ACRES

**Development Data Table: Final Plat**

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-20-382-000; 15-20-382-011; 15-20-382-012; 15-20-382-020; 15-20-481-000; 15-20-454-019		
b) Subdivided Area	38.935	Acres
c) Proposed New Right-of-way	1,895,995.88	Square Feet
d) Proposed New Easements	0.983	Acres
	42,804	Square Feet

**NOTE:**

PROPERTY SUBJECT TO EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREIN.

PROPERTY SUBJECT TO A BLANKET EASEMENT TO COMMONWEALTH EDISON COMPANY PER DOCUMENT # 2004K114716.

- LEGEND:**
- ▲ FOUND STONE
  - FOUND IRON
  - SET IRON
  - SET CONCRETE MONUMENT
  - × SET CROSS "X" IN WALK

**OWNER/PETITIONER:**  
AURORA UNIVERSITY  
347 GLADSTONE AVE.  
AURORA, ILLINOIS 60506

PREPARED SEPTEMBER 6, 2018  
REVISED SEPTEMBER 20, 2018  
REVISED SEPTEMBER 29, 2018



**RB & ASSOCIATES CONSULTING, INC**

4 W MAIN STREET  
PLANO, IL 60545  
(630) 552-7452

DESIGN FIRM #  
184-004475  
www.rb-associates.net

FINAL PLAT  
OF  
**AURORA UNIVERSITY 2ND RESUBDIVISION**

BEING A RESUBDIVISION OF AURORA UNIVERSITY 1ST RESUBDIVISION AND PART OF LOTS 21, 22, 23,  
32 AND 33 IN COUNTRY CLUB ESTATES AND LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION  
BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF KENDALL)

THIS IS TO CERTIFY, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY;

LOTS 1 & 2 OF AURORA UNIVERSITY 1ST RESUBDIVISION BEING A RESUBDIVISION OF AURORA UNIVERSITY SUBDIVISION AND LOTS 21, 22, 23, 32 AND 33 OF COUNTRY CLUB ESTATES AND LOT 16 IN BLOCK 36 OF NEW DOWNER PLACE ADDITION ALL LOCATED WITHIN THE SOUTH HALF OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 PROVISION 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 17089C, PANEL NUMBER 0338H, EFFECTIVE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352  
REGISTRATION EXPIRES 11-30-2018  
RONALD D. BAUER PLS/PRES.  
RB & ASSOCIATES CONSULTING, INC.  
4 W. MAIN STREET, PLANO, ILLINOIS 60545

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT AURORA UNIVERSITY IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-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 WITH THE LIMITS OF SCHOOL DISTRICT 129.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

SHARON W. MAXWELL - VICE PRESIDENT OF FINANCE  
OWNERS NAME & ADDRESS  
AURORA UNIVERSITY  
347 GLADSTONE AVE, AURORA, IL 60506

NOTARY PUBLIC

STATE OF ILLINOIS )  
                          )SS  
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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

SIGNATURE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. \_\_\_\_\_,

RICHARD C. IRVIN - MAYOR

CITY CLERK

WENDY McCAMBRIDGE  
PRINT NAME

CITY ENGINEER'S CERTIFICATE

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., 2018.

KENNETH SCHROTH - CITY ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
                          )SS  
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

PRINT NAME

ENGINEER

PRINT NAME

PLANNING 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 COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

CHAIRMAN

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, STORM WATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORM WATER 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 ONTO 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.

STORM WATER CONTROL EASEMENT

A STORM WATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS STORM WATER CONTROL EASEMENT FOR A STORM WATER 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 STORM WATER 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 ANYTIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORM WATER 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 "STORM WATER 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.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF KANE )

I, THE UNDERSIGNED, AS THE AS COUNTY CLERK OF KANE COUNTY 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. 2018.

JOHN A. CUNNINGHAM - COUNTY CLERK

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 NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

SANDY WEGMAN - RECORDER OF DEEDS