

PRELIMINARY PLAT OF CLA OF AURORA SUBDIVISION AURORA, IL.

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____

PUBLIC UTILITY EASEMENT PROVISIONS

THERE IS HEREBY GRANTED TO THE CITY OF AURORA, AN ILLINOIS MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT IN, UPON, ALONG, AND UNDER THOSE PARTS OF ALL PARCELS OR OTHER AREAS SHOWN ON THIS PLAT WHEREIN EASEMENTS ARE INDICATED BY BROKEN OR DOTTED LINES OR MARKED OR CODED "UTILITY EASEMENT" (OR BY EQUIVALENT MARKING OR CODING OR LANGUAGE), TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND RENEW ITS MAINS, PIPES, GATES, VALVES, HYDRANTS, COLLECTION LINES, MANHOLES, LAMPHOLES, EFFLUENT LINES, LIFT STATIONS AND ALL OTHER APPURTENANCES OR FACILITIES WHICH MAY BE USED OR DEEMED NECESSARY BY THE CITY OF AURORA IN CONNECTION WITH FURNISHING WATER SERVICE AND SEWAGE COLLECTION, TREATMENT OR DISPOSAL SERVICE IN THE SUBDIVISION OR ANY ADJACENT TERRITORY, INCLUDING WITHOUT BEING LIMITED TO, THE RIGHT TO ENTER SUCH UTILITY EASEMENTS WITHIN PARCELS TO MAKE OPENINGS THEREIN, THE RIGHT TO EXCAVATE BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, OPERATING, MAINTAINING, REPAIRING OR RENEWING ANY FACILITIES, AND TO CARRY ON THE BUSINESS OF PROVIDING MUNICIPAL WATER AND SEWER SERVICE BY MEANS OF FACILITIES LOCATED IN, UPON, ALONG OR UNDER SUCH STREETS, ROADS, BOULEVARDS, LANES, DRIVES, PUBLIC PLACES AND UTILITY EASEMENTS WITHIN OR WITHOUT LOTS OR PARCELS PROVIDED HOWEVER, THAT ANY EXCAVATION OR OTHER WORK INVOLVING AN OPENING, AN EXCAVATION ON ANY SUCH STREETS, ROADS, BOULEVARDS, LANES, DRIVES, PUBLIC PLACE, LOT OR UTILITY EASEMENTS SHALL BE COMPLETED IN A REASONABLE TIME AND AFTER COMPLETION OF SAID EXCAVATION OR OTHER WORK THE SURFACE OF THE STREET, ROADS, BOULEVARDS, LANES, DRIVES, PUBLIC PLACE SHALL BE RESTORED TO AS GOOD CONDITION AS BEFORE SAID OPENING, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE THEN OR LATER WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED AND PROVIDED THAT THE ESTABLISHED GROUND ELEVATIONS SHALL REMAIN UNCHANGED ON SAID EASEMENTS. ALL FACILITIES OR APPURTENANCES INSTALLED OR TO BE INSTALLED BY THE CITY OF AURORA AND/OR THE GRANTOR HEREOF AND/OR ANY OF ITS AFFILIATES OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OR ANY OTHER CONTRACTORS OR SUBCONTRACTORS IN ORDER TO PROVIDE WATER AND SANITARY SERVICES WHICH ARE LOCATED OR INTEND TO BE LOCATED WITHIN THE EASEMENTS GRANTED HEREIN SHALL BE REMAIN THE SOLE PROPERTY OF THE CITY OF AURORA AND ITS SUCCESSORS AND ASSIGNS

STORMWATER CONTROL EASEMENT PROVISIONS

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.

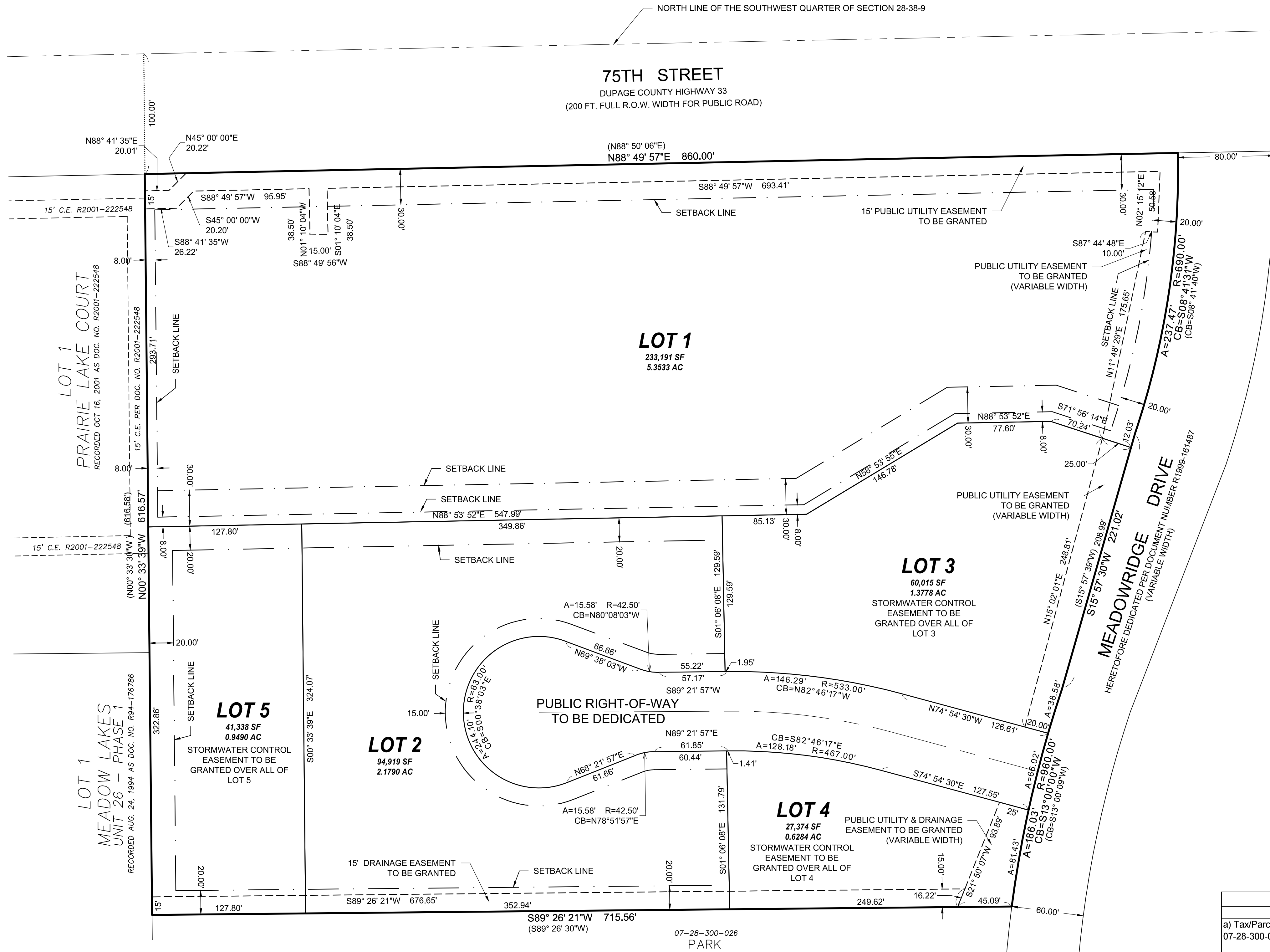
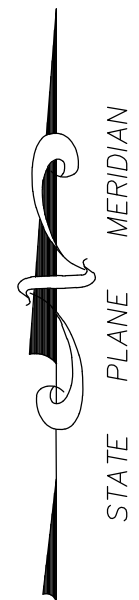
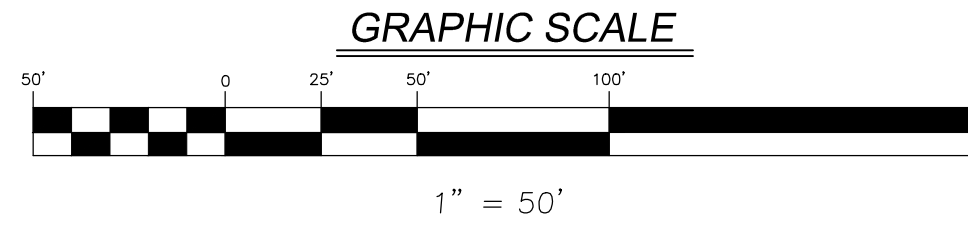
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE 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.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF AURORA AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSIONS AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED AT THE RISK OF THE OWNERS FOR GARDENS, SHRUBS, LANDSCAPING OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALSO SEE ALTA/ACSM LAND TITLE SURVEY PREPARED BY V3 COMPANIES DATED JUNE 22, 2015 FOR MORE SPECIFICS.



LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PROPOSED LOT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (0.00) RECORD DATUM
- 0.00' CALCULATED DATUM
- CONCRETE MONUMENT (NONE EXISTING)

OWNER & SUBDIVIDER:

CHILDREN'S LEARNING ADVENTURE
CHILDCARE CENTERS
3131 E. CAMELBACK ROAD - SUITE 420
PHOENIX, AZ. 85016

ENGINEER:

V3 COMPANIES
7325 JANES AVE, SUITE 100
WOODRIDGE, IL. 60517

SURVEYOR:

V3 COMPANIES
7325 JANES AVE, SUITE 100
WOODRIDGE, IL. 60517

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-300-028		
b) Proposed New Right-of-way	0.85097957	Acres
	37,069	Square Feet
	421	Linear Feet of Centerline
c) Proposed New Easements	3.83136272	Acres
	166,894	Square Feet

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
CHILDREN'S LEARNING ADVENTURE CHILDCARE CENTERS
3131 E. CAMELBACK ROAD - SUITE 420
PHOENIX, AZ 85016
602-200-9800

NO.		DATE		DESCRIPTION	
1	10/27/2015	REVISED PER CITY COMMENTS			
2	12/01/2015	REVISED PER CITY COMMENTS			

PRELIMINARY PLAT

CLA OF AURORA SUBDIVISION - AURORA, IL.

DRAFTING COMPLETED: 10/06/2015	DRAWN BY: EJM	PROJECT MANAGER: CWB
FIELD WORK COMPLETED: 06/04/2015	CHECKED BY: CWB	SCALE: 1" = 50'

Project No: 15105
Group No: VP04.1
SHEET NO.
1 of 1