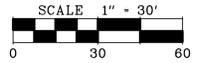
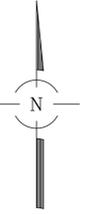


FINAL PLAT FOR MEIJER 2ND RESUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____
 P.I.N.: 07-21-200-046
 07-21-200-047

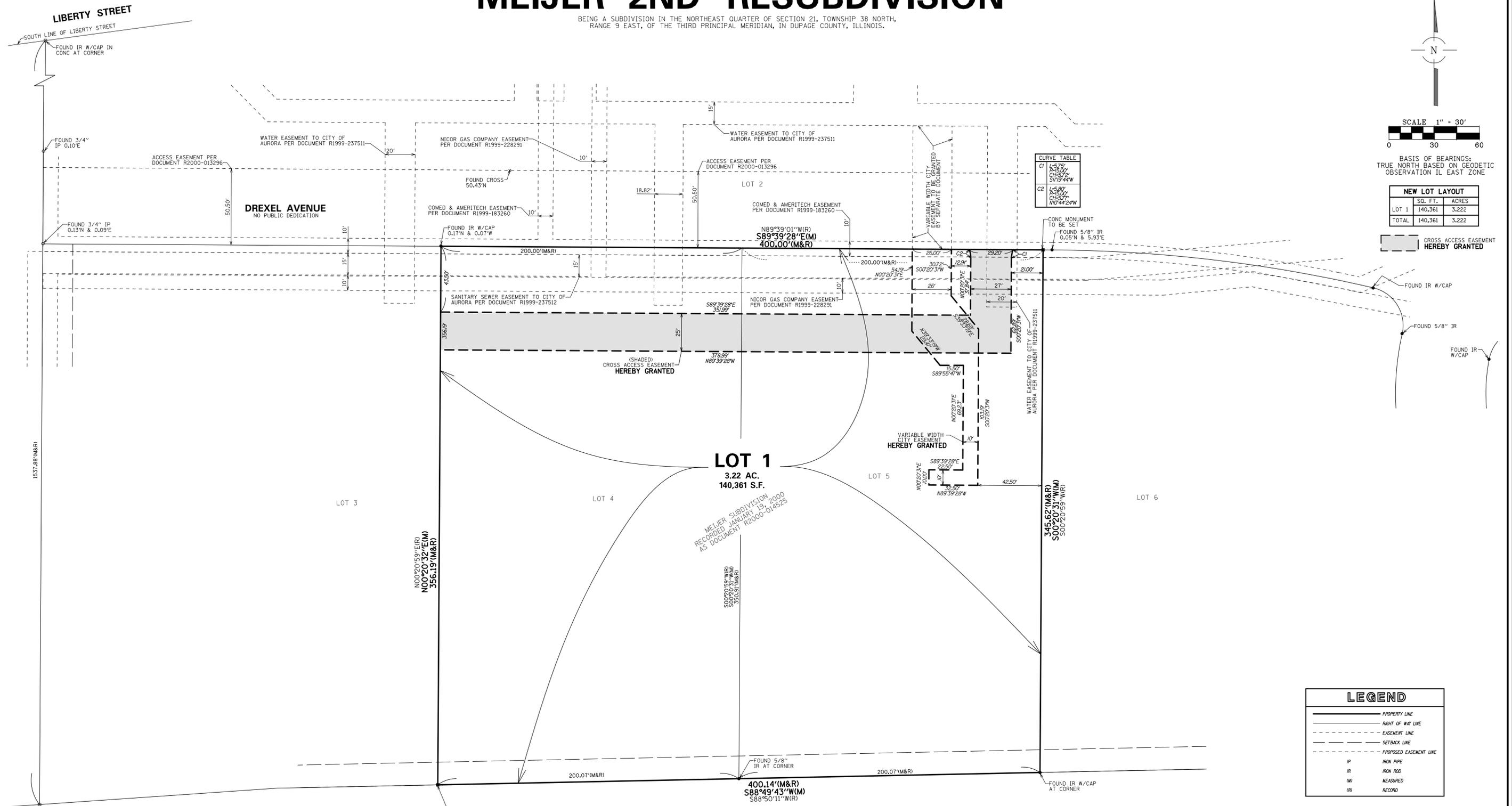


BASIS OF BEARINGS:
 TRUE NORTH BASED ON GEODETIC
 OBSERVATION IL EAST ZONE

NEW LOT LAYOUT	
LOT 1	ACRES
140,361	3.222
TOTAL	3.222

CROSS ACCESS EASEMENT
 HEREBY GRANTED

CURVE TABLE	
C1	L=575' R=1500' CH=277' SI=18'44"W
C2	L=580' R=1500' CH=277' SI=18'44"W



MEIJER SUBDIVISION
 RECORDED JANUARY 19, 2000
 AS DOCUMENT R2000-014523

LOT 2
 YORKSHIRE PLAZA ASSESSMENT PLAT
 RECORDED NOVEMBER 9, 2000
 AS DOCUMENT R2000-176188

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED EASEMENT LINE
IP	IRON PIPE
IR	IRON ROD
MI	MEASURED
RI	RECORD

DEVELOPMENT DATA TABLE: FINAL PLAT OF BWPH SUBDIVISION	
TAX PARCEL IDENTIFICATION NUMBER	07-21-200-046; 07-21-200-047
TOTAL PROPERTY AREA	140,361 SQ. FT. OR 3.222 ACRES
LOT 1 PROPERTY AREA	140,361 SQ. FT. OR 3.222 ACRES
PROPOSED RIGHT OF WAY	N/A
PROPOSED CITY WATERMAIN EASEMENT	3,444 SQ. FT. OR 0.079 ACRES
PROPOSED ACCESS EASEMENT	10,653 SQ. FT. OR 0.245 ACRES

PREPARED FOR:
 PEAK CONSTRUCTION CORPORATION
 1011 E. TOUHY AVENUE
 SUITE 100
 DES PLAINES, ILLINOIS 60018

FOR REVIEW
 PURPOSES ONLY

REVISIONS:
03/22/18
06/25/18 G.P.
07/19/18 J.B.
07/26/18 J.L.



CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 02/02/2018
JOB NO: 9558
FILENAME: 9558CONSOL-01
SHEET 1 OF 2

C:\Projects\9558\SURVEY\9558CONSOL-01.dgn Default User=jleskovick

FINAL PLAT FOR MEIJER 2ND RESUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH,
RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)
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, AND THE VARIOUS
DEDICATIONS, VACATIONS, 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 DISTRICTS:

INDIAN PRAIRIE SCHOOL DISTRICT 204
COMMUNITY COLLEGE DISTRICT 502

DATED THIS ____ DAY OF _____, 20 ____ .

SIGNATURE _____

PRINTED NAME _____ TITLE _____

ADDRESS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
CERTIFICATE IS KNOWN TO ME AS SUCH OWNER.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, A.D. 20 ____ .

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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(S) OR DULY AUTHORIZED ATTORNEY _____

PRINTED NAME _____

REGISTERED PROFESSIONAL ENGINEER _____

PRINTED NAME _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, _____, 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 ____ .

CHAIRMAN _____

PRINT NAME _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS ____ DAY OF _____, A.D. 20 ____ BY THE
CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION
NUMBER _____

MAYOR _____

ATTEST: CITY CLERK _____

CITY ENGINEER 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 _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN ACCEPTED BY
RESOLUTION NO. _____ A PROPER RESOLUTION ADOPTED BY THE AURORA
CITY COUNCIL ON _____, 20 ____ .

CITY CLERK _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE 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,
____ DAY OF _____, 20 ____

THIS _____

COUNTY CLERK _____

PLEASE TYPE/PRINT NAME _____

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., 20 ____ AT ____ O'CLOCK ____ M.

RECORDER OF DEEDS _____

PRINTED NAME _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE
PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON
_____, 20 ____ IN _____ COUNTY IN THE STATE OF _____

AS DOCUMENT _____

HEREBY CERTIFY THAT _____ IS THE MORTGAGEE
OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT
AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE,
AFFIXED HEREON.

DATED THIS ____ DAY OF _____, A.D. 20 ____ .

SIGNATURE _____

PRINTED NAME _____ TITLE _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE
CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE
SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER,
FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN
AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID
CORPORATION 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____ .

NOTARY _____

PRINTED NAME _____

CITY EASEMENT PROVISIONS:

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 ENDOACH 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
FOLLOWINGS 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.

CROSS-ACCESS EASEMENT PROVISIONS

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY
DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS
FROM TIME TO TIME OF LOT 3 IN MEIJER SUBDIVISION PLATTED HEREON AND THEIR
RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE
EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES
CONSTRUCTED AND INSTALLED THEREON. THE USE AND ENJOYMENT OF THE EASEMENT
HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAN, THE EASEMENT AREA
SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND
PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

NO CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE PARKED OR LEFT UNATTENDED
ON THE EASEMENT AREAS AND NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE
PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE
MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE
THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL
NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES
AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE
BUILDINGS, STRUCTURE AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS
BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO
VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE
EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC
THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL
TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS
AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS
APPROVED BY THE CITY.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS 3 IN MEIJER
SUBDIVISION, PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE
BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND
HOLDERS OF SECURITY INTERESTS THEREIN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE
SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY
LOTS 4 AND 5 OF MEIJER SUBDIVISION, AS RECORDED IN DOCUMENT NO. R2000-014525 OF THE DUPAGE
COUNTY RECORDERS OFFICE, BEING A SUBDIVISION OF PART OF SECTIONS 16 & 21, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DUPAGE,
STATE OF ILLINOIS.

SAID PROPERTY CONTAINS 140,361 SQUARE FEET OR 3.222 ACRES, MORE OR LESS.

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 170187, PANEL NUMBER 1704360705H, EFFECTIVE
DATE DECEMBER 15, 2004, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL
FLOOD HAZARD AREA.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT
ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 20__ IN ROSEMONT,
ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2018
gptasinska@spgcooill.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES
AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND
EASEMENTS.

PREPARED FOR:
PEAK CONSTRUCTION CORPORATION
1011 E. TOUHY AVENUE
SUITE 100
DES PLAINES, ILLINOIS 60018

FOR REVIEW
PURPOSES ONLY

REVISIONS:
03/22/18
06/25/18 G.P.
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 02/02/2018
JOB NO: 9558
FILENAME: 9558CONSOL-01
SHEET 2 OF 2