

FINAL PLAT FOR WORLD CLASS WIRELESS, UNIT 1

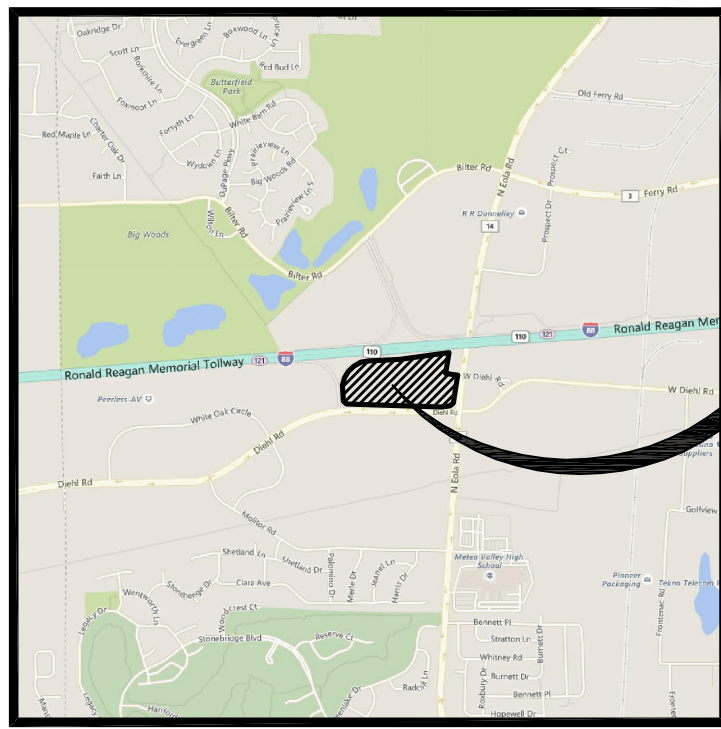
BEING A RESUBDIVISION OF PART OF WHITE OAK BUSINESS PARK LOTS 8, 9 AND 10 ALL BEING A PART OF THE SOUTH HALF OF SECTIONS 5 AND 6 IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

City Resolution: _____
Passed On: _____

SUBMITTED BY AND PLEASE RETURN TO:
CITY OF AURORA PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, IL 60507

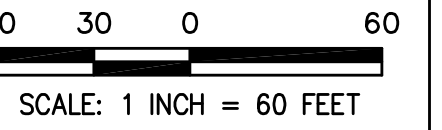
PARCEL INDEX NUMBER
07-06-405-016
VACANT LAND

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-06-405-016		
b) Subdivided Area	24.965	Acres
	1,087,462.00	Square Feet
c) Proposed New Right-of-way	N/A	Acres
d) Proposed New Easements	0.227	Acres
	9,872	Square Feet

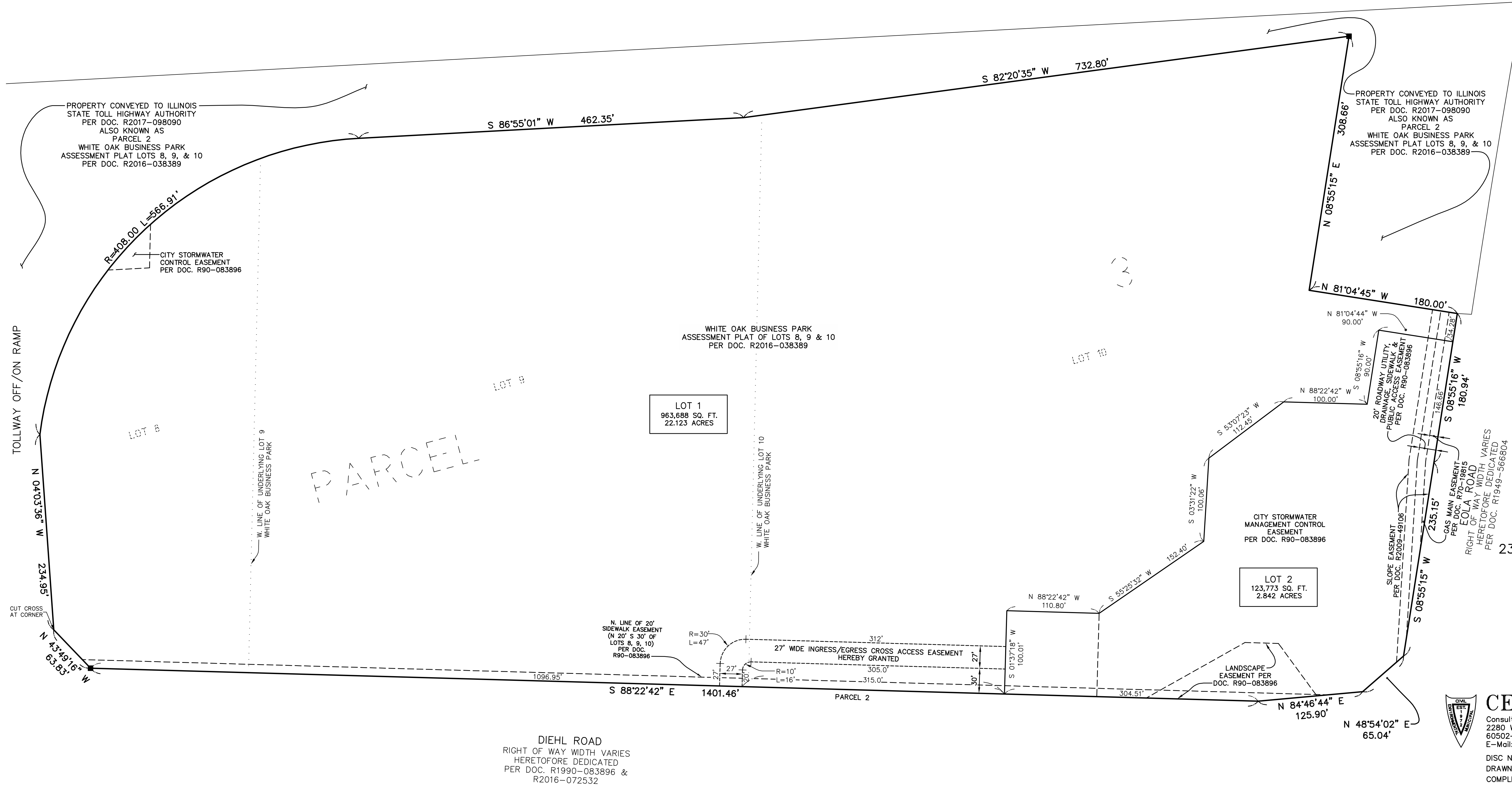


SITE LOCATION

VICINITY MAP



INTERSTATE 88
(EAST-WEST TOLLWAY)



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

THE BEARINGS SHOWN ARE BASED UPON THE SOUTH LINE OF THE SUBJECT SITE BEING S 88°22'41" W (ASSUMED).

RECORD PLATTED BUILDING LINES NOT SHOWN.

VEHICULAR ACCESS TO INTERSTATE 88 OR EOLA ROAD IS PROHIBITED

PETITIONER:
BRUCE L. GOLDSMITH
2300 CABOT DRIVE, SUITE 505
LISLE, IL 60532
(630) 577-2811

PREPARED FOR:
WORLD CLASS WIRELESS
600 WEST CHICAGO AVENUE
CHICAGO, IL 60654
(312) 244-3449

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904270 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 05-22-18 JOB NO.: 904.270
PROJECT REFERENCE: 903.888
REVISED 06-13-18\AJB PER CLIENT REVIEW
REVISED 06-28-18\MMC PER CITY REVIEW
REVISED 07-06-18\AJB PER EMAIL DATED 7-5-18
REVISED 07-12-18\MMC PER EASEMENT REVISIONS
REVISED 07-16-18\AJB ADDED ADD'L TOLLWAY INFO AND DEED DATA

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DRAWING PATH: P:\040270\Drawings\Drawings\Plat\SUBPLAT.dwg
PLOT FILE CREATED: 07/16/18

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT WORLD CLASS WIRELESS, A LIMITED LIABILITY 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, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-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 WITHIN THE LIMITS OF SCHOOL DISTRICT 204.

DATED THIS ____ DAY OF _____, A.D., 2018.

 SIGNATURE

 PLEASE PRINT NAME, TITLE

WORLD CLASS WIRELESS
 600 WEST CHICAGO AVENUE
 CHICAGO, IL 60654

AFFIX CORPORATE SEAL
 IF APPROPRIATE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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 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., 2018.

 NOTARY

AFFIX SEAL _____
 PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 2018.

 ENGINEER

 OWNER

MY LICENSE EXPIRES ON _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 3 IN WHITE OAK BUSINESS PARK ASSESSMENT PLAT OF LOTS 8, 9 AND 10 BEING AN ASSESSMENT PLAT OF PART OF THE SOUTH HALF OF SECTIONS 5 AND 6 IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 2016 AS DOCUMENT R2016-038389 IN DUPAGE 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 PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0701H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT PART THE PROPERTY DESCRIBED HEREON FALLS WITHIN A ZONE A (SHADING) ZONE X (SHADED) AND ZONE X (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2018.

 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
 EXPIRATION DATE IS APRIL 30, 2019

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 ORDINANCE/RESOLUTION NO. _____

BY: _____
 MAYOR

ATTEST: _____
 CITY CLERK

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 THIS ____ DAY OF _____, A.D., 2018.

PLANNING COMMISSION, CITY OF AURORA

 CHAIRMAN

 PLEASE TYPE/PRINT NAME

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., 2018.

 CITY ENGINEER

 PLEASE TYPE/PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ 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 _____ ILLINOIS, THIS ____ DAY OF _____, A.D., 2018.

 COUNTY CLERK

 PLEASE TYPE/PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE 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 _____, A.D., 2018 AT _____ O'CLOCK ____M.

 RECORDER OF DEEDS

 PLEASE TYPE/PRINT NAME

INGRESS/EGRESS CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE INGRESS/EGRESS CROSS ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED OVER THE AREA MARKED "INGRESS/EGRESS EASEMENT" ON THE PLAT HEREON DRAWN FOR USE BY THE OWNER OF LOT 2, THEIR SUCCESSORS AND ASSIGNS, AGENTS, CONTRACTORS, ETC., THE CITY OF AURORA, AS WELL AS THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALONG WITH THOSE WHO ARE GOVERNED BY SAID AUTHORITIES, FOR THE PERPETUAL RIGHT OF INGRESS AND EGRESS AND CROSS ACCESS ACROSS, OVER, UPON AND ALONG SAID INDICATED EASEMENTS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT. THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIR, MAINTENANCE OR REPAIR OF THE EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

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