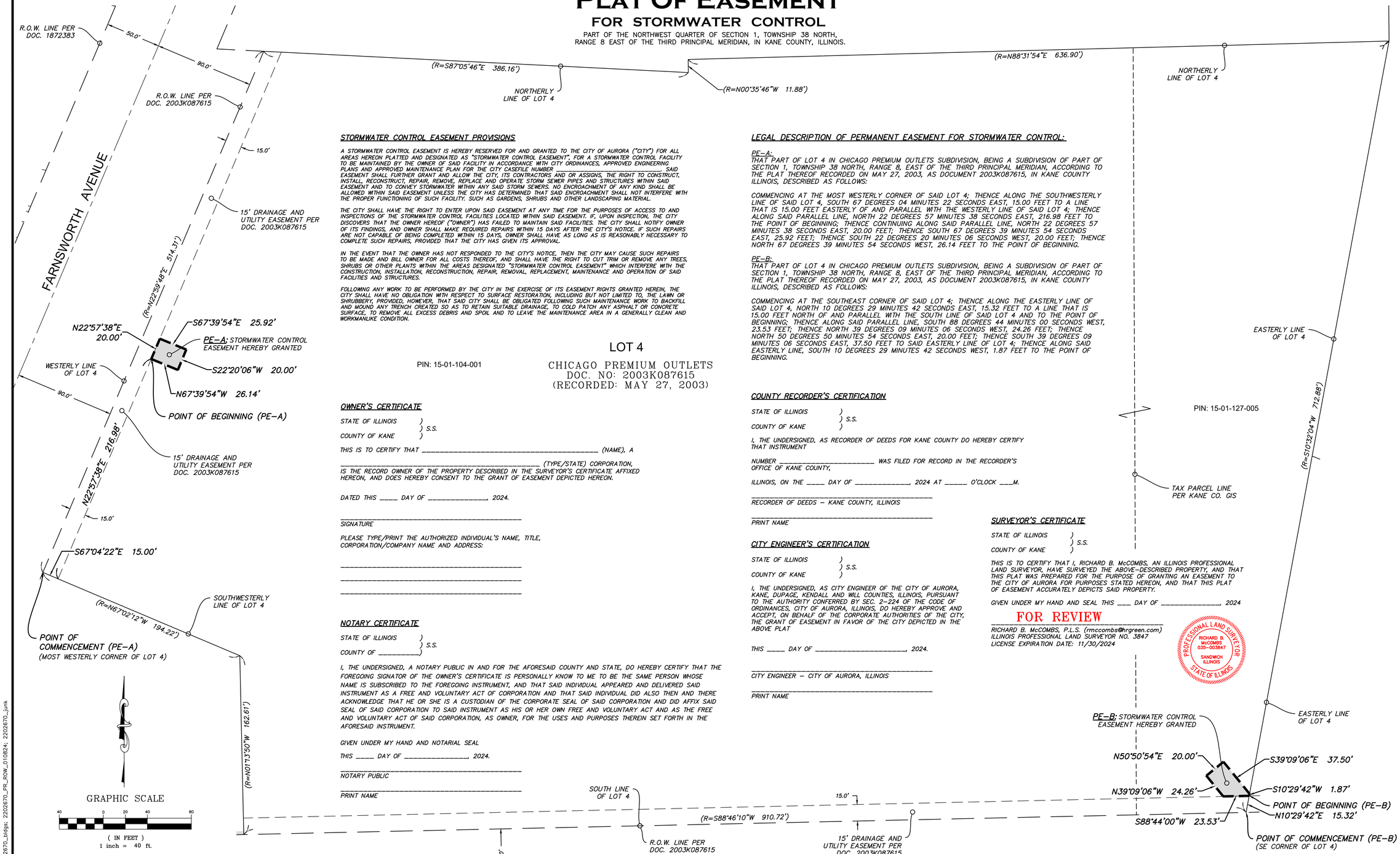
PLAT OF EASEMENT

FOR STORMWATER CONTROL

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



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, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER _____. 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 INSPECTIONS 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.

OWNER'S CERTIFICATE

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

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 GRANT OF EASEMENT DEPICTED HEREON.

DATED THIS _____ DAY OF _____, 2024.

_____
SIGNATURE

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

_____
_____
_____

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 KNOW 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 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 _____, 2024.

_____
NOTARY PUBLIC

_____
PRINT NAME

LEGAL DESCRIPTION OF PERMANENT EASEMENT FOR STORMWATER CONTROL:

PE-A:
THAT PART OF LOT 4 IN CHICAGO PREMIUM OUTLETS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 27, 2003, AS DOCUMENT 2003K087615, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, SOUTH 67 DEGREES 04 MINUTES 22 SECONDS EAST, 15.00 FEET TO A LINE THAT IS 15.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4; THENCE ALONG SAID PARALLEL LINE, NORTH 22 DEGREES 57 MINUTES 38 SECONDS EAST, 216.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 22 DEGREES 57 MINUTES 38 SECONDS EAST, 20.00 FEET; THENCE SOUTH 67 DEGREES 39 MINUTES 54 SECONDS EAST, 25.92 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES 06 SECONDS WEST, 20.00 FEET; THENCE NORTH 67 DEGREES 39 MINUTES 54 SECONDS WEST, 26.14 FEET TO THE POINT OF BEGINNING.

PE-B:
THAT PART OF LOT 4 IN CHICAGO PREMIUM OUTLETS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 27, 2003, AS DOCUMENT 2003K087615, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, NORTH 10 DEGREES 29 MINUTES 42 SECONDS EAST, 15.32 FEET TO A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 23.53 FEET; THENCE NORTH 39 DEGREES 09 MINUTES 06 SECONDS WEST, 24.26 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 54 SECONDS EAST, 20.00 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 06 SECONDS EAST, 37.50 FEET TO SAID EASTERLY LINE OF LOT 4; THENCE ALONG SAID EASTERLY LINE, SOUTH 10 DEGREES 29 MINUTES 42 SECONDS WEST, 1.87 FEET TO THE POINT OF BEGINNING.

COUNTY RECORDER'S CERTIFICATION

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

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT

NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY,

ILLINOIS, ON THE _____ DAY OF _____, 2024 AT _____ O'CLOCK ___M.

_____
RECORDER OF DEEDS – KANE COUNTY, ILLINOIS

_____
PRINT NAME

CITY ENGINEER'S CERTIFICATION

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

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, PURSUANT TO THE AUTHORITY CONFERRED BY SEC. 2-224 OF THE CODE OF ORDINANCES, CITY OF AURORA, ILLINOIS, DO HEREBY APPROVE AND ACCEPT, ON BEHALF OF THE CORPORATE AUTHORITIES OF THE CITY, THE GRANT OF EASEMENT IN FAVOR OF THE CITY DEPICTED IN THE ABOVE PLAT

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, RICHARD B. McCOMBS, 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

FOR REVIEW

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

PROFESSIONAL LAND SURVEYOR
RICHARD B. McCOMBS
035-003847
SANDWICH ILLINOIS
STATE OF ILLINOIS

NOTES:
* This map was created for use as 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.

LINE LEGEND:

- BOUNDARY/PARCEL LINE
- EXISTING R.O.W. LINE
- EASEMENT LINE HEREBY GRANTED
- EXISTING EASEMENT LINE
- CENTERLINE OF ROAD
- SECTION LINE
- PROPOSED R.O.W. LINE

Development Data Table: Plat of Easement		
a) Tax/Parcel Identification Numbers (PINs): 15-01-104-001, 15-01-127-005		
c) Easement being Dedicated	0.027	Acres
	1,160	Square Feet

NO.	DATE	BY	REVISION DESCRIPTION
1	3/1/24	RBM	Add 2nd PE, increase PE width to 20'

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

PLAT OF EASEMENT
FOR STORMWATER CONTROL
PART OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: RBM
APPROVED: MD
JOB DATE: 11/13/2023
JOB NO: 2202670.02

SHEET
1 OF 1

3/1/2024 1:27:03 PM
J:\2022\2202670\Survey\Dwg\2202670.02_dedications.dwg

Xrefs: 2202670_align-plan_20 Scale; 2202670_bldgs; 2202670_PR_ROW_010824; 2202670_junk