

FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, KANE COUNTY, ILLINOIS.

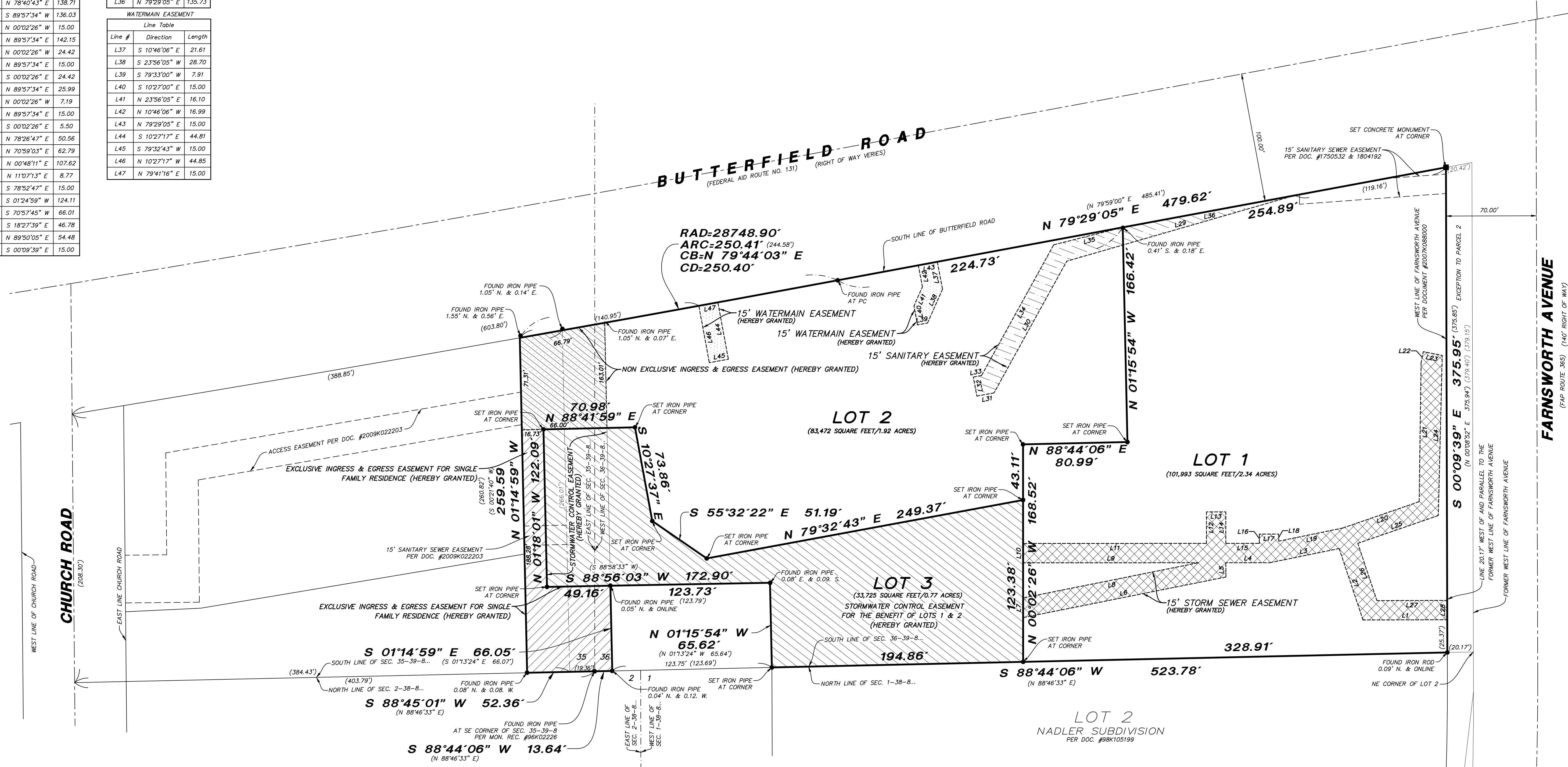
SUBMITTED BY AND RETURN TO:
CITY OF AURORA, ZONING & PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, ILLINOIS 60505

PERMANENT INDEX NUMBER (P.I.N. #):
12-36-357-001
12-36-357-002
12-36-357-003
12-36-357-004
12-36-357-005
12-36-357-006
12-36-357-007
12-36-357-008
12-36-477-023

CITY RESOLUTION: _____ PASSED ON: _____

STORM SEWER EASEMENT		
Line #	Direction	Length
L1	S 89°50'05" W	65.31
L2	N 18°27'39" W	58.38
L3	S 78°26'47" W	54.77
L4	S 89°57'34" W	34.18
L5	S 00°11'18" E	11.07
L6	S 78°40'43" W	160.30
L7	N 00°02'26" W	15.30
L8	N 78°40'43" E	138.71
L9	S 89°57'34" W	136.03
L10	N 00°02'26" W	15.00
L11	N 89°57'34" E	142.15
L12	N 00°02'26" W	24.42
L13	N 89°57'34" E	15.00
L14	S 00°02'26" E	24.42
L15	N 89°57'34" E	25.99
L16	N 00°02'26" W	7.19
L17	N 89°57'34" E	15.00
L18	S 00°02'26" E	5.50
L19	N 78°26'47" E	50.56
L20	N 70°59'03" E	62.79
L21	N 00°48'11" E	107.62
L22	N 11°07'13" E	8.77
L23	S 78°52'47" E	15.00
L24	S 01°24'59" W	124.11
L25	S 70°57'45" W	66.01
L26	S 18°27'39" E	46.78
L27	N 89°50'05" E	54.48
L28	S 00°09'39" E	15.00

SANITARY EASEMENT		
Line #	Direction	Length
L29	S 73°54'53" W	184.05
L30	S 28°54'53" W	116.60
L31	S 79°32'43" W	13.55
L32	N 10°27'17" W	15.00
L33	N 79°32'43" E	6.45
L34	N 28°54'53" E	115.72
L35	N 75°48'38" E	55.21
L36	N 79°29'05" E	135.73
WATERMAIN EASEMENT		
Line #	Direction	Length
L37	S 10°46'06" E	21.61
L38	S 23°56'05" W	28.70
L39	S 79°33'00" W	7.91
L40	S 10°27'00" E	15.00
L41	N 23°56'05" E	16.10
L42	N 10°46'06" W	16.99
L43	N 79°29'05" E	15.00
L44	S 10°27'17" E	44.81
L45	S 79°32'43" W	15.00
L46	N 10°27'17" W	44.85
L47	N 79°41'16" E	15.00



- LEGEND
- PROPERTY LINE
 - CENTERLINE OF RIGHT OF WAY
 - UNDERLYING PROPERTY LINES
 - SET CONCRETE MONUMENT / SET IRON PIPE
 - RECORD PROPERTY DIMENSIONS
 - EXCLUSIVE INGRESS & EGRESS EASEMENT FOR SINGLE FAMILY RESIDENCE (HEREBY GRANTED)
 - NON EXCLUSIVE INGRESS & EGRESS EASEMENT (HEREBY GRANTED)
 - STORMWATER CONTROL EASEMENT (HEREBY GRANTED)
 - 15' SANITARY EASEMENT (HEREBY GRANTED)
 - 15' STORM EASEMENT (HEREBY GRANTED)
 - 15' WATERMAIN EASEMENT (HEREBY GRANTED)
 - EXISTING EASEMENTS TO BE VACATED
 - EXISTING EASEMENTS TO REMAIN

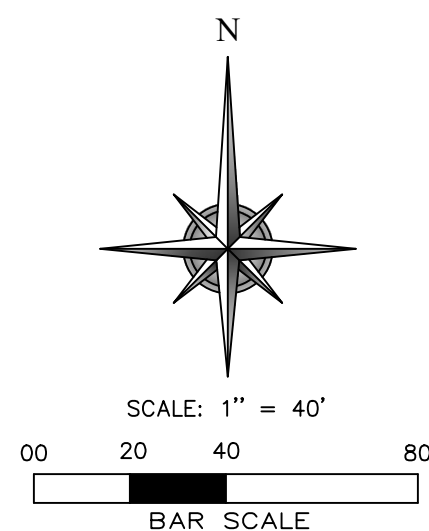
PRELIMINARY 3/6/2023

NOTES:

- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 12-36-357-001, 12-36-357-002, 12-36-357-003, 12-36-357-004, 12-36-357-005, 12-36-357-006, 12-36-357-007, 12-35-477-023, 12-36-357-005, 12-36-357-008		
b) Subdivided Area	5.032	Acres
	219,190.00	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	1.143	Acres
	49,780	Square Feet

OWNER:
PETER M. SPINA
CIMA DEVELOPERS



WT GROUP
Engineering with Precision, Pace and Passion.
2875 Prairie Avenue Hoffman Estates, IL 60192
T: 224.293.6333 F: 224.293.6444
wtengineering.com
IL License No: 184.007570-0015 Expires 04.30.2025
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PAS PLAZA SUBDIVISION
1395 BUTTERFIELD ROAD
AURORA, ILLINOIS

CIMA DEVELOPERS
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS 60555

ISSUE	
DATE	
ORIGINAL	9/1/20
REVISED	7/13/21
REVISED	2/2/22
REVISED	9/14/22
REVISED	2/14/23
REVISED	2/20/23
REVISED	3/6/23

CHECK: FIM
DRAWN: REM
JOB: CE18065

SUB-1
SHEET 1 OF 2
PLAT OF SUBDIVISION

FINAL PLAT REVISION
FOR PAS PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT CIMA DEVELOPERS, LP 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. _____

BY: _____

PRINT NAME: _____

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 SEAL THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

KANE 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

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

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

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

PLEASE PRINT/TYPE NAME

SUBMITTED BY AND RETURN TO:
CITY OF AURORA, ZONING & PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, ILLINOIS 60505

PERMANENT INDEX NUMBER (P.I.N. #):
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12-36-357-008
12-36-477-023

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE: _____, 20____

DISTRICT ENGINEER

STORM WATER 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, 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.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND IT S FRANCHISEES, PERMITEES, OR LICENSEES FOR ALL AREA'S HER EON PLOTTED AND DESIGNED "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 BY 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 IT S FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UP ON 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 AREA' S DESIGNATED "CITY EASEMENT " WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR , REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDER GROUND 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 HERE IN, 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, HE LAWN OR SHRUBBERY.

INGRESS/EGRESS EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE DESIGNATED LOTS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS.

CITY WATERMAIN EASEMENT

A CITY WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS PERMITEES OR LICENSEES FOR ALL AREAS HERON PLATTED AND DESIGNATED "CITY WATERMAIN EASEMENT"; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO WATERMAINS AND THEIR APPURTENANCES. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITH 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 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" WATERMAIN EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO. FOLLOWING ANY WORK TO BE PERFORMED BY CITY PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE ALL 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 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.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 5 IN FINAL PLAT OF PAS PLAZA SUBDIVISION BEING PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED 9/12/2018 AS DOCUMENT NUMBER 2018K044684 IN BATAVIA TOWNSHIP, 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. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANELS NO'S. 17089C0333H, 17189C0334H, 17089C0341 & 17089C0342 ALL DATED 8/3/2009.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, A.D., _____, AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

PRELIMINARY 3/6/2023

FRANJO I. MATIJCIC - PLS #035-003556 EXPIRES 11/30/2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF AURORA

THIS _____ DAY OF _____, A.D. _____

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE COUNCIL OF THE CITY OF AURORA, PURSUANT TO

ORDINANCE/RESOLUTION NUMBER _____.

MAYOR

CITY CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, THE UNDERSIGNED AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS DO HEREBY CERTIFY THAT THE DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS _____ DAY OF _____, A.D. _____.

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

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 THE DOCUMENT HAS BEEN APPROVED UNDER MY OFFICES THIS _____ DAY OF _____, A.D. _____.

PLANNING COMMISSION, CITY OF AURORA

CITY ENGINEER

SURFACE WATER STATEMENT

STATE OF _____)
SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE WATER 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 PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH 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 OF ATTORNEY

ENGINEER

WT GROUP
Engineering with Precision, Pace and Passion.
2875 Prater Avenue Hoffman Estates, IL 60192
T: 224.293.6333 F: 224.293.6444
wtengineering.com
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WT Group
Engineering • Design • Consulting

PAS PLAZA SUBDIVISION
1395 BUTTERFIELD ROAD
AURORA, ILLINOIS

CIMA DEVELOPERS
30W180 BUTTERFIELD ROAD
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ISSUE

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CHECK: FIM

DRAWN: REM

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SUB-2
SHEET 2 OF 2
PLAT OF SUBDIVISION