

AURORA TURNERS CLUB SUBDIVISION

City of Aurora, Kane County, Illinois

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

CROSS ACCESS EASEMENT PROVISION

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 Lots 1 and 2 in Aurora Turners Club subdivision as 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 of 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 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 and 2 in Aurora Turners Club subdivision, as 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 herein.

OWNER'S CERTIFICATE - SUBDIVISION (CORPORATION)

This is to certify that Turn-Verein Frisch-Auf, an Illinois not for profit corporation, d/b/a Aurora Turners Club, 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 East Aurora School District No. 131.

Dated this ____ day of _____, A.D., 20 ____.

Signature _____

Title: President

Printed Name: Mark English

Attest:: _____

Title: _____

Printed Name _____

Corporation or Company Name: Aurora Turners Club

Address: 1335 Mitchell Road
Aurora, IL 60505

NOTARY PUBLIC'S CERTIFICATE

State of Illinois } ss
County of _____

I, the undersigned, a Notary Public in and for the said county, in the state aforesaid, do hereby certify that Mark English and _____ are personally known to me to be the same persons whose names subscribed to the foregoing instrument, 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 _____, A.D., 20 ____.

Notary _____

Printed Name _____

My license expires _____

PLANNING & ZONING COMMISSION CERTIFICATE

State of Illinois } ss
County of Kane

I, the undersigned, 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 the said planning commission this ____ day of _____, ad 20 ____.

Planning and Zoning Commission, City of Aurora

Chairman _____

Printed 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, Kendall and Will Counties, Illinois, do hereby certify that this document is approved under my offices this ____ day of _____, A.D. 20 ____.

City Engineer _____

Printed Name _____

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.

SURFACE WATER STATEMENT

State of Illinois } ss
County of Kane

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 acceptable engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Dated this ____ day of _____, A.D., 20 ____.

Owner or Attorney: _____

Illinois Registered Professional Engineer: _____

CITY COUNCIL CERTIFICATE

State of Illinois } ss
County of Kane

Approved this ____ day of _____, A.D. 20____, by the City Council of the City of Aurora, pursuant to the Ordinance/Resolution Number _____.

By _____ Mayor

Attest _____ City Clerk

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.

Given under my hand and seal of County Clerk at Kane County, Illinois, this ____ day of _____, A.D. 20 ____.

County Clerk _____

Printed Name _____

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 _____

Printed Name _____

SURVEYOR'S CERTIFICATE

State of Illinois } ss
County of Kane

This is to certify that I, Shawn R. VanKampen, an Illinois Professional Land Surveyor No. 2710 have surveyed and subdivided the following described property:

That part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 38 North, Range 8 East of the Third Principal Meridian described as follows; Commencing at the Southeast corner of said Southeast Quarter; thence North 00° 43' 40" West along the East line of the Southeast Quarter 96.00 feet to the North line of Eminent Domain Case 86EDKA025 of Indian Trail Road and the Point of Beginning; thence North 88° 35' 58" East along said North line, 131.43 feet to the Northwesterly line of former Chicago, Aurora and Elgin Railway; thence North 54° 00' 55" East along said Northwesterly line 97.68 feet to a line drawn North and Parallel with the East line of said Southwest Quarter; thence North 00° 43' 30" West along said East line, 383.09 feet; thence North 87° 56' 25" West, 293.84 feet; thence South 03° 28' 15" West, 297.42 feet; thence South 89° 02' 57" West, 804.69 feet to the original centerline of Mitchell Road; thence South 32° 50' 13" West along said centerline, 106.34 feet; thence North 89° 02' 57" East, 41.30 feet to the existing Easterly Right-of-Way of Mitchell Road; thence South 34° 50' 02" West along said Easterly Right-of-Way, 63.46 feet; thence South 28° 22' 17" East along said Easterly Right-of-Way line, 24.51 feet to the North Right-of-Way line of Indian Trail Road; thence North 89° 02' 57" East along said North Right-of-Way line, 782.36 feet to the Westerly Right-of-Way line of High Street; thence North 44° 02' 57" East along said Westerly Right-of-Way line, 21.22 feet; thence North 89° 02' 57" East, 66.00 feet to the Easterly Right-of-Way line of High Street; thence South 45° 57' 03" East along said Easterly Right-of-Way line, 16.98 feet to the North line of said Eminent Domain Case; thence North 89° 02' 57" East along said North line, 75.73 feet to the Point of Beginning, all in the City of Aurora, Kane County, Illinois.

The plat hereon drawn is 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 the plat meets the provisions of chapter 43 "Subdivisions" of Aurora municipal code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community Number 170320, City of Aurora, Panel Number 17089C0341H, effective date of August 3, 2009, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal dated this ____ day of _____, A.D. 20 ____.

Shawn R. VanKampen
Illinois Professional Land Surveyor No. 035-2710
License expires 11/30/2026



FOR REVIEW

LINE DATA

- L4 N.39°24'26"E. 36.63'
- L5 N.00°57'03"W. 49.23'
- L6 N.89°02'57"E. 10.63'
- L7 S.03°28'15"W. 0.98'
- L8 N.89°02'57"E. 11.18'
- L9 S.00°57'03"E. 49.23'
- L10 S.39°24'26"W. 26.98'
- L11 S.89°02'57"W. 26.25'

City Easement Dimension Detail

CURVE DATA

- C3 R=183.72'
L=79.78'
CB.=N.13°23'31"W.
C=79.16'
- C4 R=193.00'
L=21.28'
CB.=S.21°06'50"E.
C=21.27'
- C5 R=203.72'
L=57.19'
CB.=S.08°59'35"E.
C=57.00'

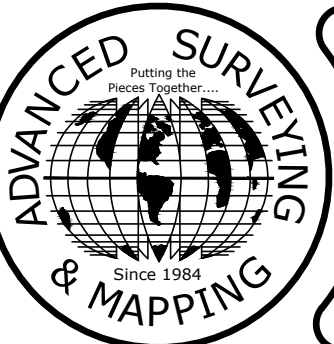
Owner: Aurora Turners Club
1335 Mitchell Road
Aurora, Illinois 60504

Petitioner: Aurora Turners Club
1335 Mitchell Road
Aurora, Illinois 60504

ALL MEASUREMENTS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

LEGEND

- Subdivision Boundary Line
- Lot Line
- Center Line
- Existing Parcel Line
- Set Concrete Monument
- Set 3/4" Iron Pipe
- Set Mag Nail
- Found Iron Stake as Noted
- Center Line
- City Easement Hereby Granted
- Cross Access Easement Hereby Granted



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2027
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PREPARED FOR:



1335 Mitchell Road
Aurora, IL 60504
Telephone
(630) 859-2267

NO.	DATE	REVISION
1.	9/4/2024	FIELD SURVEY COMPLETED
2.	11/6/2024	ISSUED PRELIMINARY PLAT FOR REVIEW
3.	3/5/2025	REVISED PER CITY COMMENTS DATED 1/24/2025
4.	4/9/2025	REVISED PER CITY COMMENTS DATED 3/31/2025
5.	5/1/2025	REVISED PER CITY COMMENTS DATED 4/15/2025