

PLAT OF EASEMENT

CITY RESOLUTION: _____ PASSED ON: _____

BEING A PART OF SECTION 12, TOWNSHIP 38 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM THE OWNER OF THE
PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON,
AND DO HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

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

SIGNATURE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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 FOR
THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT,

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

NOTARY _____

PLEASE TYPE/PRINT NAME _____

CITY ENGINEER'S 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 PRINT/TYPE NAME _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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

CITY CLERK _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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., 20____ AT _____ O'CLOCK _____M.

RECORDER OF DEEDS _____

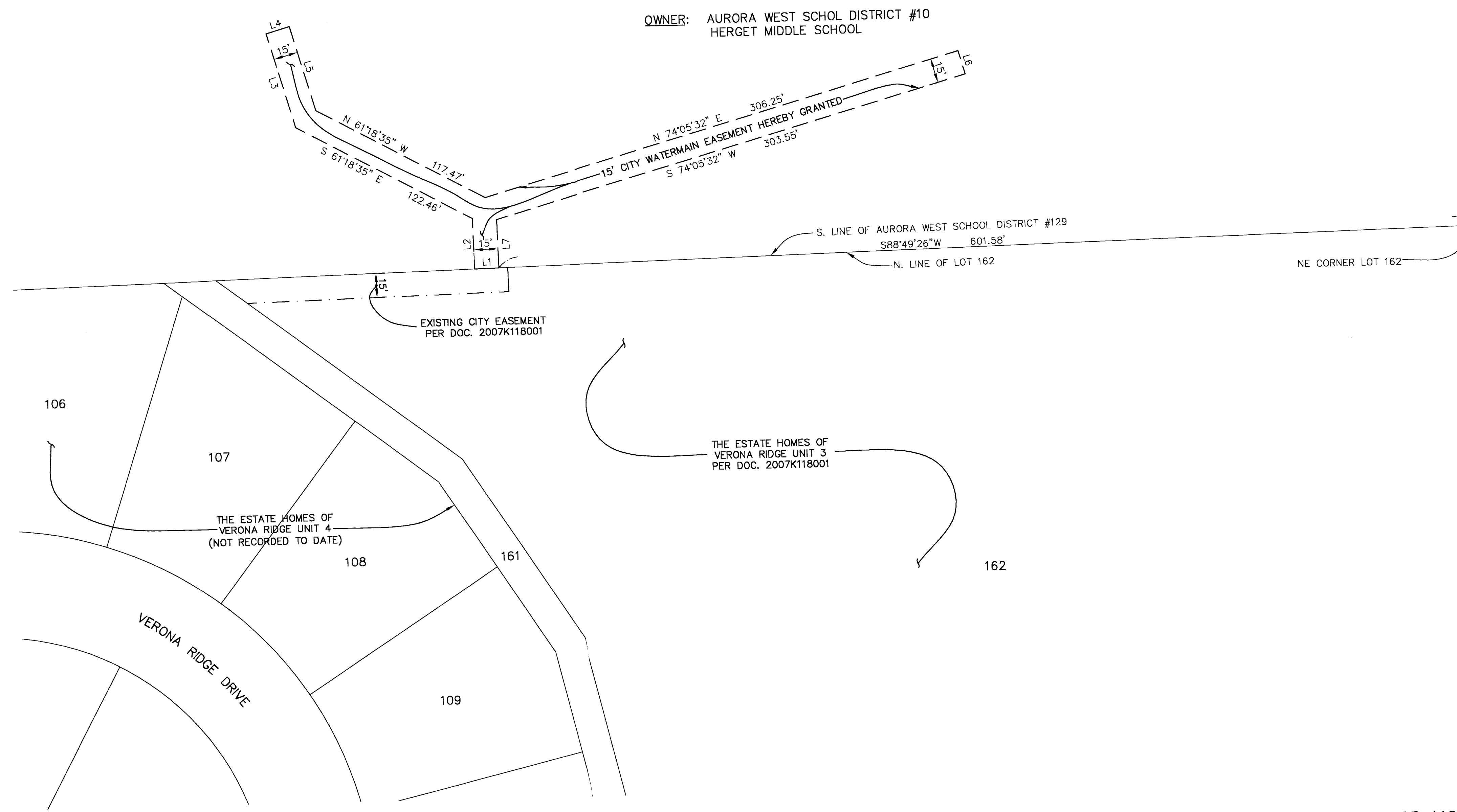
PLEASE TYPE/PRINT NAME _____

SURVEYOR'S CERTIFICATE

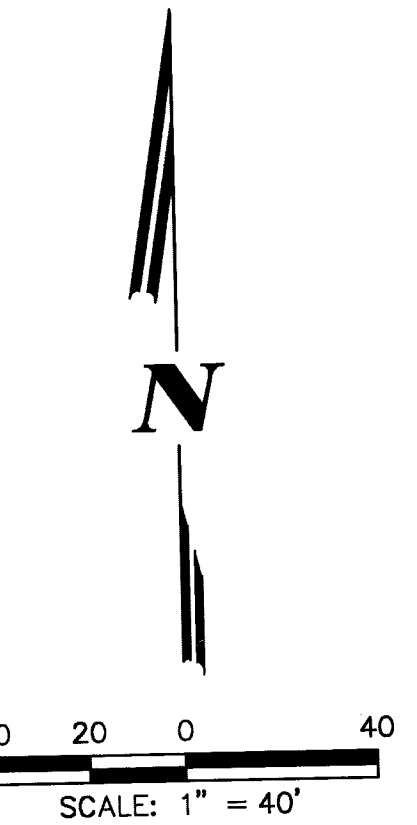
THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND
THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING AN
EASEMENT TO THE CITY OF AURORA FOR PURPOSES STATED HEREON, AND
THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.

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

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2017



OWNER: AURORA WEST SCHOL DISTRICT #10
HERGET MIDDLE SCHOOL



LINE LEGEND
--- EASEMENT LINE
--- PROPERTY OR LOT LINE

LINE	LENGTH	BEARING
L1	15.00'	S88°49'26\"W
L2	31.43'	S01°10'34\"E
L3	60.62'	N16°01'00\"W
L4	15.00'	N73°59'00\"E
L5	54.36'	S16°01'00\"E
L6	15.00'	S15°54'28\"E
L7	29.99'	S01°10'34\"E

LEGAL DESCRIPTION OF PARENT PARCEL
PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST
QUARTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES 21 MINUTES 08 SECONDS EAST ALONG
QUARTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES 21 MINUTES 08 SECONDS EAST ALONG
THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 318.80 FEET (4.8 CHAINS DEEDED);
THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF SAID
THE CENTERLINE OF A PUBLIC ROAD DESIGNATED DEERPATH ROAD, SAID POINT BEING THE POINT
TO THE BEGINNING OF THE HEREBY DESCRIBED TRACT OF LAND; THENCE SOUTH 41 DEGREES 58 MINUTES
OF BEGINNING OF THE HEREBY DESCRIBED TRACT OF LAND; THENCE SOUTH 41 DEGREES 58 MINUTES
SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 475.30 FEET (471.40 FEET DEEDED) TO
13 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 214.20 FEET; THENCE SOUTH 89 DEGREES 21
THE EAST LINE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 0 DEGREES 00 MINUTES 00
SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 475.30 FEET (471.40 FEET DEEDED) TO
MINUTES 08 SECONDS WEST PARALLEL, WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 12, A DISTANCE OF 1584.07 FEET TO THE EASTERLY LINE OF COMMONWEALTH EDISON PROPERTY
AS RECORDED AS DOCUMENTS 1249635 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE
NORTH 0 DEGREES 05 MINUTES 54 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 684.02
FEET; THENCE NORTH 10 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 229.84 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 08 SECONDS EAST PARALLEL WITH THE SOUTH
LINE OF THE NORTHWEST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION
12, A DISTANCE OF 2173.18 FEET TO THE CENTER OF SAID DEERPATH ROAD; THENCE SOUTH 41 DEGREES
58 MINUTES 13 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 468.44 FEET TO THE POINT
OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.
(PER DOCUMENT 2003K011439)

CITY WATERMAIN EASEMENT PROVISIONS
A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND
ITS FRANCHISEES, PERMITTEES 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
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 CITY FRANCHISEES, PERMITTEES 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.

DESCRIPTION	VALUE	UNIT
a) PARCEL IDENTIFICATION NUMBER (PIN): 14-12-300-010		
b) PROPOSED NEW EASEMENT	0.179±	ACRES
	7,794±	SQUARE FEET

PREPARED FOR:
TAYLOR MORRISON OF ILLINOIS, INC.
1834 WALDEN OFFICE SQUARE
SUITE 300
SCHAUMBURG, IL 60173

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 705004 FILE NAME: PLAT OF EASEMENT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 9-1-15 JOB NO.: 705.004
REVISED 9-17-15/AJB PER CITY COMMENTS DATED 9-16-15

PLAT OF EASEMENT
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DRAWING PATH: R:\V\2005\Utility\Plat Survey\Plat of Easement.dwg
PLOT FILE CREATED: 09-17-15