

Submitted By and Please Return To:  
 City of Aurora Planning Division  
 44 East Downer Place  
 Aurora, Illinois 60507

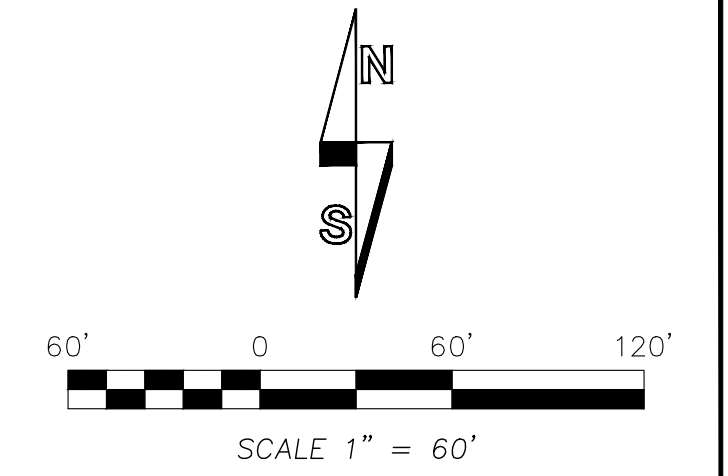
FINAL PLAT  
**WOLTERS DOLAN SUBDIVISION**

BEING A PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.  
 COMMONLY KNOWN AS: 998 CORPORATE BOULEVARD, AURORA, ILLINOIS.

P.I.N.: 15-02-401-018  
 15-02-402-003

CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_



**BASIS OF BEARINGS**  
 A.T.S. Subdivision per  
 Document 94K072064

N = North E = East  
 S = South W = West  
 (XXXX) = Record Distance  
 XX.XX' = Measured Distance

- ⊙=Found 1/2" Dia. Iron Rod
- ⊙=Found Right of Way Monument
- =Set Iron Pipe 1/2" Dia. x 24"
- ▲=Set Mag Nail
- =Set Concrete Monument

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KENDALL )

This is to certify that we, CORNERSTONE SURVEYING, PC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, have surveyed and resubdivided the following described property and also, that this plat was prepared for the purpose of vacating said property for purposes stated hereon, and that this plat of vacation accurately depicts said property.

PARCEL 1: LOT 2 IN A.T.S. SUBDIVISION, AURORA, KANE COUNTY, ILLINOIS, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER 2001K087959.

PARCEL 2: THAT PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 777.51 FEET SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST OF THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 61.57 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT NO. 1118605; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 24.68 FEET; THENCE NORTH 55 DEGREES 45 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, 378.03 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, 778.08 FEET TO THE WEST RIGHT OF WAY LINE OF CHURCH ROAD AS DEDICATED IN A PLAT THEREOF RECORDED MAY 31, 2000 AS DOCUMENT NO. 2000K042972; THENCE SOUTH 19 DEGREES 23 MINUTES 34 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 298.43 FEET TO THE NORTH LINE OF A.T.S. SUBDIVISION RECORDED AS DOCUMENT NO. 94K072064 IN KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 43 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, 1014.93 FEET TO SAID POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 8.96 ACRES, MORE OR LESS

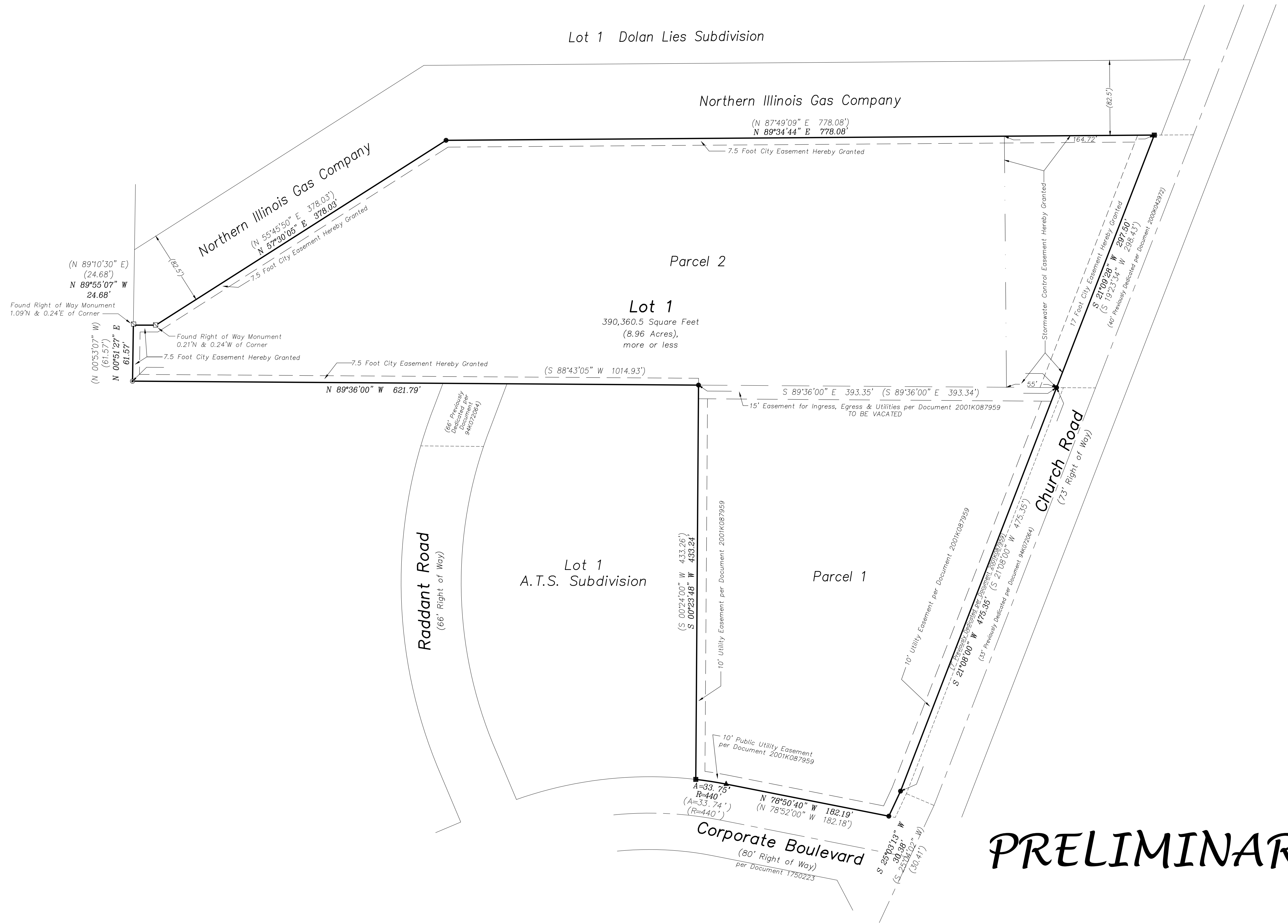
The plat hereon drawn is a true and correct representation of said survey and accurately depicts said property. Dimensions are shown in feet and decimal parts thereof. I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of a municipality which has 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 Community Number 17089 C, Panel Number 0341 H, revised 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\_\_\_\_

Eric C. Pokorny P.L.S. # 3818  
 Todd Surveying  
 759 John Street, Ste D.  
 Yorkville, Illinois 60560

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-02-401-018, 15-02-402-003		
b) Subdivided Area	8.96	Acres
	390390	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.988429752	Acres
	43,056	Square Feet

**PRELIMINARY**



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016  
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

**TODD SURVEYING**  
 Professional Land Surveying Services  
 Cornerstone Surveying PC  
 759 John Street, Suite D  
 Yorkville, IL 60560  
 Phone: 630-892-1309 Fax: 630-892-5544  
 Survey is only valid if original seal is shown in red.

Sheet 1 of 2

Client:	Tebbrugge Engineering
Book #:	2242   Drawn By: MF,EP   Plat # 12648
Reference:	
Field Work Completed:	04/15/2016
Rev. Date	Rev. Description
Project Number:	2016-0394

# FINAL PLAT WOLTERS DOLAN SUBDIVISION

BEING A PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 998 CORPORATE BOULEVARD, AURORA, ILLINOIS.

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT – SUBDIVISION

This is to certify that \_\_\_\_\_ (NAME) \_\_\_\_\_ a \_\_\_\_\_ (TYPE/STATE) \_\_\_\_\_ corporation, 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, the various dedications, grants and reservations of easements and vacation of easement 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 school district Batavia Public School District #101.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Signature Signature

Please type/print the authorized individual's name, title, corporation/company name, and address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Affix Seal if Appropriate

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
) SS  
COUNTY OF \_\_\_\_\_ )

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision of 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 Print Name

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Please 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 and DuPage Counties, Illinois, do hereby certify that this document has been approved by said Planning Commission this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
Planning Commission, City of Aurora

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Please Print Name

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 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 Resolution No. \_\_\_\_\_.

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

CITY CLERK'S CERTIFICATE – VACATION

STATE OF ILLINOIS )  
) SS  
COUNTY OF KANE )

This is to certify that the above plat correctly represents the vacation depicted hereon, and has been accepted by Ordinance Number \_\_\_\_\_ a proper ordinance adopted by the Aurora City Council on \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
City Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF KANE )

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

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Please Print Name

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., 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Recorder of Deeds

\_\_\_\_\_  
Please Print Name

CITY EASEMENT

A city easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees or licensees for all areas hereon platted and designated "City Easement (C.E.)", 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, permittees 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 (C.E.)" 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, permittees 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

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 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 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.

State of \_\_\_\_\_ )  
) ss  
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 and School District Statement 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

Affix Seal

FRANCHISE CERTIFICATE

STATE OF ILLINOIS )  
) SS  
COUNTY OF \_\_\_\_\_ )

The undersigned hereby certify that there are no existing facilities within subject right of way and further certify as agent for their respective utility, all rights and easements currently existing within said right of way are hereby relinquished and vacated.

NICOR:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

\_\_\_\_\_  
TITLE WITNESS

AMERITECH:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

\_\_\_\_\_  
TITLE WITNESS

COMCAST:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

\_\_\_\_\_  
TITLE WITNESS

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"

759 John Street, Suite D  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client:	Tebbrugge Engineering
Book #	2242 [Drawn By: MF-EP] [Plot # 12648]
Reference:	
Field Work Completed:	04/15/2016
Rev. Date	Rev. Description
Project Number:	2016-0394