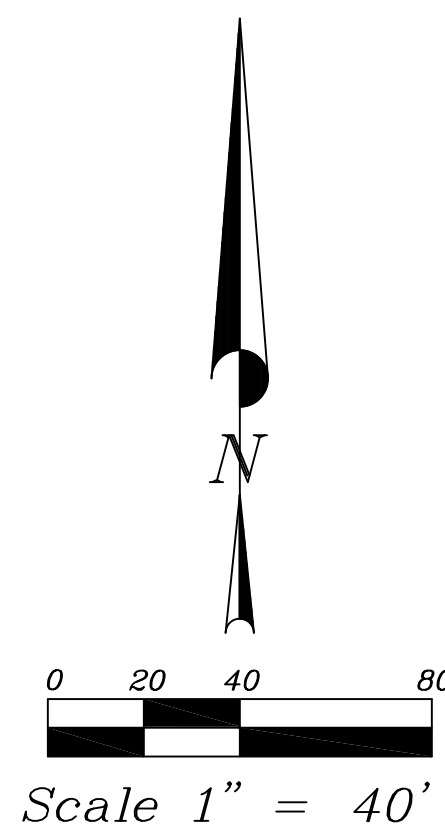


P.I.N.: 14-12-209-002 (LOT 11)
 14-12-209-001 (LOT 12)
 14-12-210-003 (LOT 13)
 14-12-210-001 (LOT 14)

FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION

OF
 PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS,

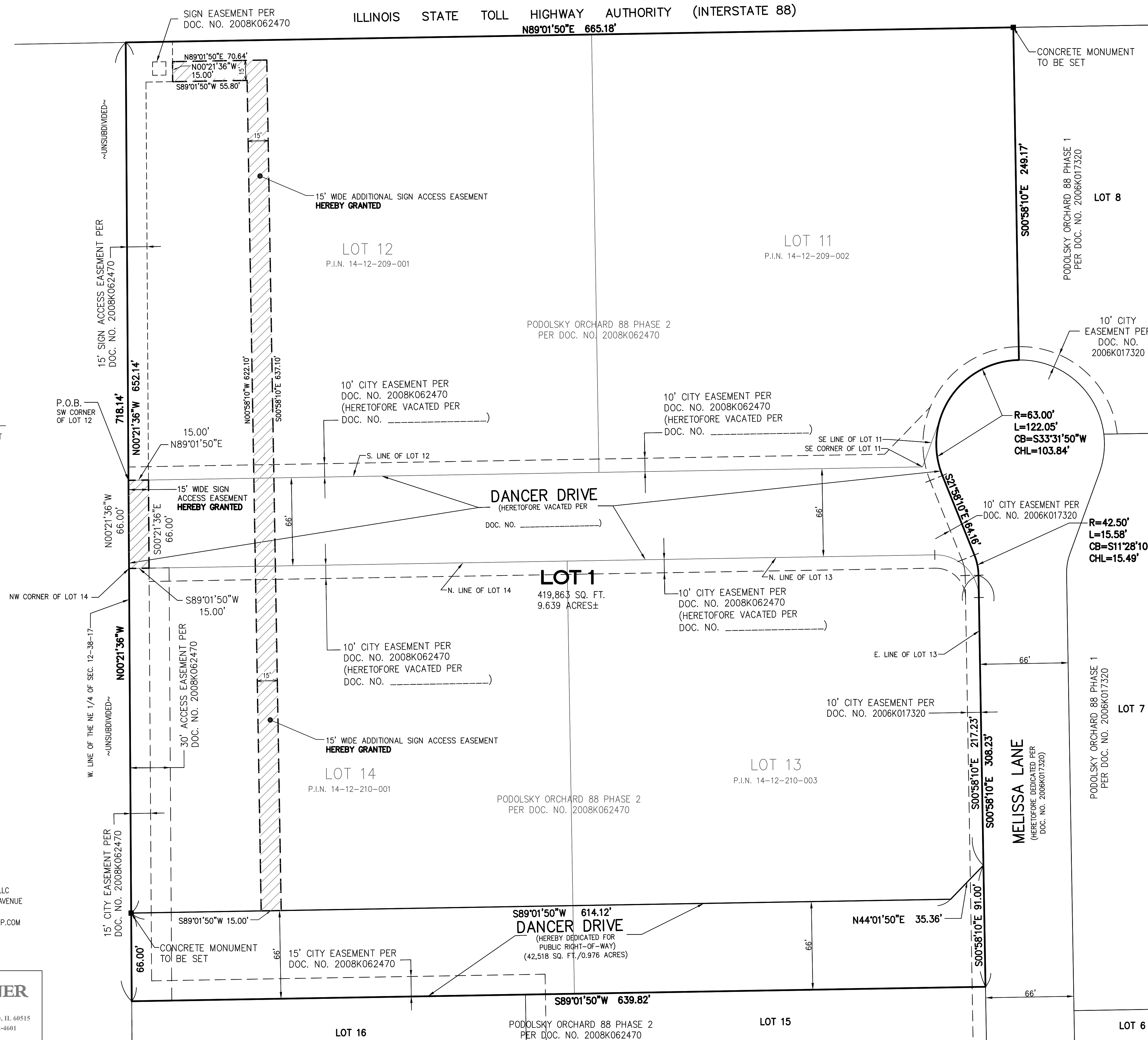
CITY RESOLUTION: _____
 PASSED ON: _____



BASIS OF BEARINGS
 ILLINOIS STATE PLANE
 EAST ZONE (NAD83)

LEGEND

■	CONCRETE MONUMENT TO BE SET
B.S.L.	BUILDING SETBACK LINE
P.S.L.	PARKING SETBACK LINE
P.I.N.	PARCEL IDENTIFICATION NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST



SIGN ACCESS EASEMENT AND ADDITIONAL SIGN ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ORCHARD 88 BUSINESS PARK OWNER'S ASSOCIATION (PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ORCHARD 88 BUSINESS PARK), ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION") IN, ON, OVER, UPON, ACROSS, UNDER AND THROUGH THOSE AREAS DEPICTED ON THIS PLAT AS "SIGN ACCESS EASEMENT HEREBY GRANTED" AND "ADDITIONAL SIGN ACCESS EASEMENT HEREBY GRANTED" FOR THE PURPOSE OF AFFORDING INGRESS AND EGRESS TO THOSE AREAS DEPICTED ON THIS PLAT AS "SIGN ACCESS EASEMENT HEREBY GRANTED" AND "ADDITIONAL SIGN ACCESS EASEMENT HEREBY GRANTED". SAID EASEMENT HEREBY GRANTED IS A PERPETUAL EASEMENT AND SHALL RUN WITH THE LAND AND ALL COVENANTS, AGREEMENTS, TERMS, CONDITIONS, OBLIGATIONS, RIGHTS AND INTEREST HEREIN CONTAINED ARE PROVIDED FOR AND SHALL LIKEWISE INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS, EXECUTORS, SUCCESSORS, GRANTEEES, LESSEES, INVITEES AND ASSIGNS.

DEVELOPMENT DATA TABLE:
 FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION

DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBERS (P.I.N.S):	14-12-209-001 14-12-209-002 14-12-210-001 14-12-210-003	
B) SUBDIVIDED AREA	10.615	ACRES
	462,381	SQUARE FEET
C) PROPOSED RIGHT-OF-WAY	0.976	ACRES
	42,518	SQUARE FEET
D) PROPOSED EASEMENTS	0.895	ACRES
	38,997	SQUARE FEET

OWNER
 ORCHARD 88 TMG, LLC
 5520 WEST TOUHY AVENUE
 SKOKIE, IL 60077
 BMISNER@MISSNERGROUP.COM
 (847) 657-8877

PETITIONER
 ORCHARD 88 TMG, LLC
 5520 WEST TOUHY AVENUE
 SKOKIE, IL 60077
 BOB@MISSNERGROUP.COM
 (847) 972-5350

JACOB & HEFNER ASSOCIATES
 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com

REVISED: 05/29/18 ADDED ADDITIONAL SIGN ACCESS EASEMENT (TLA)
 REVISED: 05/14/18 PER CITY ENGINEER COMMENTS (TGW)
 REVISED: 04/19/18 REV. PROVISIONS PER CLIENT COMMENTS (TGW)
 REVISED: 04/04/18 PER CITY COMMENTS (CJS)
 REVISED: 02/26/18 ADDED SIGN ACCESS EASEMENT PROVISIONS
 REVISED: 02/01/18 PER CITY COMMENTS (HG)
 REVISED: 11/03/15 PER CITY COMMENTS (REW)
 REVISED: 10/19/15 PER CITY COMMENTS (REW)
 REVISED: 09/24/15 NEW ROAD DEDICATION (REW)

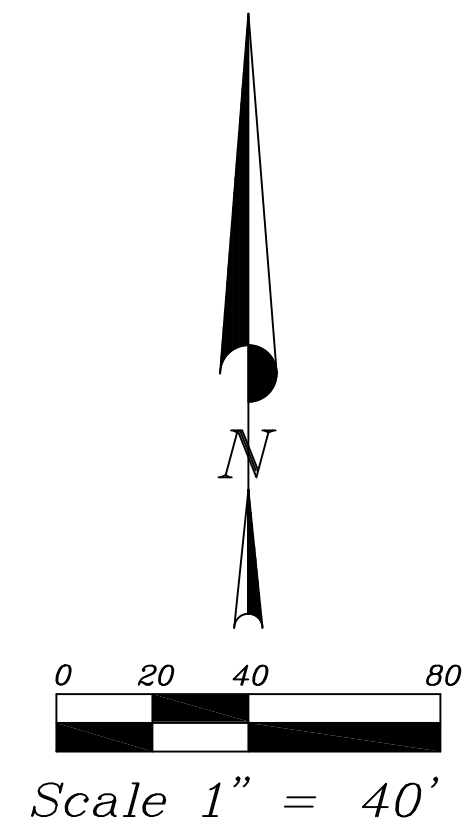
Survey No.:	C422k
Ordered By.:	THE MISSNER GROUP
Description:	FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION
Date Prepared:	JUNE 25, 2015
Scale:	1" = 40'
Field Work:	N/A
Prepared By:	REW/HG

FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION

OF
PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS,

- LEGEND**
- CONCRETE MONUMENT TO BE SET
 - B.S.L. BUILDING SETBACK LINE
 - P.S.L. PARKING SETBACK LINE
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

ILLINOIS STATE TOLL HIGHWAY AUTHORITY (INTERSTATE 88)
N89°01'50"E 665.18'



BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE (NAD83)

NOTES:

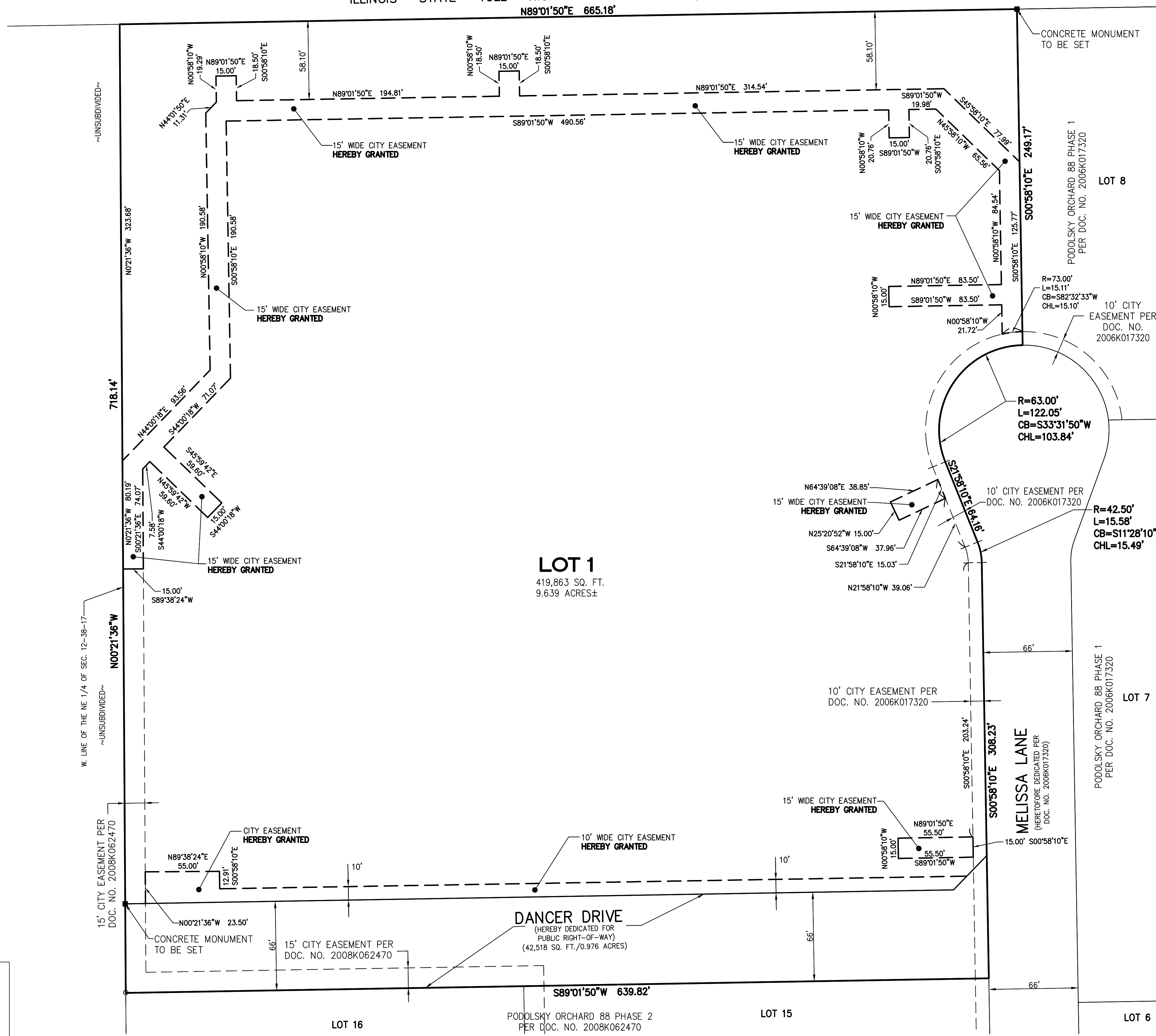
- 1). IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2). ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

CITY EASEMENT PROVISIONS

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.



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Field Work:	N/A
Prepared By:	REW/HG

16:11 (1422) (15) Day 1/3/2015 12:42:23 Subdivision 14223 Subdivision Plat.dwg

