

LEGAL DESCRIPTION OF CITY EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1945 AS DOCUMENT 455751; THENCE NORTH 66 DEGREES 28 MINUTES 09 SECONDS WEST, 187.95 FEET; THENCE NORTH 32 DEGREES 49 MINUTES 30 SECONDS EAST, 260.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 283.00 FEET, A CHORD BEARING OF NORTH 19 DEGREES 54 MINUTES 27 SECONDS EAST, A CHORD LENGTH OF 126.53 FEET, AN ARC LENGTH OF 127.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE CONCAVE WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE BEING THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF FRIEDER LANE AS DEDICATED BY DOCUMENT R2003-203000, HAVING A RADIUS OF 983.00 FEET, A CHORD BEARING OF NORTH 00 DEGREE 46 MINUTES 11 SECONDS EAST, A CHORD LENGTH OF 213.01 FEET, AN ARC LENGTH OF 213.43 FEET TO THE SOUTHEAST CORNER OF FRIEDER LANE AS DEDICATED BY SAID DOCUMENT R2003-203000; THENCE NORTH 84 DEGREES 32 MINUTES 59 SECONDS EAST, 20.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1003.00 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 46 MINUTES 11 SECONDS WEST, A CHORD LENGTH OF 217.78 FEET, AN ARC LENGTH OF 217.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 303.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 54 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 135.47 FEET, AN ARC LENGTH OF 136.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 32 DEGREES 49 MINUTES 30 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 237.00 FEET; THENCE SOUTH 66 DEGREES 28 MINUTES 09 SECONDS EAST, 158.28 FEET TO THE WESTERLY LINE OF LOT 14 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, RECORDED AS DOCUMENT 455751; THENCE SOUTH 06 DEGREES 30 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY LINE, 20.92 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

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 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 ENCRDACH 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.

ABBREVIATIONS

- O.D.P. = OUTSIDE DIAMETER IRON PIPE
- (B) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- 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

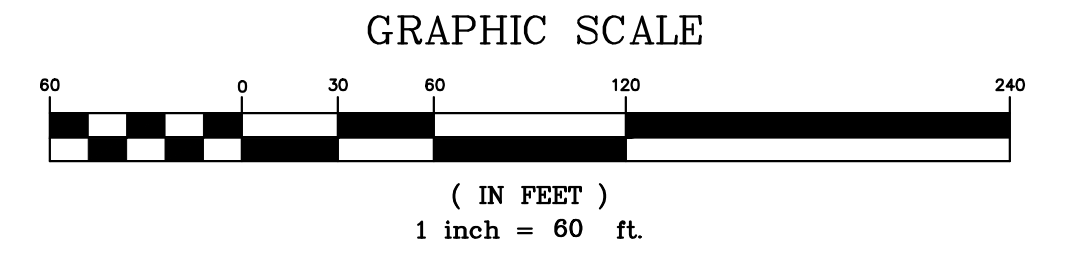
- EASEMENT LINE HEREBY GRANTED
- PARCEL LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

DEVELOPMENT DATA TABLE: PLAT OF EASEMENT		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINS):		
07-04-102-018		
B) EASEMENT BEING GRANTED		
	0.353	ACRES
	15,392	SQUARE FEET

PLAT OF EASEMENT OVER

PART OF SECTION 4, TOWNSHIP 38 TOWNSHIP NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 07-04-102-018



CITY RESOLUTION: _____ PASSED ON: _____

OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

STATE OF _____)
 COUNTY OF _____)

THIS IS TO CERTIFY THAT OLD DOMINION FREIGHT LINE, INC. A _____ 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 _____, A.D., 2018.

 SIGNATURE

 PLEASE PRINT NAME & TITLE

SEAL
 OLD DOMINION CORPORATION
 500 OLD DOMINION WAY
 THOMASVILLE, NC 27360

NOTARY'S CERTIFICATE

STATE OF _____)
 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., 2018.

 NOTARY
 PLEASE TYPE/PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER _____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, 20_____.

 CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
 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., 2018.

 CITY ENGINEER

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 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

 PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

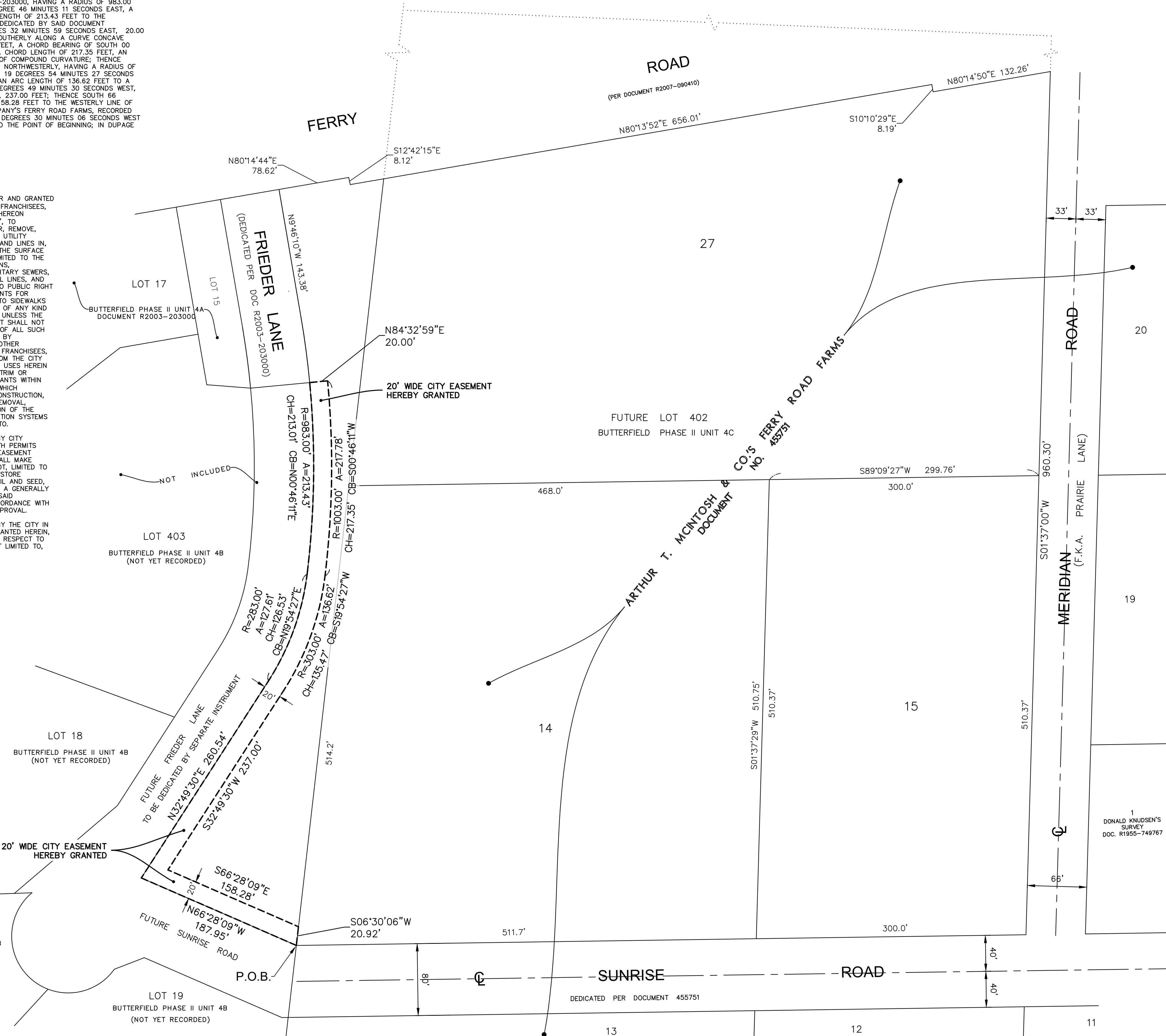
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE-DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING AN EASEMENT TO THE CITY OF AURORA FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2018.

 SIGNATURE
 NUMBER 3585
 EXPIRES 11/30/2020

DANIEL W. WALTER
 PROJECT MANAGER
 COMPASS SURVEYING LTD.
 2631 GINGER WOODS PARKWAY, STE. 100
 SUITE 100
 AURORA, ILLINOIS 60502

COMPASS SURVEYING LTD.
 PROFESSIONAL DESIGN FIRM
 LAND SURVEYOR CORPORATION NO. 184-002778
 LICENSE EXPIRES 4/30/2019



PROJECT	LOT 401 BUTTERFIELD PHASE II UNIT 4B Aurora, Illinois
CLIENT	DUPAGE PROPERTIES VENTURE Chicago, IL 60611
DATE: 10-5-18	PC: N/A
DRAWN BY: MRA	CHECKED BY: DW
BOOK: N/A	PG: N/A
NO.	1
REVISIONS	
REVISE PER LETTER DATED 11/16/18	
DATE	BY
11/28/18	MRA

SCALE: 1" = 60'

1 OF 1

PROJ. NO.: 18.0258-03