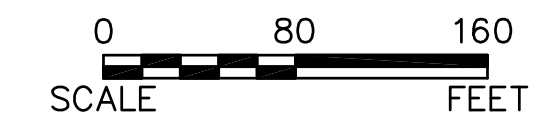
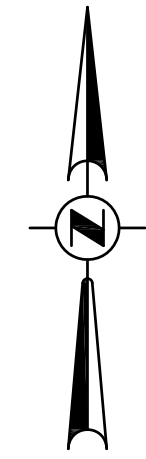


# FINAL PLAT EAST AURORA HIGH SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 26, 27, 34 AND 35,  
TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

City Resolution: \_\_\_\_\_ Passed On: \_\_\_\_\_

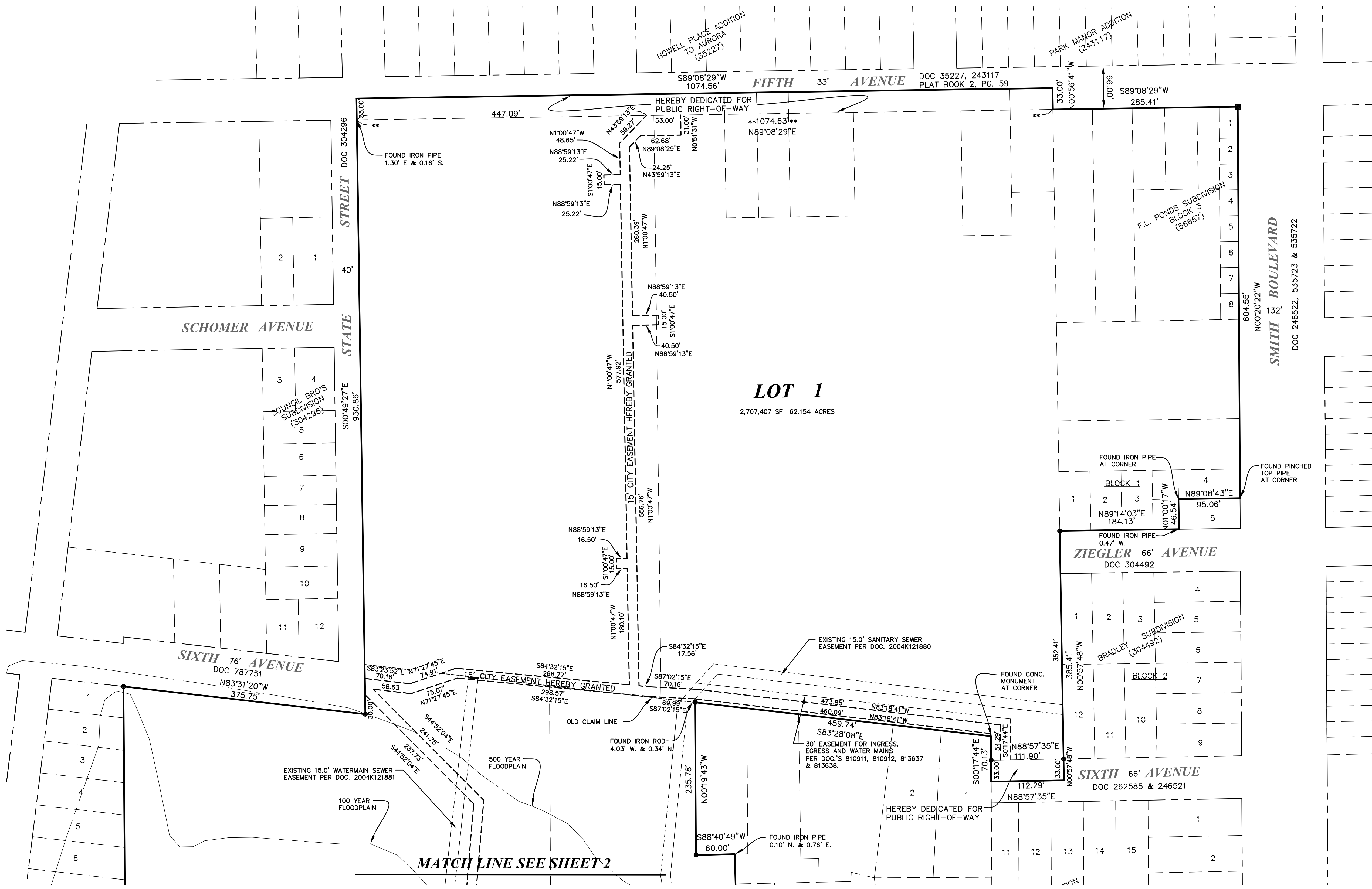


BASIS OF BEARINGS IS NAD 83, ILL. EAST ZONE

### LEGEND

- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT
- XXX.XX = MEASURED DISTANCE
- (XX.XX) = RECORD DISTANCE OR BEARING

LOT 1 = 2,707,407 SF 62.154 ACRES  
LOT 2 = 15,783 SF 0.362 ACRES



MATCH LINE SEE SHEET 2

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PIN): 15-26-351-003, 15-26-327-001, 15-26-326-001, 15-26-326-002, 15-26-326-003, 15-26-326-004, 15-26-326-005, 15-26-326-006, 15-26-327-002, 15-26-327-003, 15-26-327-004, 15-26-327-005, 15-26-327-006, 15-26-327-008, 15-27-479-013, 15-27-483-012, 15-27-483-014, 15-34-483-014, 15-35-101-011, 15-35-101-003		
b) Subject Property Area	62,516	Acres
	2,723,190	Square Feet
c) Proposed Right-of-way	0.899	Acres
	39,161	Square Feet
	1,137	Linear Feet of Centerline
d) Proposed Easements	3,008	Acres
	131,049	Square Feet

**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

**EAST AURORA SCHOOL DIST. 131**  
417 FIFTH STREET  
AURORA, IL 60505

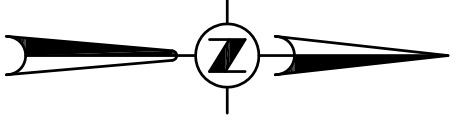
NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1	7/8/16	PER CITY REVIEW	6	9/9/16	ADDED STORMWATER CONTROL EASEMENT
2	7/26/16	ADDED MATCH LINE PER CITY REVIEW	7	9/21/16	ADDED CITY EASEMENTS
3	7/26/16	ADDED EASEMENT AREA PER CITY REVIEW			
4	7/26/16	ADDED LOT AREA UNDER LOT LABEL PER CITY REVIEW			
5	7/29/16	PER CITY REVIEW			

## PLAT OF SUBDIVISION

DATE: JUNE, 2016  
PROJECT NO. SD1602  
FILE NO. SD1602 PLAT OF SUBDIVISION  
**PAGE 1 OF 3**

# EAST AURORA HIGH SCHOOL SUBDIVISION

BING A SUBDIVISION OF PART OF SECTION 26, 27, 34 AND 35,  
TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



0  
80  
160  
SCALE  
FEET

LEGEND  
 ● = 5/8" SET/REBAR  
 ■ = SET/CONCRETE MONUMENT  
 XXXXX = MEASURED DISTANCE  
 (XXX) = RECORD DISTANCE OR BEARING

LOT 1 = 2,707,407 SF 62.154 ACRES  
 LOT 2 = 15,783 SF 0.362 ACRES



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**EAST AURORA SCHOOL DIST. 131**  
 417 FIFTH STREET  
 AURORA, IL 60505

NO.	DATE	REVISIONS
1	7/8/16	PER CITY REVIEW
2	7/26/16	PER CITY REVIEW
5	7/29/16	PER CITY REVIEW
6	9/9/16	PER CITY REVIEW
7	9/21/16	PER CITY REVIEW

**PLAT OF SUBDIVISION**

DATE:	JUNE 2016
PROJECT NO.	SO1602
FILE NO. SD1602 PLAT OF SUBDIVISION	

**PAGE 2 OF 3**

FINAL PLAT

EAST AURORA HIGH SCHOOL SUBDIVISION

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SECTIONS 26, 27, 34 AND 35, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 1 OF GATES RESUBDIVISION OF PART OF BIDWELLS ADDITION TO AURORA; THENCE SOUTH 88 DEGREES 43 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 80.19 FEET TO THE WEST LINE OF LOT 7, IN BLOCK 1 OF H.H. EVANS' THIRD ADDITION TO AURORA; THENCE SOUTH 06 DEGREES 59 MINUTES 54 SECONDS WEST, 951.14 FEET TO THE SOUTHWEST CORNER OF LOT 10, IN BLOCK 15 OF H.H. EVANS' THIRD ADDITION TO AURORA; THENCE SOUTH 82 DEGREES 52 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 10, 203.31 FEET TO THE EAST LINE OF H.H. EVANS' THIRD ADDITION TO AURORA; THENCE SOUTH 00 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF H.H. EVANS' THIRD ADDITION TO AURORA AND ALSO THE EAST LINE OF H.H. EVANS EIGHTH ADDITION TO AURORA, 153.38 FEET TO THE SOUTH LINE OF PARCEL CONVEYED BY DOCUMENT 1202193 AND RECORDED ON AUGUST 31, 1971; THENCE SOUTH 82 DEGREES 55 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH LINE, 33.28 FEET TO THE EAST LINE OF A PARCEL CONVEYED BY DOCUMENT 816916 AND RECORDED SEPTEMBER 17, 1956; THENCE SOUTH 00 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG SAID EAST LINE, 24.52 FEET TO THE NORTHWESTERLY LINE OF A PARCEL CONVEYED BY DOCUMENT 1090270 AND RECORDED ON JUNE 2, 1967; THENCE NORTHERLY 576.42 FEET ALONG SAID NORTHWESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 367.00 FEET AND CHORD BEARING NORTH 43 DEGREES 03 MINUTES 23 SECONDS EAST, CHORD LENGTH OF 518.97 FEET; THENCE NORTHERLY, ALONG SAID NORTHWESTERLY LINE, 602.17 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1033.00 FEET AND CHORD BEARING NORTH 14 DEGREES 36 MINUTES 19 SECONDS EAST, CHORD LENGTH OF 593.68 FEET TO A COMPOUND CURVE; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY LINE, 160.33 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET AND CHORD BEARING NORTH 45 DEGREES 07 MINUTES 51 SECONDS EAST, CHORD LENGTH OF 158.70 FEET TO THE EAST LINE OF THE WEST 654.72 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 26, AS MONUMENTED; THENCE NORTH 00 DEGREES 22 MINUTES 08 SECONDS WEST, ALONG SAID EAST LINE, 22.80 FEET TO THE SOUTH LINE OF A PARCEL CONVEYED BY DOCUMENT 8004405 AND RECORDED JUNE 22, 1956; THENCE NORTH 88 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 348.46 FEET TO THE WEST LINE OF LOT V OF ASSESSORS PLAT OF 1885, AS MONUMENTED, PER DOCUMENT 4211 AND RECORDED NOVEMBER 7, 1885; THENCE NORTH 00 DEGREES 26 MINUTES 06 SECONDS EAST, ALONG SAID WEST LINE, 313.79 FEET TO THE SOUTHWEST CORNER OF ARBOR VISTA SUBDIVISION; THENCE NORTH 01 DEGREE 24 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID ARBOR VISTA SUBDIVISION, 122.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID ARBOR VISTA SUBDIVISION; THENCE SOUTH 80 DEGREES 35 MINUTES 29 SECONDS WEST, ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 5, 60.22 FEET TO A LINE 60.00 FEET WESTERLY OF, AS MEASURED NORMAL TO AND PARALLEL WITH, THE WEST LINE OF SAID ARBOR VISTA SUBDIVISION; THENCE NORTH 01 DEGREE 24 MINUTES 37 SECONDS WEST, ALONG SAID PARALLEL LINE, 277.78 FEET TO THE SOUTH LINE OF A PARCEL CONVEYED BY DOCUMENT 2006K053488 AND RECORDED MAY 17, 2006; THENCE SOUTH 88 DEGREES 40 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 60.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00 DEGREES 19 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL, 235.79 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 83 DEGREES 08 SECONDS EAST, ALONG SAID OLD CLAIM LINE, 459.74 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID ARBOR RIDGE SUBDIVISION; THENCE SOUTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID ARBOR VISTA SUBDIVISION, 70.13 FEET TO THE NORTH LINE OF SIXTH STREET PER DOCUMENT 262585 RECORDED ON OCTOBER 8, 1925; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST, ALONG SAID NORTH LINE, 112.29 FEET TO THE WEST LINE OF BRADLEYS SUBDIVISION EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE AND THE WEST LINE OF SAID BRADLEYS SUBDIVISION, 385.41 FEET TO THE NORTH LINE OF ZIEGLER AVENUE PER DOCUMENT 304492 RECORDED ON MARCH 2, 1928; THENCE NORTH 89 DEGREES 14 MINUTES 03 SECONDS EAST, ALONG SAID NORTH LINE, 184.13 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF LOT 5 IN SAID BRADLEYS SUBDIVISION; THENCE NORTH 01 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID EAST LINE, 46.54 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, 95.06 FEET TO THE WEST LINE OF SMITH BOULEVARD; THENCE NORTH 00 DEGREES 20 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID SMITH BOULEVARD, 604.55 FEET TO THE SOUTH LINE OF FIFTH AVENUE PER PLAT BOOK 2, PAGE 59; THENCE SOUTH 89 DEGREES 08 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE, 285.41 FEET TO THE WEST LINE OF SAID FIFTH AVENUE; THENCE NORTH 00 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 33.00 FEET TO THE CENTERLINE OF FIFTH AVENUE PER DOCUMENTS 35227 AND 24317; THENCE SOUTH 89 DEGREES 08 MINUTES 29 SECONDS WEST, ALONG SAID CENTER LINE, 1074.56 FEET TO THE NORTHEAST CORNER OF COUNCIL BRIDGES SUBDIVISION; THENCE SOUTH 00 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 950.86 FEET TO THE SOUTH LINE OF SIXTH AVENUE PER DOCUMENT 787751 RECORDED ON AUGUST 18, 1955; THENCE NORTH 83 DEGREES 31 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE, 375.75 FEET TO THE EAST LINE OF GATES RESUBDIVISION OF PART OF BIDWELLS ADDITION TO AURORA, THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST, ALONG SAID EAST LINE, 905.96 FEET TO THE POINT OF BEGINNING. ALSO LOT 5 AND THE NORTHERLY 39 FEET OF LOT 6 IN BLOCK 1 OF H.H. EVANS' EIGHTH ADDITION TO THE CITY OF AURORA, IN THE CITY OF AURORA, KANE 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 UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 17089C0406H, PANEL NUMBER 406, EFFECTIVE DATE AUGUST 3, 2009, A PORTION OR PORTIONS OF THE DESCRIBED PROPERTY ARE WITHIN THE FLOODPLAIN, AND ARE NOTED AS SUCH.

FOR REVIEW ONLY

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_DAY OF \_\_\_\_ A.D., 20\_\_

SIGNATURE \_\_\_\_\_ 3581  
 MARK G. SCHELLER  
 PROFESSIONAL LAND SURVEYOR #3581  
 (EXPIRES 11-30-16)  
 ENGINEERING ENTERPRISES, INC.  
 52 WHEELER ROAD,  
 SUGAR GROVE, IL 60554

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.

BEING A SUBDIVISION OF PART OF SECTION 26, 27, 34 AND 35, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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 TYPE/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\_\_\_\_

CHAIRMAN \_\_\_\_\_

PLEASE TYPE/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

ORDINANCE/RESOLUTION NUMBER \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EAST AURORA SCHOOL DISTRICT 131, AN 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 131.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

SIGNATURE \_\_\_\_\_  
 PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS: \_\_\_\_\_

AFFIX CORPORATE SEAL IF APPROPRIATE \_\_\_\_\_

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 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., 2016.

NOTARY \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF KANE )

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR \_\_\_\_\_ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

RECORDER OF DEEDS \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

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 OR 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 TYPE/PRINT NAME \_\_\_\_\_

ENGINEER \_\_\_\_\_

PLEASE TYPE/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, AND 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 TYPE/PRINT NAME \_\_\_\_\_

CITY EASEMENT

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.



**Engineering Enterprises, Inc.**  
 CONSULTING ENGINEERS  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 630.466.6700 / www.eeiweb.com

**EAST AURORA SCHOOL DIST. 131**  
**417 FIFTH STREET**  
**AURORA, IL 60505**

1	7/8/16	PER CITY REVIEW	6	9/9/16	ADDED STORMWATER CONTROL EASEMENT
2	7/26/16	ADDED MATCH LINE PER CITY REVIEW	7	9/21/16	ADDED CITY EASEMENTS
3	7/26/16	ADDED EASEMENT AREA PER CITY REVIEW			
4	7/26/16	ADDED LOT AREA UNDER LOT LABEL PER CITY REVIEW			
5	7/29/16	PER CITY REVIEW			
NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

**PLAT OF SUBDIVISION**

DATE: JUNE 2016  
 PROJECT NO. SD1602  
 FILE NO SD1602 PLAT OF SUBDIVISION

**PAGE 3 OF 3**