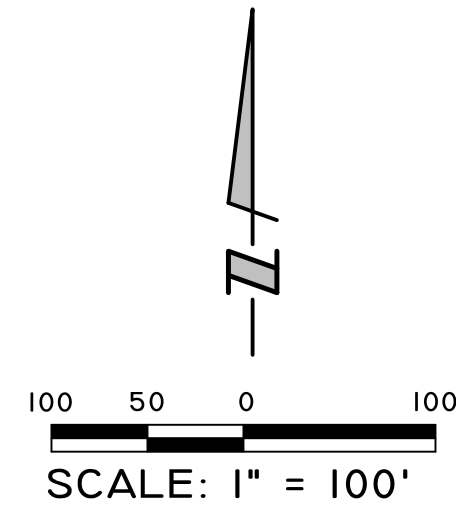


PRELIMINARY PLAT OF MELODY TOWN CENTER

CITY RESOLUTION : _____
 PASSED ON : _____

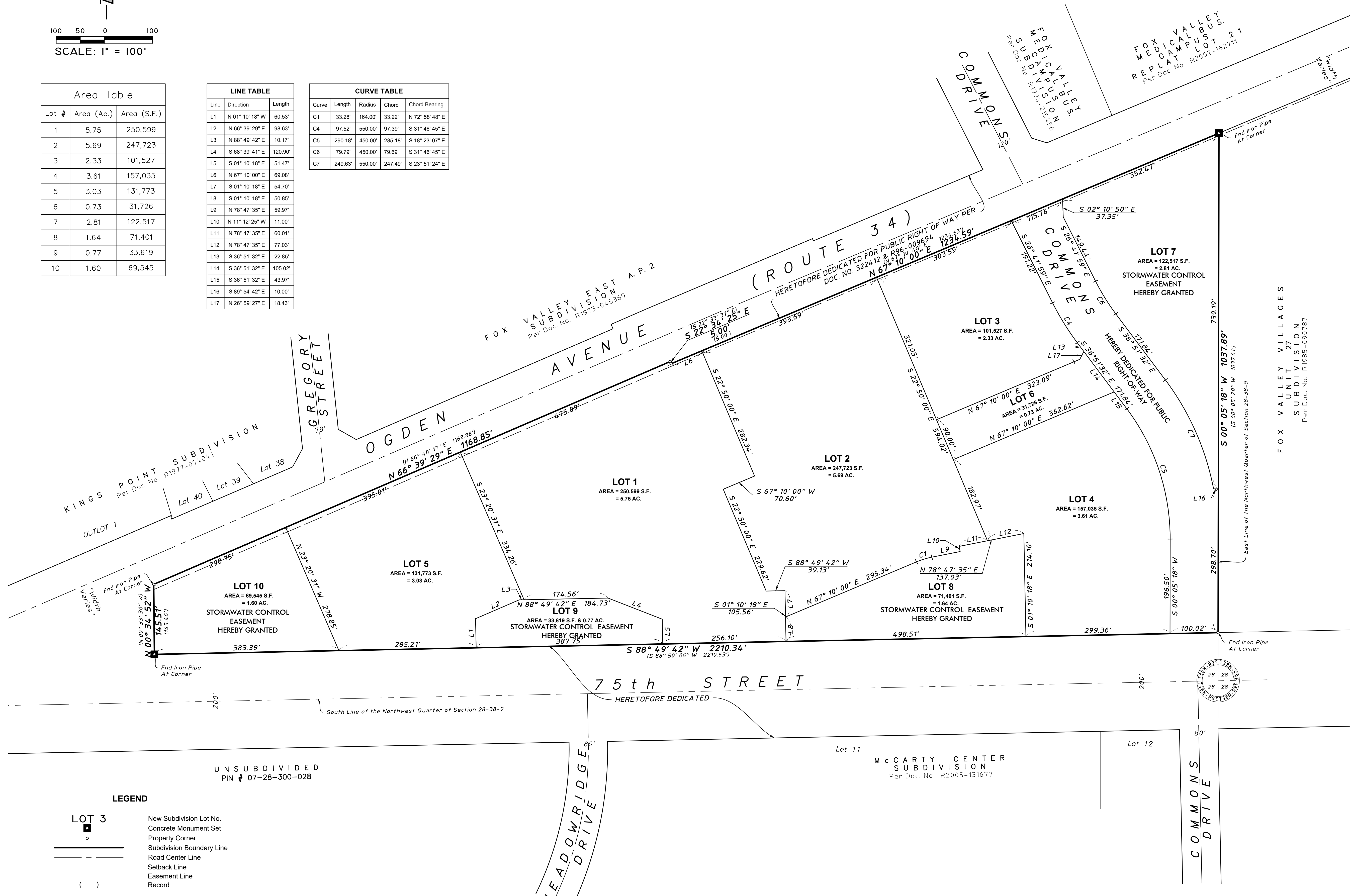
BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Lot #	Area (Ac.)	Area (S.F.)
1	5.75	250,599
2	5.69	247,723
3	2.33	101,527
4	3.61	157,035
5	3.03	131,773
6	0.73	31,726
7	2.81	122,517
8	1.64	71,401
9	0.77	33,619
10	1.60	69,545

Line	Direction	Length
L1	N 01° 10' 18" W	60.53'
L2	N 66° 39' 29" E	98.63'
L3	N 88° 49' 42" E	10.17'
L4	S 68° 39' 41" E	120.90'
L5	S 01° 10' 18" E	51.47'
L6	N 67° 10' 00" E	69.08'
L7	S 01° 10' 18" E	54.70'
L8	S 01° 10' 18" E	50.85'
L9	N 78° 47' 35" E	59.97'
L10	N 11° 12' 25" W	11.00'
L11	N 78° 47' 35" E	60.01'
L12	N 78° 47' 35" E	77.03'
L13	S 36° 51' 32" E	22.85'
L14	S 36° 51' 32" E	105.02'
L15	S 36° 51' 32" E	43.97'
L16	S 89° 54' 42" E	10.00'
L17	N 26° 59' 27" E	18.43'

Curve	Length	Radius	Chord	Chord Bearing
C1	33.28'	164.00'	33.22'	N 72° 58' 48" E
C4	97.52'	550.00'	97.39'	S 31° 46' 45" E
C5	290.18'	450.00'	285.18'	S 18° 23' 07" E
C6	79.79'	450.00'	79.69'	S 31° 46' 45" E
C7	249.63'	550.00'	247.49'	S 23° 51' 24" E



CROSS-ACCESS EASEMENT PROVISIONS

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED OVER ALL DRIVE AISLES AND PARKING AREA FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS 1, 2, 3, 4, 5 AND 6 IN MELODY TOWN CENTER 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 PLAT, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER 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, 3, 4, 5 AND 6 IN MELODY TOWN CENTER 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

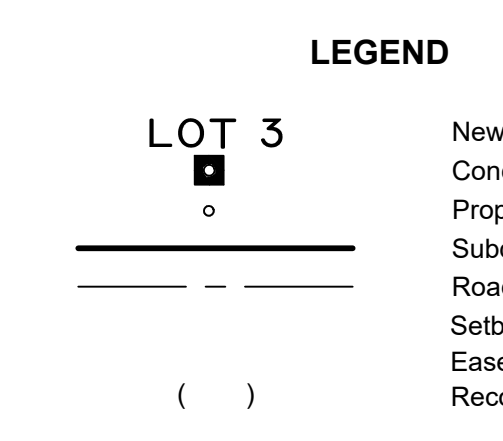
A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. 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 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.

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
07-28-101-007; 07-28-101-008		
b) Subdivided Area	30.18	Acres
c) Proposed New Right-of-way	131,469.99	Square Feet
	2,232,208.48	Acres
	97,235	Square Feet
	966	Linear Feet of Centerline
d) Proposed New Easements	6,820,064,279	Acres
	297,082	Square Feet



Surveyor's notes:

- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- Field work completed on September 30, 2017.
- Lots 1 and 2 are subject to Cross-Access Easement per Cross-Access Easement Provisions hereon noted.

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 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003152
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PRELIMINARY PLAT OF
MELODY TOWN CENTER

NO.	DATE	REVISION
1	06/12/2019	Review Comments from the City of Aurora Dated 06/10/2019
2	07/09/2019	Review Comments from the City of Aurora Dated 06/28/2019 & 07/01/2019
3	07/15/2019	Macellaneous Comments from the City of Aurora

Originally Prepared: 5/08/19 Project No.17-131

 Petitioner Cedarwood Development 1765 MERRIMAN ROAD AKRON, OHIO 44313 P: 330-836-9971 F: 330-836-4591 Laura Hester VP of Senior Housing (330) 714-4617	 Owner Cedarwood Development 1765 MERRIMAN ROAD AKRON, OHIO 44313 P: 330-836-9971 F: 330-836-4591 Ron DiNardo Director of Development (330) 714-4617
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