

CITY RESOLUTION:_____ PASSED ON:_____

FINAL PLAT OF VCA AURORA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

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THIS IS TO CERTIFY	Y THAT (TYPE/STATE)	(NAME), ACORPORATION, IS THE RECORD	
OWNER OF THE PR AND DOES HEREBY	ROPERTY DESCRIBED IN TI Y CONSENT TO THE SUBDI	HE SURVEYOR'S CERTIFICATE AFFIXED HEREOUS VISION OF SAID PROPERTY, AND THE VARIOUS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED	3
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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.

SURFACE WATER CERTIFICATE

STATE OF ILLINOIS))SS	
COUNTY OF KANE)	
WILL NOT CHANGED B THEREOF, OR, THAT IF REASONABLE PROVISI SURFACE WATERS INT ACCORDANCE WITH G REDUCE THE LIKELIHO THE CONSTRUCTION O	KNOWLEDGE AND BELIEF THE DRIVER THE CONSTRUCTION OF THIS SUCH SURFACE WATER DRAIN ION HAS BEEN MADE FOR COLLETO PUBLIC AREAS, OR DRAINS WENERALLY ACCEPTED ENGINEED OD FOR DAMAGE TO THE ADJOOF THE SUBDIVISION , A.D., 20, A.D., 20	SUBDIVISION OR ANY PART AGE WILL BE CHANGED, ECTION AND DIVERSION OF SU /HICH WILL BE PLANNED FOR I ERING PRACTICES SO-AS TO INING PROPERTY BECAUSE OF
OWNER OR ATTORNEY	Y	
PLEASE TYPE/PRINT N	IAME	
ENGINEER		
PLEASE TYPE/PRINT N	IAME	

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
)SS COUNTY OF KANE)
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. THIS DAY OF, A.D., 20
COUNTY CLERK
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS))SS			
COUNTY OF KANE)			
I, THE UNDERSIGNED, CERTIFY THAT INSTRU RECORD IN THE RECO	JMENT NUMBER	OF DEEDS FOR F	WAS	TY DO HEREBY FILED FOR TY, ILLINOIS, ON
THE DAY OF _	<u>-</u>	_, A.D., 20		_O'CLOCKN
RECORDER OF DEEDS	>			
DI FACE TYPE (DDINT)	100.45			
PLEASE TYPE/PRINT N	IAME			

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°19'16" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, 2028.30 FEET TO THE WEST LINE OF UNIT TWELVE, CHERRY HILL ESTATES, CITY OF AURORA, KANE COUNTY, ILLINOIS, EXTENDED FROM THE NORTH; THENCE SOUTH 00°15'04" EAST ALONG SAID WEST LINE EXTENDED, 788.25 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD (FORMERLY KNOWN AS THE ILLINOIS, IOWA, AND MINNESOTA RAILROAD); THENCE NORTH 43°42'53" WEST ALONG SAID RIGHT-OF-WAY LINE, 1449.32 FEET; THENCE NORTH 00°16'00" WEST, 1649.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°16'00" EAST, 257.65 FEET; THENCE NORTH 89°47'02" EAST, 671.18 FEET; THENCE NORTH 00°12'58" WEST, 340.59 FEET; THENCE NORTH 89°47'02" EAST, 61.62 FEET; THENCE NORTH 00°12'58" WEST, 544.20 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 30; THENCE NORTH 85°10'07" WEST ALONG SAID CENTER LINE, 194.35 FEET TO A POINT OF TANGENCY IN THE CENTER LINE OF SAID ROUTE NO. 30; THENCE NORTH 84°43'31" WEST, 172.56 FEET TO THE POSITION OF A CROSS ONCE LOCATED IN THE CENTER OF THE BRIDGE OVER BLACKBERRY CREEK, WHICH CROSS WAS NORTH 28°52'41" EAST, 756.11 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 28°52'41" WEST, 756.11 FEET TO THE POINT OF BEGINNING IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS AND CONTAINING 12.040 ACRES.

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 17089C0319H, EFFECTIVE DATE OCTOBER 3, 2009, PART OF THE SURVEYED PROPERTY IS IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD & AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "AE" (REGULATORY FLOODWAY).

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GIVEN UNDER MY HAND AND SEAL THIS	minimum Spirit
, A.D., 2021.	THE PROFESSIONAL LAND
JONATHAN D. SPINAZZOLA ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868	SURVEYOR STATE OF
CURRENT LICENSE EXPIRES NOVEMBER 30, 2022	THE BROOK, MINING

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FINAL PLAT OF VCA AURORA SUBDIVISION		Engineerin	G - PLANNING - SUF	RVEYING - ENVIRONMENTAL
		Graylake, I	L 60030	3697 Darlene Ct.
2600 W. GALENA BLVD AURORA, IL		Lic. No. 184	4-005860	Aurora, IL 60504
7.01.0101, 12				Office 630.554.6655
PROJECT No.: M18122				Office 000.554.0055
1100E01 110 W10122	1			www.meritcorp.com

CHECKED BY: JDS

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ATTEST: