

OWNER / DEVELOPER
FIS AURORA INVEST LLC
C/O FREEDOM GRAPHIC SYSTEMS, INC
1101 S. JANESVILLE ST
MILTON, WI 53563
TEL: (630) 375-8500

SURVEYOR
MERITCORP GROUP, LLC.
4222 MERIDIAN PKWY, STE 112
AURORA, ILLINOIS 60504
TEL: (630) 554-6655

LEGEND

PROPERTY BOUNDARY
OFFSITE PROPERTY LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SECTION LINE
SET CONCRETE MONUMENT
FOUND IRON PIPE (F.I.P.)
FOUND IRON ROD (F.I.R.)
RECORD DIMENSION
(XXX.XX)

ABBREVIATIONS

FND FOUND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
C.E. CITY EASEMENT
S.C.E. STORMWATER CONTROL EASEMENT
R.O.W. RIGHT OF WAY
DOC. NO. DOCUMENT NUMBER
REC. RECORDED

SURVEYOR'S NOTES

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD'83.
- SETBACK LINES NOT DEPICTED HEREON. PLEASE CONSULT CURRENT ZONING ORDINANCES FOR SETBACK INFORMATION.
- 3/4" IRON PIPES TO BE SET AT ALL PROPERTY CORNERS, BENDS, AND POINTS OF CURVATURE UNLESS FOUND OR NOTED OTHERWISE HEREON.
- SURVEY IS BASED UPON FIELD WORK COMPLETED 6/27/2025.
- ONLY THOSE EXISTING EASEMENTS PROVIDED BY CLIENT WERE REVIEWED FOR THIS SURVEY. PLEASE REFER TO DEED, TITLE INSURANCE POLICY, AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS. ADDITIONAL EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREON.
- UNDERLYING PROPERTY SUBDIVIDED HEREON IS DESCRIBED AS PARCELS 1 THROUGH 3 OF THE SPECIAL WARRANTY DEED RECORDED 8/06/2001 AS DOC. NO. 2001K079930.
- LOT 3 CONTAINS A BLANKET STORMWATER CONTROL EASEMENT AS GRANTED HEREON.

DEVELOPMENT DATA TABLE: FINAL PLAT OF FREEDOM GRAPHIC SYSTEMS SUBDIVISION		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINS):	15-13-151-022	
	15-13-301-021	
B) SUBJECT PROPERTY AREA	21.799	ACRES
	949,568	SQUARE FEET
	0.000	ACRES
C) PROPOSED RIGHT-OF-WAY	0	SQUARE FEET
	0	LINEAR FEET OF CENTERLINE
D) PROPOSED EASEMENTS	6.634	ACRES
	288,979	SQUARE FEET

FINAL PLAT OF FREEDOM GRAPHIC SYSTEMS SUBDIVISION

BEING PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

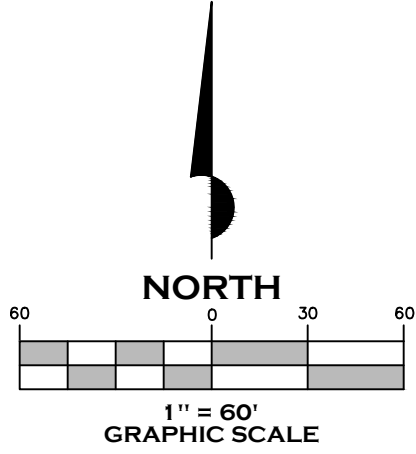
CITY RESOLUTION: _____ PASSED ON: _____

SUBMITTED BY & RETURN TO:

CITY OF AURORA, ZONING DIVISION
44 E. DOWNER PL,
AURORA, IL 60505

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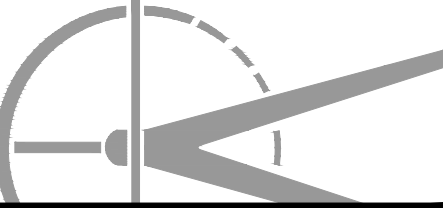
MeritCorp



DESCRIPTION:
ISSUED TO CLIENT
REVISED PER CITY REVIEW COMMENTS.

DATE:
7/08/2025
7/24/2025

MeritCorp
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL



FINAL PLAT
OF
FREEDOM GRAPHIC
SYSTEMS SUBDIVISION

AURORA, IL

PROJECT NO. M22030

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 1/4

FINAL PLAT OF FREEDOM GRAPHIC SYSTEMS SUBDIVISION

BEING PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____
SUBMITTED BY & RETURN TO:
CITY OF AURORA, ZONING DIVISION
44 E. DOWNER PL.,
AURORA, IL 60505

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DESCRIPTION:
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DATE:
7/08/2025
7/24/2025

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ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

4222 Meridian Parkway, Suite 112
Aurora, IL 60506
Office 630.554.6655
Lic. No. 184-005860
www.meritcorp.com

Other Office Locations:
Gurnee, IL

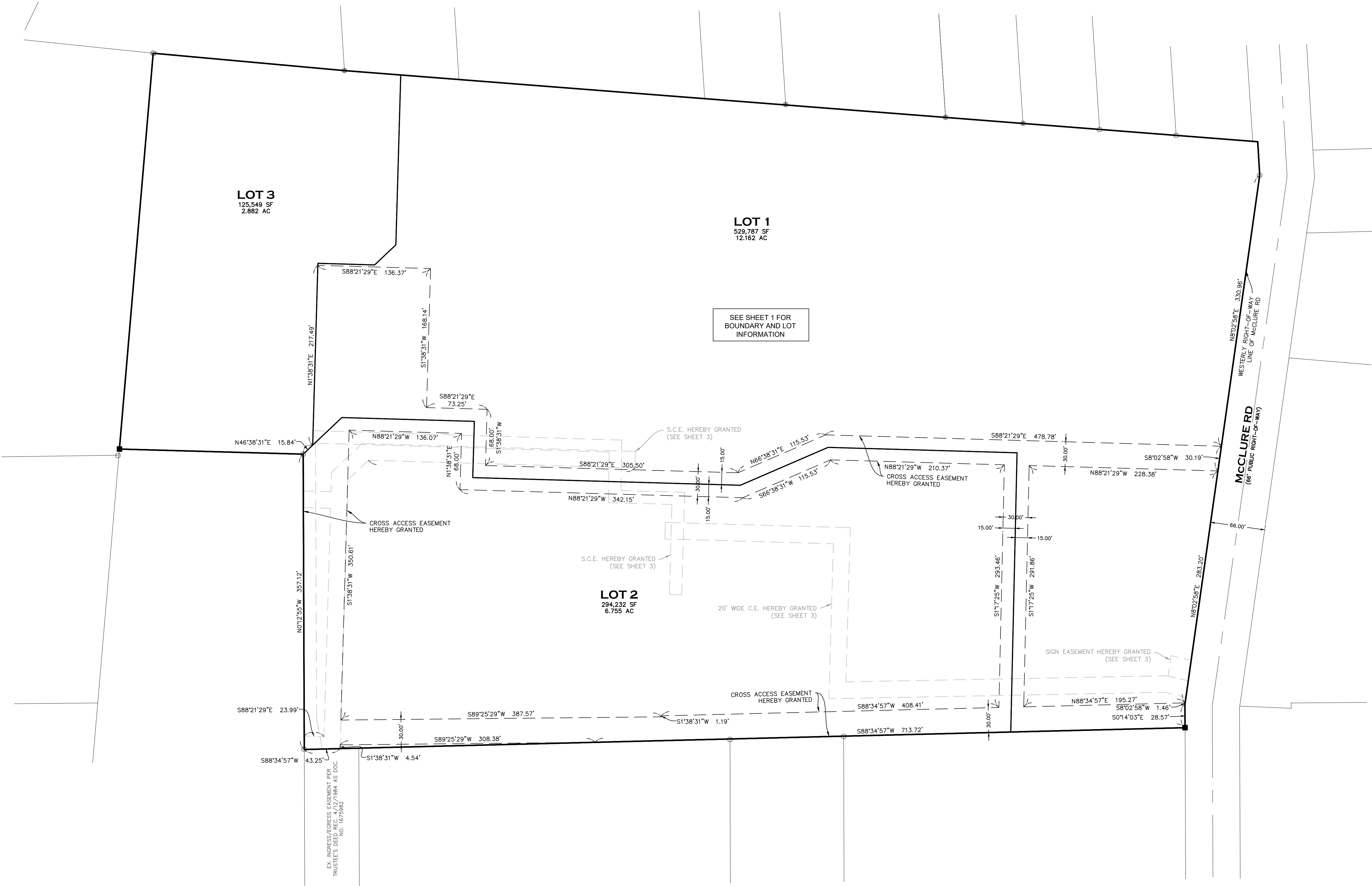
FINAL PLAT
OF
FREEDOM GRAPHIC
SYSTEMS SUBDIVISION
AURORA, IL

PROJECT NO. M22030

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 2/4



FINAL PLAT
OF
FREEDOM GRAPHIC SYSTEMS SUBDIVISION

BEING PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____
SUBMITTED BY & RETURN TO:
CITY OF AURORA, ZONING DIVISION
44 E. DOWNER PL.,
AURORA, IL 60505

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MeritCorp

DESCRIPTION:
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REVISED PER CITY REVIEW COMMENTS.

DATE:
7/08/2025
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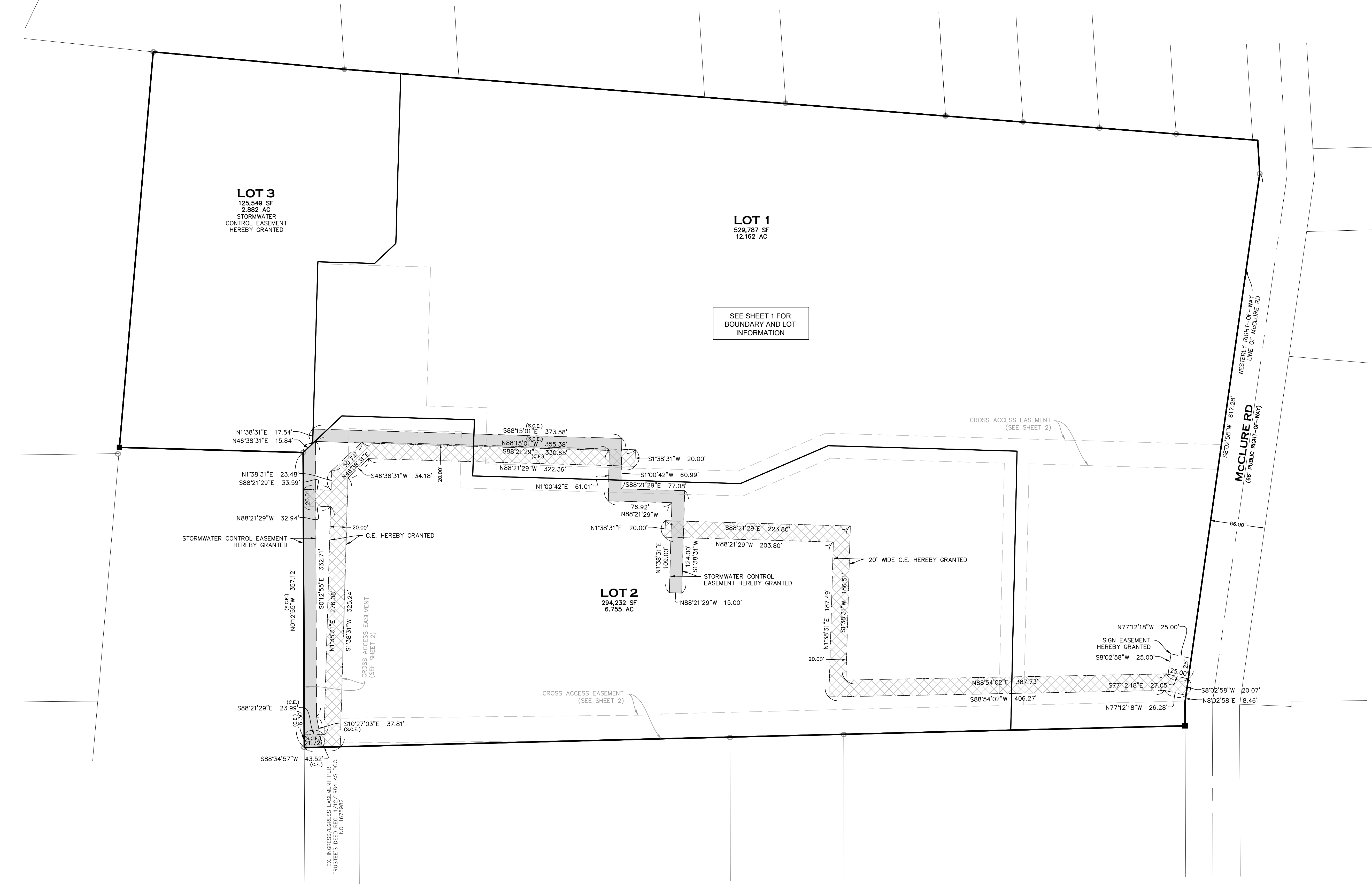
FINAL PLAT
OF
FREEDOM GRAPHIC
SYSTEMS SUBDIVISION
AURORA, IL

PROJECT NO. M22030

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 3/4



FINAL PLAT

OF

FREEDOM GRAPHIC SYSTEMS SUBDIVISION

OWNER'S CERTIFICATE:

STATE OF _____)
) 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, 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 DISTRICT(S) _____.

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

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

NOTARY CERTIFICATE:

STATE OF _____)
) 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 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 _____, 20____.

NOTARY PUBLIC

PLEASE TYPE/PRINT NAME

MORTGAGE CERTIFICATE:

STATE OF _____)
) 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 _____ (DATE) _____ IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____.

HEREBY CERTIFY THAT _____ (LENDING INSTITUTION) _____ 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 _____, 20____.

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

MORTGAGE NOTARY CERTIFICATE:

STATE OF _____)
) 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 PUBLIC

PLEASE TYPE/PRINT NAME

BEING PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY ENGINEER'S CERTIFICATE:

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL 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

PLANNING AND ZONING COMMISSION CERTIFICATE:

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING 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 AND ZONING COMMISSION

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

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE:

STATE OF _____)
) SS
COUNTY OF _____)

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE CITY COUNCIL

OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK'S CERTIFICATE:

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ 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,

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

COUNTY CLERK

PLEASE TYPE/PRINT NAME

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 OWNERS IN FREEDOM GRAPHIC SYSTEMS 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, 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 EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS 1, 2, AND 3 IN FREEDOM GRAPHIC SYSTEMS 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.

STORMWATER CONTROL EASEMENT (S.C.E.) 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, APPROVED ENGINEERING PLANS AND APPROVED MAINTENANCE PLAN FOR THE CITY CASEFILE NUMBER _____.

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.

COUNTY RECORDER'S CERTIFICATE:

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY

CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____.

A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT:

STATE OF _____)
) 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 OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

CITY RESOLUTION: _____ PASSED ON: _____

SUBMITTED BY & RETURN TO:

CITY OF AURORA, ZONING DIVISION
44 E. DOWNER PL,
AURORA, IL 60505

SIGN EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED AND CREATED OVER AND UPON THAT PORTION MARKED "SIGN EASEMENT" FOR THE BENEFITS OF THE OWNERS OF LOT 2. THEIR SUCCESSORS AND ASSIGNS TO INSTALL, MAINTAIN AND REMOVE OR REPLACE, FROM TIME TO TIME, A SIGN ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAIN WITHIN THE DASHED LINES SHOWN HEREON, ALSO GRANTED HERewith IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF AT ANY TIME ROADWAY CONSTRUCTION IS UNDERTAKEN THAT REQUIRES MODIFICATION, REMOVAL, OR RELOCATION OF THE SIGN OR ITEMS SPECIFICALLY INSTALLED FOR THE SIGN LOCATED WITHIN THE SIGN EASEMENT, THIS WORK SHALL BE COMPLETED AND ENTIRELY PAID FOR BY THE PROPERTY OWNER OR THEIR DESIGNEE. ALL WORK INCLUDING BUT NOT LIMITED TO RESTORATION, REMOVAL, GRADING, SHALL BE COMPLETED AT NO EXPENSE TO THE CITY OF AURORA. IF THE OWNER IS UNABLE TO REMOVE THE SIGN WITHIN 30 DAYS OF NOTICE BY THE CITY, THE CITY RESERVES THE RIGHT TO REMOVE THE SIGN AND THEN CHARGE THE PROPERTY OWNER FOR ALL EXPENSES INCURRED.

CITY EASEMENT (C.E.) 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.

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:

PARCEL 1:
THAT PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 40 RODS AND 15 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE .91 OF A CHAIN TO THE SOUTHWEST CORNER OF LOT 16 AS SHOWN ON THE ASSESSOR'S MAP FOR THE YEAR 1885 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES EAST ALONG SAID OLD CLAIM LINE 5.75 CHAINS TO AN OLD CLAIM LINE; THENCE SOUTH 84 DEGREES 30 MINUTES EAST ALONG SAID OLD CLAIM LINE TO THE WESTERLY LINE OF A ROAD KNOWN AS MCCLURE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF LOT 16 AFORESAID; THENCE NORTH 87 DEGREES 30 MINUTES WEST ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS;

PARCEL 2:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 675 FEET TO A N OLD CLAIM LINE; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE 60.06 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF THE ASSESSOR'S MAP FOR THE YEAR 1885 FOR THE POINT OF BEGINNING; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE 100.16 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 16, 1328.21 FEET TO THE WESTERLY LINE OF MCCLURE ROAD; THENCE NORTH 8 DEGREES 12 MINUTES 10 SECONDS EAST ALONG SAID WESTERLY LINE, 100.64 FEET TO THE SOUTHERLY LINE OF SAID LOT 16; THENCE NORTH 88 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE 1333.84 FEET TO THE POINT OF BEGINNING IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 684.26 FEET TO A N OLD CLAIM LINE; THENCE SOUTH 05 DEGREES WEST ALONG SAID OLD CLAIM LINE 160.22 FEET TO A POINT 100.16 FEET SOUTHERLY OF, MEASURED ALONG SAID LINE, FROM THE SOUTHWEST CORNER LOT 16 OF THE ASSESSOR'S MAP FOR THE YEAR 1885; THENCE SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST, 222.22 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST, 1105.99 FEET TO THE WEST LINE OF MCCLURE ROAD THENCE SOUTH 8 DEGREES 12 MINUTES 10 SECONDS WEST 273.83 FEET ALONG SAID WESTERLY LINE OF MCCLURE ROAD; THENCE SOUTH 0 DEGREES 07 MINUTES 0 SECONDS EAST, 28.57 FEET ALONG SAID WESTERLY LINE OF MCCLURE ROAD; THENCE SOUTH 88 DEGREES 42 MINUTES 0 SECONDS WEST, 1066.03 FEET TO A LINE DRAWN SOUTH 0 DEGREES 07 MINUTES 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 07 MINUTES 0 SECONDS WEST, 357.02 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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 17089C, PANEL NUMBER 0344H, EFFECTIVE DATE 8/03/2009, PORTIONS OF THE DESCRIBED PROPERTY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2025.

JONATHAN D. SPINAZZOLA, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3868
CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2026
4222 MERIDIAN PARKWAY, SUITE 112
AURORA, ILLINOIS 60504
630-554-6655

THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ILLINOIS.

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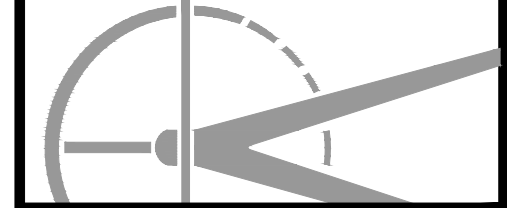
MeritCorp

DESCRIPTION:
ISSUED TO CLIENT
REVISED PER CITY REVIEW COMMENTS.

DATE:
7/08/2025
7/24/2025

MeritCorp
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Gurnee, IL



FINAL PLAT
OF
FREEDOM GRAPHIC
SYSTEMS SUBDIVISION
AURORA, IL

PROJECT NO. M22030

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 4/4