

PLAT OF EASEMENT OVER PART OF

P.I.N. 04-33-301-016
P.I.N. 07-04-105-001

CITY RESOLUTION: _____ PASSED ON: _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
JSS)
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 _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
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

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS
THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY
RESOLUTION _____ A PROPER RESOLUTION
ADOPTED BY THE AURORA CITY COUNCIL ON _____
THIS _____ DAY OF _____ A.D., 20____
CITY CLERK
PLEASE TYPE/PRINT NAME _____

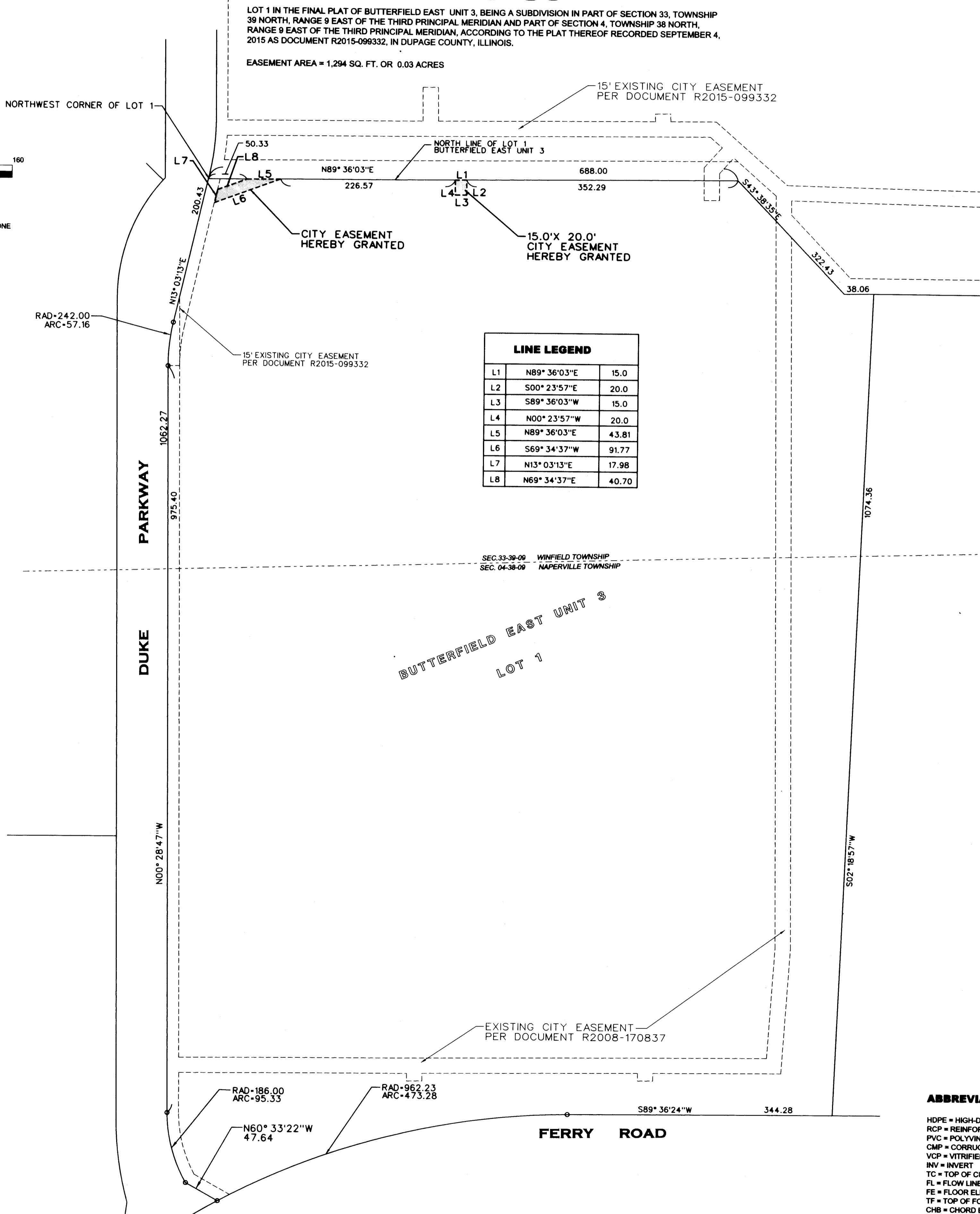
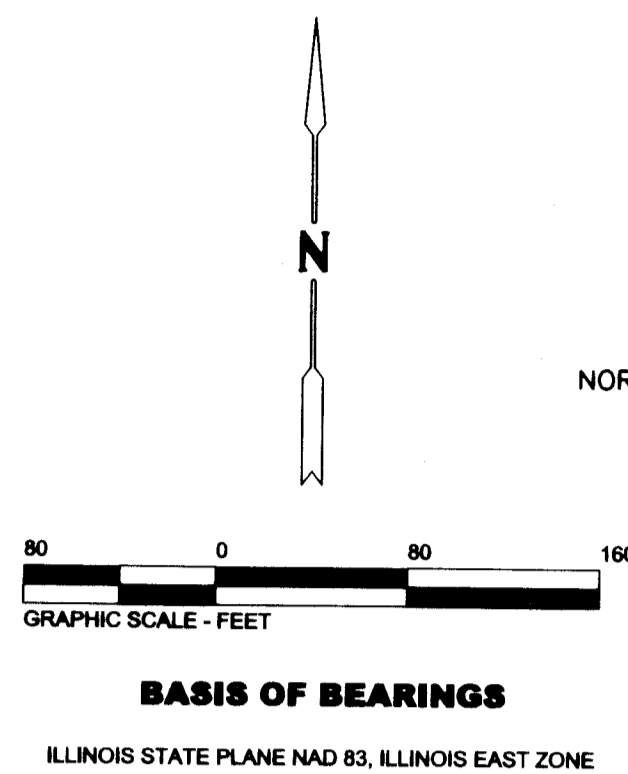
OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage)
THIS IS TO CERTIFY THAT DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP
IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE
AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION FOR ROADWAY OF SAID PROPERTY,
SHOWN HEREON.
DATED THIS 19th DAY OF April, A.D., 2017
SIGNATURE _____
RYAN O'LEARY
SENIOR VICE PRESIDENT
DUKE REALTY LIMITED PARTNERSHIP
1301 W. 22ND ST.
OAK BROOK, IL 60523
PHONE: 847.232.5400

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage)
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 AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19th DAY OF April
A.D., 2017
BY: Christine R. Bernard
NOTARY

CHRISTINE R. BERNARD
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 2, 2021



Line	Bearing	Length
L1	N89° 36' 03" E	15.0
L2	S00° 23' 57" E	20.0
L3	S89° 36' 03" W	15.0
L4	N00° 23' 57" W	20.0
L5	N89° 36' 03" E	43.61
L6	S69° 34' 37" W	91.77
L7	N13° 03' 13" E	17.98
L8	N69° 34' 37" E	40.70

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage)
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 12th DAY OF April, A.D., 2017
SIGNATURE: Joel C. Viatti 3594
NUMBER
NAME: Joel C. Viatti
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018
WEBSTER, McGRATH & AHLBERG, Ltd.
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

CITY 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 ingress and
egress 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
restoration, 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) Tax/Parcel Identification(s) (Pin) 04-33-301-016 07-04-105-001		
b) Right of Way being Vacated	0.00	Acres
	0.00	Sq. Ft.
c) Easement being Dedicated	0.03	Acres
	1,294	Sq. Ft.

_____	= LOT LINE
-----	= EASEMENT LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

Rev	Date	Description	By

PLAT OF CITY EASEMENT
LOCATION: BUTTERFIELD EAST UNIT 3
FERRY ROAD AND ROUTE 59
AURORA, ILLINOIS
OWNER/PETITIONER: DUKE REALTY
1301 W. 22ND ST., SUITE 800
OAK BROOK, IL 60523
PHONE: 847.232.5400/41516
JOB #: 41516 DATE: 6-23-16 SCALE: 1"=60'
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients
WEBSTER, McGRATH & AHLBERG LTD.
307 South Riverside Road, Wheaton, Illinois 60187
(630) 668-7603 Fax: (630) 668-1780 Email: wma@wma-llc.com
MEMBER ILLINOIS ENGINEERING NO. 128-C01510