

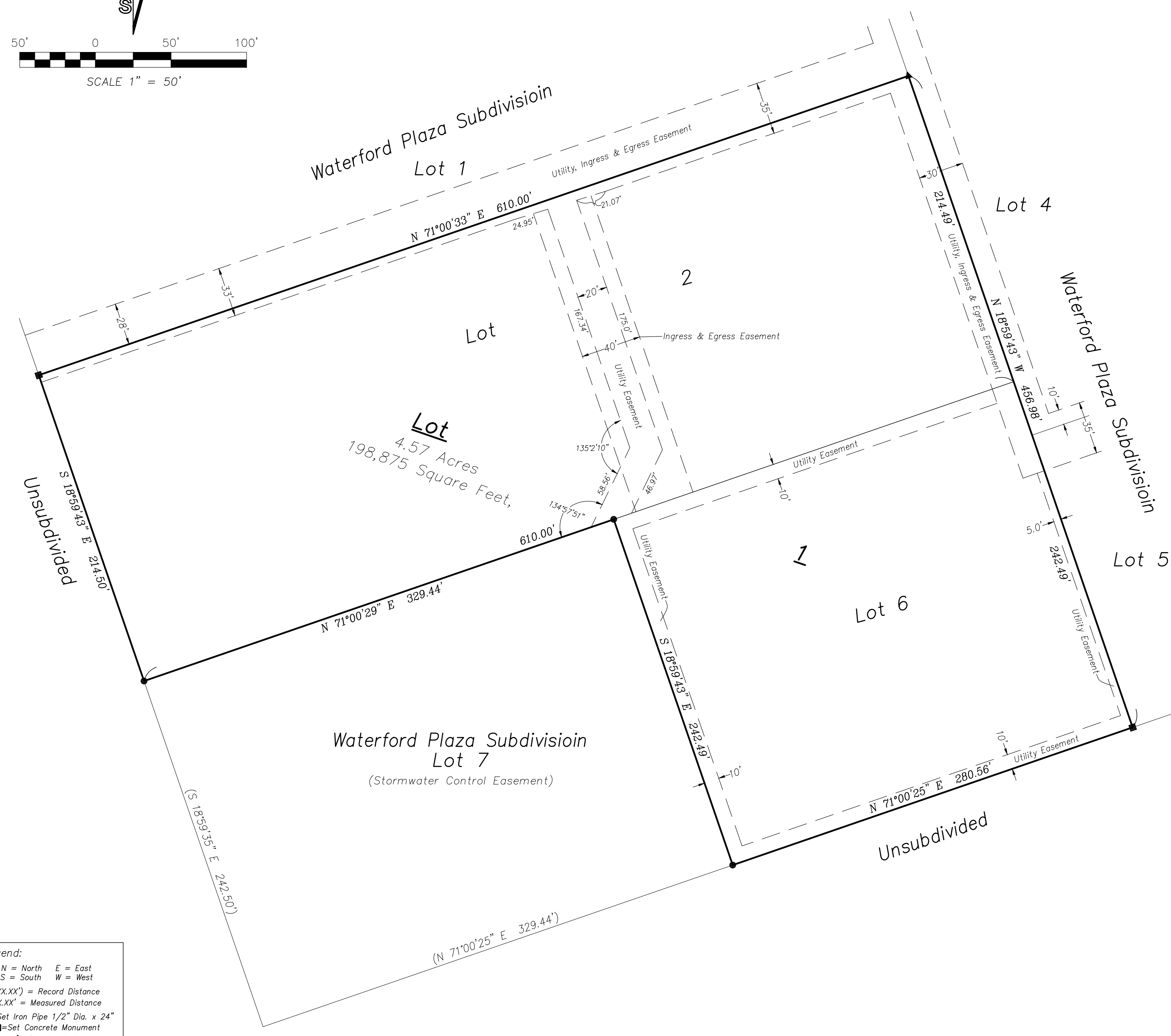
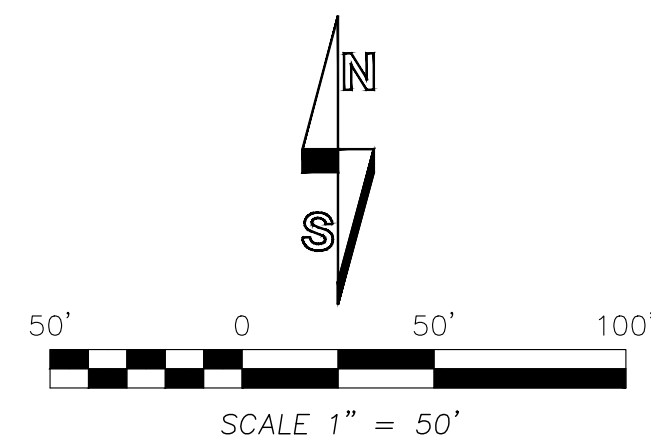
FINAL PLAT FOR
WATERFORD PLAZA RESUBDIVISION

BEING A CONSOLIDATION OF LOTS 2 AND 6 OF WATERFORD PLAZA SUBDIVISION,
IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____

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



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 consolidated the following described property:

LOTS 2 AND 6 OF WATERFORD PLAZA SUBDIVISION, 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 17089 C, Panel Number 0341 H, 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

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.

- Legend:
N = North E = East
S = South W = West
(XXX') = Record Distance
XXX' = Measured Distance
● = Set Iron Pipe 1/2" Dia. x 24"
■ = Set Concrete Monument
▲ = Set Mag Nail

SURVEYOR'S NOTE:
All easements depicted hereon are per document 2001K068112.

Development Data Table: Plat of Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-36-176-003, 15-36-176-006		
b) Subdivided Area	4.57	Acres
	198,875	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	-	Linear Feet of Centerline
d) Proposed New Easements	-	Acres
	-	Square Feet

Owner/Petitioner:
4M Enterprises
1649 Montgomery Road
Suite 1
Aurora, IL 60504

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018
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: Tebrugge Engineering
Block #: 1598 | Drawn By: JC,EP | Plat #: 11221
Reference:
Dated: 4/14/2017
Rev. Date Rev. Description
5/31/17 Per City Review dated 5/30/2017
Project Number: 2017-0510

**FINAL PLAT FOR
WATERFORD PLAZA RESUBDIVISION**

BEING A CONSOLIDATION OF LOTS 2 AND 6 OF WATERFORD PLAZA SUBDIVISION,
IN THE CITY OF AURORA, KANE COUNTY, 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 Aurora West School District #129.

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

Affix Seal if Appropriate

State of _____)
County of _____)ss

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

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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 _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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., 20____.

Planning Commission, City of Aurora

Chairman _____

Please Type/ Print Name

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____) SS

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 Print Name

Engineer _____

Please Print Name

Owner/Petitioner:
4M Enterprises
1649 Montgomery Road
Suite 1
Aurora, IL 60504

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 2 of 2

Client:	Tebbrugge Engineering
Block #:	1598 [Drawn By: JG:EP] [Plat #: 11221]
Reference:	
Dated:	4/14/2017
Rev. Date	Rev. Description
3/31/17	Per City Review dated 5/30/2017
Project Number:	2017-0510