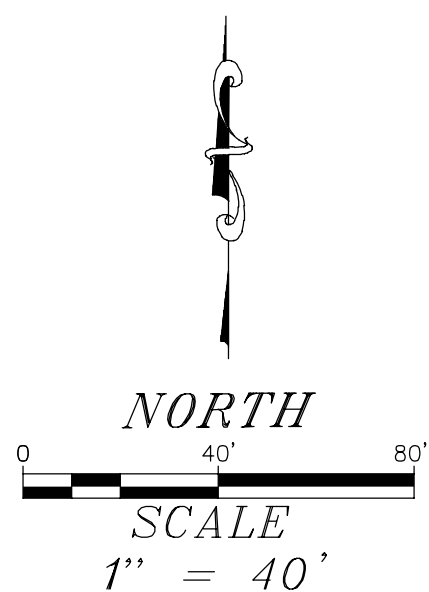


CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_

# PLAT OF EASEMENT

LOT 11 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 9, BEING A SUBDIVISION OF PART OF SECTION 16 AND 17, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 2000 AS DOCUMENT R2000-53943, IN DUPAGE COUNTY, ILLINOIS.



## LEGEND

- LOT LINE
- EASEMENT LINES
- UTILITY
- LANDSCAPE
- BUILDING SETBACK
- FIRE ACCESS

PIN# 07-17-403-010  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 9  
 LOT 2  
 ENTERPRISE ST  
 AURORA IL 60504  
 Owner: CABOT CORPORATION

PIN# 07-16-300-017  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 2  
 LOT 18  
 870 COMMONS DR  
 AURORA IL 60504  
 Owner: CABOT MICROELECTRONICS

### CITY EASEMENT 1

THAT PART OF LOT 1 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 9, BEING A SUBDIVISION OF PART OF SECTION 16 AND 17, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 2000 AS DOCUMENT R2000-53943, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1;  
 THENCE NORTH 82 DEGREES 24 MINUTES 40 SECONDS EAST, ALONG THE SOUTHERLY PROPERTY LINE, A DISTANCE OF 99.89' TO THE POINT OF BEGINNING;  
 THENCE NORTH 07 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 1.89 FEET;  
 THENCE NORTH 52 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 119.65 FEET;  
 THENCE NORTH 07 DEGREES 35 MINUTES 20 SECONDS WEST TO THE EXISTING FACE OF BUILDING, A DISTANCE OF 185.47 FEET;  
 THENCE NORTH 82 DEGREES 24 MINUTES 40 SECONDS EAST ALONG SAID BUILDING FACE, A DISTANCE OF 15 FEET;  
 THENCE SOUTH 07 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 29.08 FEET;  
 THENCE NORTH 82 DEGREES 19 MINUTES 39 SECONDS EAST, A DISTANCE OF 39.7 FEET;  
 THENCE SOUTH 07 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 15 FEET;  
 THENCE SOUTH 82 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 39.72 FEET;  
 THENCE SOUTH 07 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 135.18 FEET;  
 THENCE SOUTH 52 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 119.65 FEET;  
 THENCE SOUTH 07 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 8.11 FEET;  
 THENCE SOUTH 82 DEGREES 24 MINUTES 40 SECONDS WEST, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

PIN# 07-16-300-026  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 2  
 LOT 19-21  
 750 N COMMONS DR  
 AURORA IL 60504  
 Owner: SRC COMMONS OWNER LLC

### CITY EASEMENT 2

THAT PART OF LOT 1 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 9, BEING A SUBDIVISION OF PART OF SECTION 16 AND 17, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 2000 AS DOCUMENT R2000-53943, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1;  
 THENCE SOUTH 82 DEGREES 24 MINUTES 40 SECONDS WEST, ALONG THE SOUTHERLY PROPERTY LINE, A DISTANCE OF 24.25' TO THE POINT OF BEGINNING;  
 THENCE SOUTH 82 DEGREES 24 MINUTES 40 SECONDS WEST, A DISTANCE OF 15.82 FEET;  
 THENCE NORTH 10 DEGREES 54 MINUTES 28 SECONDS EAST, A DISTANCE OF 41.19 FEET;  
 THENCE SOUTH 79 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 15 FEET;  
 THENCE SOUTH 10 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 36.17 FEET TO THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

### CITY EASEMENT

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 all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City and its franchisees, permittees 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, 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.

PIN# 07-16-300-026  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 2  
 LOT 19-21  
 750 N COMMONS DR  
 AURORA IL 60504  
 Owner: SRC COMMONS OWNER LLC

SUSSEX AVE.  
 DEDICATED PER DOCUMENT 188-060529  
 RECORDED JUNE 10, 1988  
 (PUBLIC ROW 66')

ENTERPRISE STREET  
 DEDICATED PER DOCUMENT 188-060529  
 RECORDED JUNE 10, 1988  
 (PUBLIC ROW 66')

PIN# 07-17-402-014  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 1  
 LOT 6  
 4000 SUSSEX AVE  
 AURORA IL 60504  
 Owner: TUCCO LLC

PIN# 07-17-404-003  
 MERIDIAN BUSINESS CAMPUS  
 PHASE 2 UNIT 1  
 LOT 10  
 700 ENTERPRISE ST  
 AURORA IL 60504-8148  
 Owner: NORA HOLDING LLC

Line #	Length	Direction	Line #	Length	Direction
L1	1.89	N07° 35' 20"W	L9	135.18	S07° 35' 20"E
L2	119.65	N52° 35' 20"W	L10	119.65	S52° 35' 20"E
L3	185.47	N07° 35' 20"W	L11	8.11	S07° 35' 20"E
L4	15.00	N82° 24' 40"E	L12	15.00	S82° 24' 40"W
L5	29.08	S07° 35' 20"E	L13	15.82	S82° 24' 40"W
L6	39.70	N82° 19' 39"E	L14	41.19	N10° 54' 28"E
L7	15.00	S07° 40' 21"E	L15	15.00	S79° 05' 32"E
L8	39.72	S82° 19' 39"W	L16	36.17	S10° 54' 28"W

## PLAT OF EASEMENT

Development Data Table: Plat of Dedication		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs) 07-17-403-011		
b) Right of way being Dedicated	0.00	Acres
c) Easement being Dedicated	0.13	Square Feet
	5,759	Square Feet

### PETITIONER

CURRAN DARLING  
 CH REALTY IX-DRG | CHICAGO AURORA, L.P.,  
 113 N. MAY STREET, 2ND FLOOR | CHICAGO, IL 60607

BASIS OF BEARING - ILLINOIS STATE PLANE	
REVISIONS	DESCRIPTION
DATE	24165 N. RIVERSIDE DR.
12/15/22	REVISOR PER CITY COMMENTS
2/22/23	REVISOR PER CITY COMMENTS
5/19/23	REVISOR PER CITY COMMENTS
10/5/23	REVISOR PER CITY COMMENTS
SHEET: 1 OF 1	PROJECT: 2021-08
DRAWN BY: POB	CHECKED BY: POB
PLAT DATE: 8/15/22	DATE: 8/15/22

**SURVEYOR'S CERTIFICATE - EASEMENT**

This is to certify that I, the undersigned, 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\_\_\_\_.

Signature: \_\_\_\_\_  
 Number: 035-003171

PATRICK D. BANKS, OWNER  
 Please type/print the authorized individual's name, title corporation/company name, and address:  
 SURVEY SERVICES  
 24165 N. RIVERSIDE DR., CHICAGO, IL 60613

Surveyor's Seal

**COUNTY RECORDER'S CERTIFICATE**

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

**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 type/print name

**CITY CLERK'S CERTIFICATE - EASEMENT**

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 Number \_\_\_\_\_ a proper resolution adopted by the Aurora City Council on \_\_\_\_\_, 20\_\_\_\_.

City Clerk

Owner's Certificate - Easement

This is to certify that CH Realty IX-DRG I Chicago Aurora, L.P., a Delaware limited partnership, 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., 20\_\_\_\_.

CH REALTY IX-DRG I CHICAGO AURORA, L.P., a Delaware limited partnership  
 By: DRG Industrial Fund I - Aurora GP, LLC, a Delaware limited liability company, its General Partner  
 By: James Madison Love II, Manager

STATE OF TENNESSEE )  
 ) ss  
 COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Madison Love II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of DRG Industrial Fund I - Aurora GP, LLC, a Delaware limited liability company, the General Partner of CH REALTY IX-DRG I CHICAGO AURORA, L.P., the within named Owner, a Delaware limited partnership, and that he as such Manager of the General Partner of the limited partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Manager of the General Partner of the limited partnership by himself as such Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Address: CH Realty IX-DRG I Chicago Aurora, L.P., 1001 Hawkins Street, Suite 102, Nashville, TN 37203, Attention: James Love II  
 Copy to: CH Realty IX-DRG I Chicago Aurora, L.P., 3819 Maple Avenue, Dallas, TX 75219, Attention: Kelsea Alexander

SUBMITTED BY & RETURN TO:  
 CITY OF AURORA, ZONING DIVISION  
 44 E DOWNER PL,  
 AURORA, IL 60505