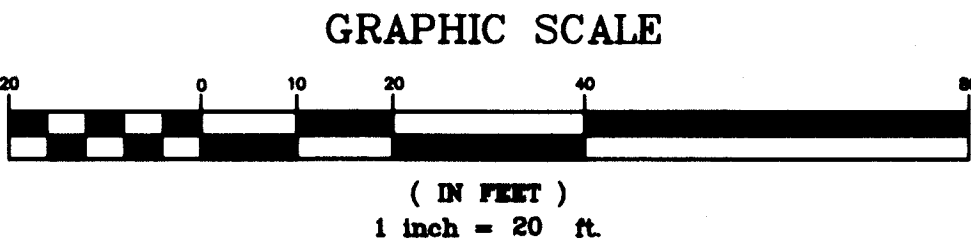


DEVELOPMENT DATA TABLE: PLAT OF EASEMENT		
DESCRIPTION	VALUE	UNIT
A) TAX PARCEL IDENTIFICATION NUMBER(S) (PINs): 15-14-427-023		
B) VACATED EASEMENTS	0.000	ACRES
	0	SQUARE FEET
C) PROPOSED NEW EASEMENTS CITY EASEMENT		
CITY EASEMENT	0.184	ACRES
	8,008	SQUARE FEET
CROSS ACCESS EASEMENT	0.088	ACRES
	3,842	SQUARE FEET
STORMWATER CONTROL EASEMENT	0.452	ACRES
	19,699	SQUARE FEET
TOTAL EASEMENT AREA GRANTED	0.724	ACRES
	31,549	SQUARE FEET

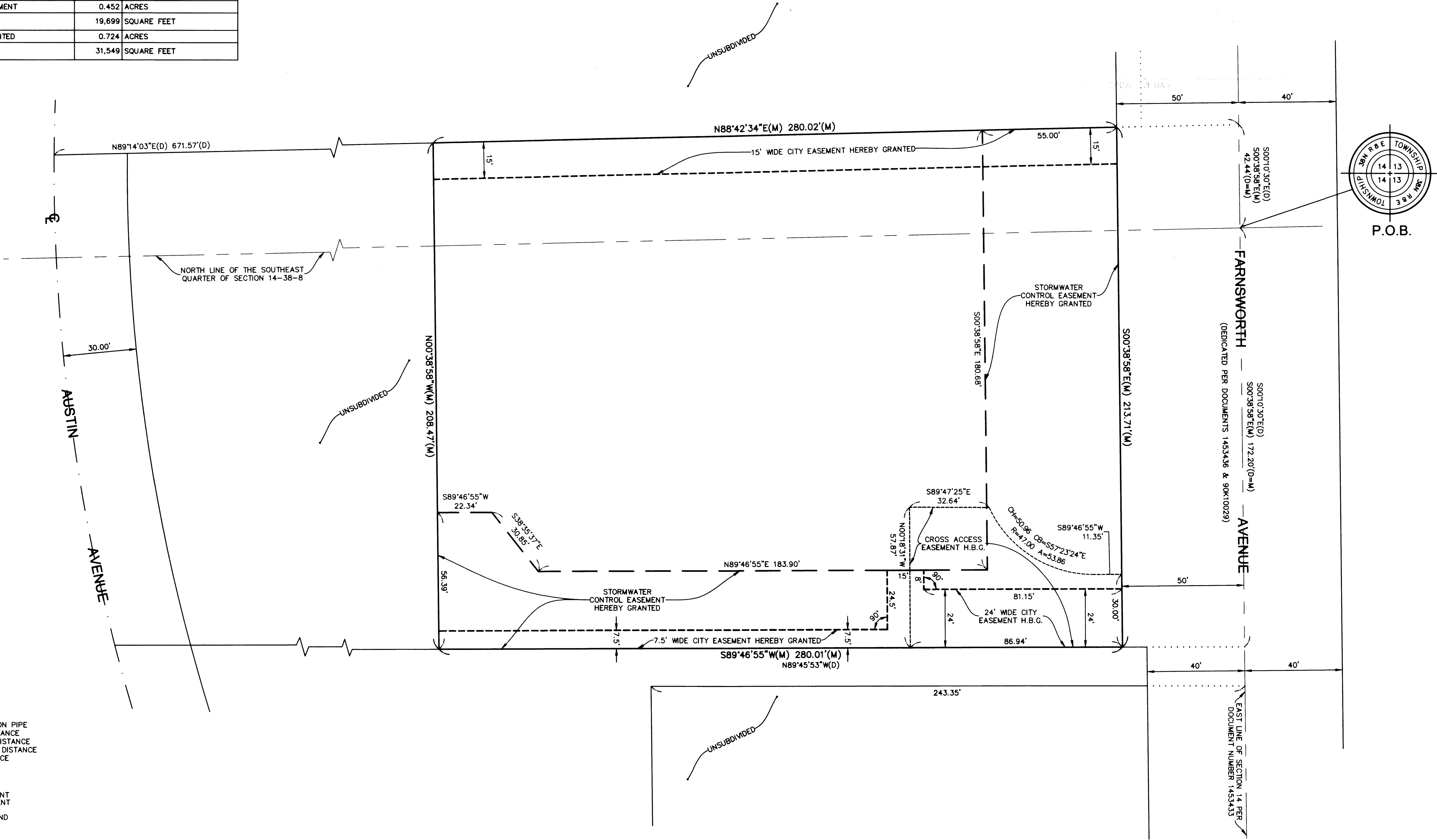
PLAT OF EASEMENT OVER

THE EASTERLY 330.00 FEET OF THAT PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 00 DEGREES, 10 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SECTION 14, 172.2 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS WEST TO THE CENTER LINE OF AUSTIN AVENUE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO A POINT 42.44 FEET NORTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 14 MINUTES 03 SECONDS EAST ALONG A LINE PARALLEL WITH AND 42.44 FEET NORTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, 668.57 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 42.44 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EASTERLY 50.0 FEET THEREOF CONVEYED TO THE CITY OF AURORA FOR ROAD PURPOSES BY DOCUMENT NOS. 1453436 AND 90K10029), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



CITY RESOLUTION _____

PASSED ON _____



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
H.B.G. = HEREBY GRANTED
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

— BOUNDARY LINE
— ADJACENT LAND PARCEL LINE
— LOT LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE

DATE	12/22/16	PC	N/A	DRAWN BY	RM	CHECKED BY	DW	BOOK	N/A	PC	N/A
NO.	1	2	3	4	5	6	7	8	9	10	11
REVISIONS	PER LETTER DATED 07/09/2017	PER LETTER DATED 07/20/2017	PER LETTER DATED 07/31/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017	PER LETTER DATED 07/23/2017
PROJECT	FMC EAST AURORA 810 FARNSWORTH AVENUE AURORA, ILLINOIS										
CLIENT	MERCY LANE LLC 10311 TIMBERWOOD CIRCLE, SUITE D LOUISVILLE, KENTUCKY 40223										
COMPASS SURVEYING LTD	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2651 GINGER WOODS PARKWAY, STE. 100 PHONE: (610) 820-9100 FAX: (610) 820-7097 EMAIL: ADMIN@CLSURVEYING.COM										
SCALE:	1" = 20'										
1 OF 2	PROJ. NO.: 16.0278-02										

PLAT OF EASEMENT

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.

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 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.

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 OWNER FROM TIME TO TIME OF THE LAND ADJOINING TO THE SOUTH OF THE EASEMENT AREA HEREON PLATTED AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES. UPON A RECIPROCAL CROSS ACCESS EASEMENT BEING GRANTED TO THE OWNER OF THE LAND HEREON PLATTED AND DESCRIBED, AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA THEREON FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE PROVISIONS HEREOF SHALL ALSO APPLY TO THOSE ROADWAYS THAT MAY BE CONSTRUCTED ON THE LAND ADJOINING TO THE SOUTH OF THE EASEMENT AREA HEREON PLATTED PURSUANT TO FINAL PLANS APPROVED BY THE CITY. 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 CONSTRUCT, 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. STRUCTURES 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 EASEMENT HEREBY RESERVED IS EASEMENTS APPURTENANT TO THE LAND PLATTED HEREON AND IS 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.

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., 2020.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DESIGNATED HEREON, AND ACCEPTED BY RESOLUTION NUMBER _____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, 2020.

CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS THE 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 _____, A.D., 2020 AT ____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE / PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE-DESCRIBED PROPERTY 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 20TH DAY OF MARCH, A.D., 2020.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

SIGNATURE
NUMBER 3585
EXPIRES 11-30-2020
DANIEL W. WALTER
PROJECT MANAGER

COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, ILLINOIS 60502



OWNER'S CERTIFICATE

STATE OF Kentucky)
COUNTY OF Jefferson)SS

THIS IS TO CERTIFY THAT Mercy Lane LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 13th DAY OF JANUARY, A.D., 2020.

BY: SIGNATURE

NAME: Chad M. Mendenhall

TITLE: MANAGER
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF Kentucky)
COUNTY OF Jefferson)SS

I, JEFFREY N MAHONEY, 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 LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13th DAY OF JANUARY, A.D., 2020.

NOTARY PUBLIC SIGNATURE
JEFFREY N MAHONEY
PRINT NAME

(NOTARY'S SEAL)

DATE: 12/22/16	PC: N/A	BOOK: N/A	PG: N/A	CHECKED BY: DW	DRAWN BY: RHM	REVISIONS	DATE	BY																
NO.	1.	PER LETTER DATED 01/05/2017	01/22/17	RHM	2.	PER LETTER DATED 01/25/2017	02/07/17	RHM	3.	PER LETTER DATED 02/23/2017	02/28/17	RHM	4.	PER LETTER DATED 03/21/2017	03/21/17	RHM	5.	REMOVED MORTGAGE CERTIFICATE	03/22/17	RHM	6.	PER LETTER DATED 03/23/2017	03/23/17	RHM
PROJECT	FMC EAST AURORA 810 FARNSWORTH AVENUE AURORA, ILLINOIS	CLIENT	MERCY LANE LLC 1051 THREE WOODS CHURCH SUITE D LIBERTYVILLE, ILLINOIS 62243	SCALE: N/A	2 OF 2	PROJ NO.: 16.0278-02																		