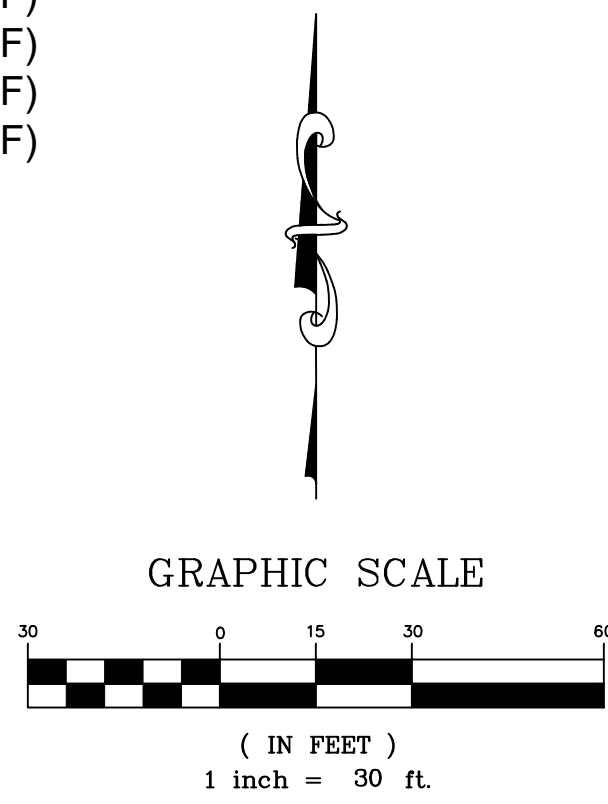


PIN: 07-30-107-014 (PART OF)
 PIN: 07-30-108-002 (PART OF)
 PIN: 07-30-101-001 (PART OF)
 PIN: 07-30-102-001 (PART OF)



PLAT OF EASEMENT

OF PART OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____

LEGAL DESCRIPTION OF MUNICIPAL SIGN EASEMENT

EASEMENT A

A 10-FOOT-WIDE EASEMENT OVER THAT PART OF LOT 152 IN FOX VALLEY EAST REGION II UNIT NO. 33A OAKHURST, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1988 AS DOCUMENT NO. R88-128538, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 152; THENCE SOUTH 30 DEGREES 14 MINUTES 19 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 152, 125.00 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 14 DEGREES 45 MINUTES 41 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 152, 14.14 FEET TO A LINE 10.00 FEET NORTHWESTERLY OF AND PARALLEL WITH SAID SOUTHEASTERLY LINE; THENCE NORTH 30 DEGREES 14 MINUTES 19 SECONDS EAST ALONG SAID PARALLEL LINE, 115.00 FEET TO THE NORTHERLY LINE OF SAID LOT 152; THENCE SOUTH 59 DEGREES 45 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY LINE, 10.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

EASEMENT B

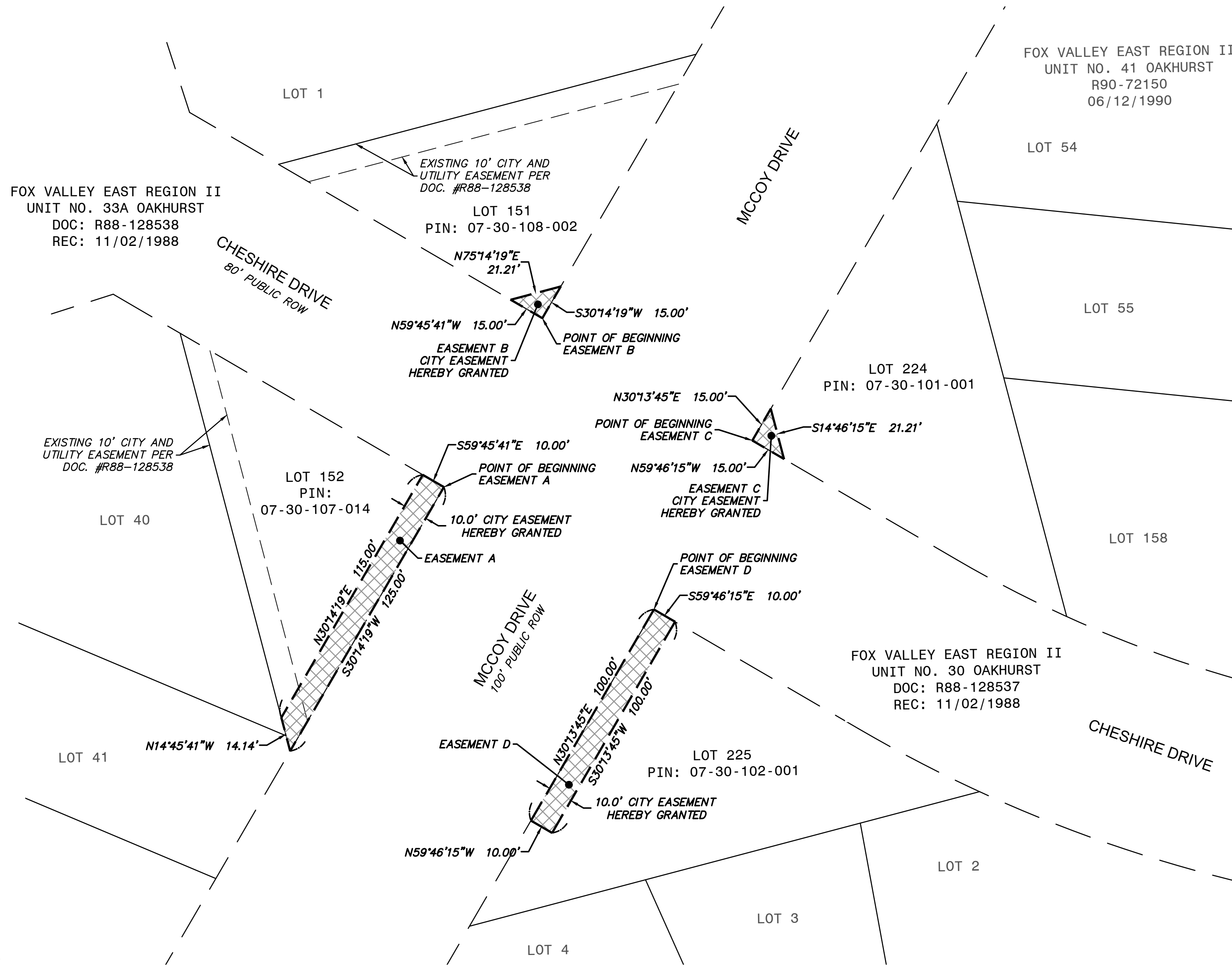
AN EASEMENT OVER THAT PART OF LOT 151 IN FOX VALLEY EAST REGION II UNIT NO. 33A OAKHURST, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1988 AS DOCUMENT NO. R88-128538, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 151; THENCE NORTH 59 DEGREES 45 MINUTES 41 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 151, 15.00 FEET; THENCE NORTH 75 DEGREES 14 MINUTES 19 SECONDS EAST, 21.21 FEET TO THE EASTERLY LINE OF SAID LOT 151; THENCE SOUTH 30 DEGREES 14 MINUTES 19 SECONDS WEST ALONG SAID EASTERLY LINE, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

EASEMENT C

AN EASEMENT OVER THAT PART OF LOT 224 IN FOX VALLEY EAST REGION II UNIT NO. 30 OAKHURST, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1988 AS DOCUMENT NO. R88-128537, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WESTERLY CORNER OF SAID LOT 224; THENCE NORTH 30 DEGREES 13 MINUTES 45 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 224, 15.00 FEET; THENCE SOUTH 14 DEGREES 46 MINUTES 15 SECONDS EAST, 21.21 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 224; THENCE NORTH 59 DEGREES 46 MINUTES 15 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

EASEMENT D

A 10-FOOT-WIDE EASEMENT OVER THAT PART OF LOT 225 IN FOX VALLEY EAST REGION II UNIT NO. 30 OAKHURST, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1988 AS DOCUMENT NO. R88-128537, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 225; THENCE SOUTH 59 DEGREES 46 MINUTES 15 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 225, 100.00 FEET TO A LINE 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 225; THENCE SOUTH 30 DEGREES 13 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE, 100.00 FEET; THENCE NORTH 59 DEGREES 46 MINUTES 15 SECONDS WEST, 10.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 225; THENCE NORTH 30 DEGREES 13 MINUTES 45 SECONDS EAST ALONG SAID NORTHWESTERLY LINE, 100.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



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.

CITY CLERK'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER _____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, 20____.

CITY CLERK _____

COUNTY RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
 COUNTY OF KANE)

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS - DUPAGE COUNTY, ILLINOIS _____

PRINT NAME _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)

THIS IS TO CERTIFY THAT OAKHURST COMMUNITY ASSOCIATION, INC., IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS AFFIXED HEREON, I (WE), THE UNDERSIGNED, AS (AN) AUTHORIZED REPRESENTATIVE(S) OF SAID ASSOCIATION, DO HEREBY CONSENT TO THE GRANT OF EASEMENTS DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D. 2024.

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 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 AND AS AN AUTHORIZED REPRESENTATIVE OF OAKHURST COMMUNITY ASSOCIATION, INC., AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE OAKHURST COMMUNITY ASSOCIATION, INC., AND DID AFFIX SAID SEAL OF SAID ASSOCIATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID ASSOCIATION, AS REPRESENTATIVE OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT. GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____

PRINT NAME _____

CITY ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)

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 _____, 2024.

CITY ENGINEER - CITY OF AURORA, ILLINOIS _____

PRINT NAME _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 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 GRANTING AN EASEMENT TO THE CITY OF AURORA FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS, _____ DAY OF _____, 2024.
 HR GREEN, INC.

FOR REVIEW

RICHARD B. McCOMBS, P.L.S. (rmmc@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3847
 LICENSE EXPIRATION DATE: 11/30/2024



- NOTES:
- * This map was created for use as a Plat of Easement.
 - * This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
 - * This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
 - * No underground improvements have been located unless shown and noted.
 - * No distance should be assumed by scaling.
 - * This map is void without seal and signature affixed.
 - * This plat was prepared for the City of Aurora.

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
 2363 Sequoia Drive, Suite 101
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com



PLAT OF EASEMENT
 OF PART OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

BAR IS ONE INCH ON OFFICIAL DRAWINGS
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: JB
 APPROVED: RM
 JOB DATE: 08/02/2023
 JOB NO: 2202612

Description	Value	Unit
a) Tax/Parcel Identification Numbers (PINs): 07-30-107-014, 07-30-108-002, 07-30-101-001, 07-30-102-001		
b) Easements being Granted		
Easement A	1,200	Square Feet
Easement B	113	Square Feet
Easement C	113	Square Feet
Easement D	1,000	Square Feet