PLAT OF EASEMENT

CITY WATERMAIN EASEMENT
A city watermain easement is hereby reserved for and granted to the City of Aurora and its permitees or licensees for all areas heron plotted 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 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 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.

NORTH

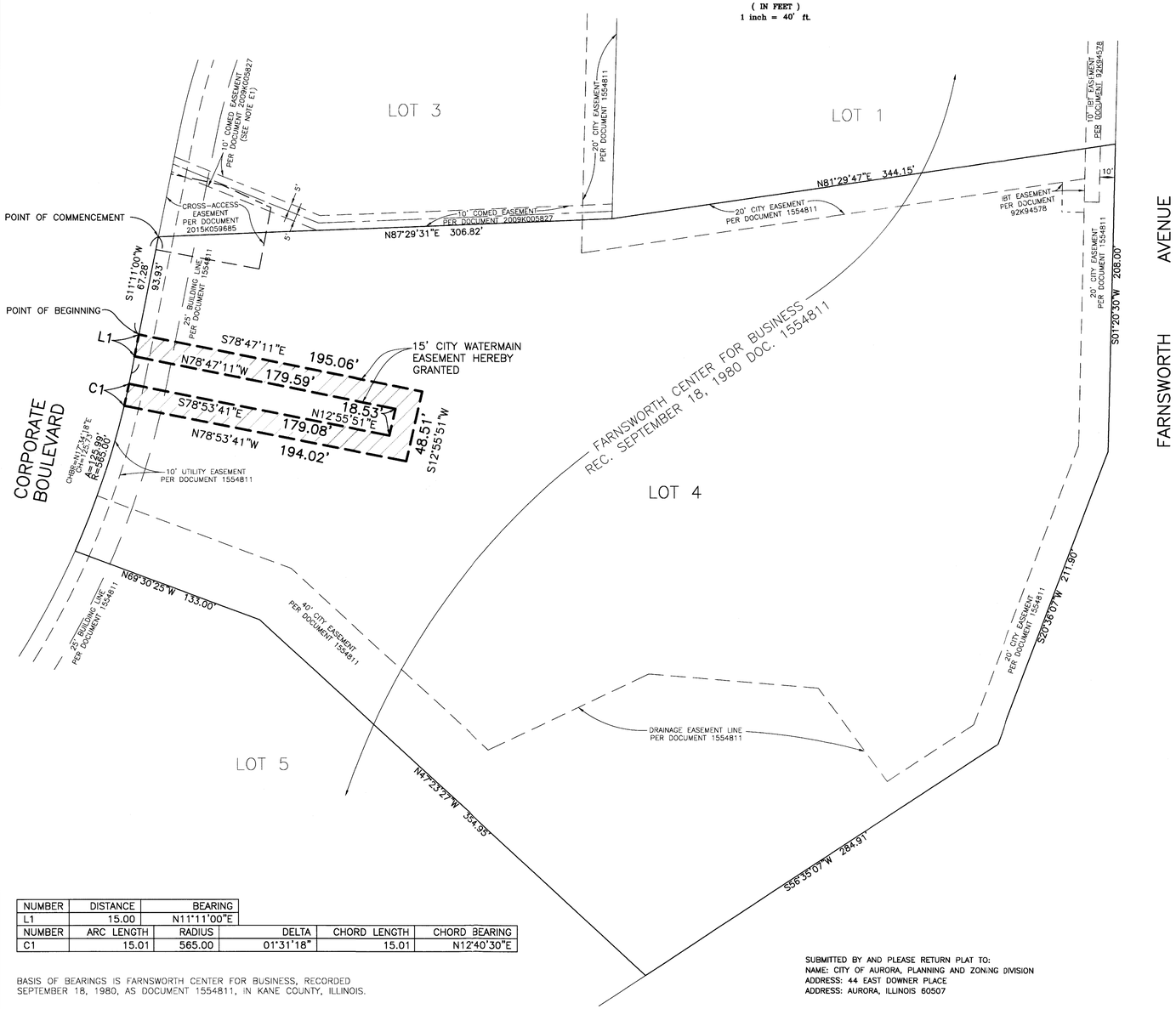
GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40' ft.

CITY RESOLUTION: _____

PASSED ON: _____



NUMBER	DISTANCE	BEARING
L1	15.00	N11°11'00"E

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	15.01	565.00	01°31'18"	15.01	N12°40'30"E

BASIS OF BEARINGS IS FARNSWORTH CENTER FOR BUSINESS, RECORDED SEPTEMBER 18, 1980, AS DOCUMENT 1554811, IN KANE COUNTY, ILLINOIS.

SUBMITTED BY AND PLEASE RETURN PLAT TO:
NAME: CITY OF AURORA, PLANNING AND ZONING DIVISION
ADDRESS: 44 EAST DOWNER PLACE
ADDRESS: AURORA, ILLINOIS 60507

NOTE: ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

NO TITLE COMMITMENT OR DOCUMENTS HAVE BEEN PROVIDED TO THIS SURVEYOR.

AREA OF EASEMENT = 6,110 SQUARE FEET

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

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

FEB - 3 2020

_____
PLEASE TYPE/PRINT NAME.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____, A _____ (TYPE/STATE) _____ CORPORATION, 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___.

SIGNATURE: _____

BY: _____ TITLE: _____

OWNER:
NAME: ALDI INC,
ADDRESS: RYAN TAX COMPLIANCE SERVICES LLC
ADDRESS: PO BOX 460049 DEPT 501
ADDRESS: HOUSTON, TX, 770568049

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY 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 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 NOTARY SEAL THIS _____ DAY OF _____, A.D. 20___.

_____
NOTARY PUBLIC SIGNATURE

_____
PLEASE TYPE/PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE SS

THIS IS TO CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NO._____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____, A.D. 20___.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, DO HEREBY CERTIFY THAT THIS DOCUMENT IS UNDER MY OFFICE .
THIS _____ DAY OF _____ A.D. 20___.

SIGNED: _____
CITY ENGINEER

LEGAL DESCRIPTION

THAT PART OF LOT 4 IN FARNSWORTH CENTER FOR BUSINESS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1980, AS DOCUMENT NUMBER 1554811, IN KANE COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH 11 DEGREES 11 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 67.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 47 MINUTES 11 SECONDS EAST, 195.06 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 51 SECONDS WEST, 48.51 FEET; THENCE NORTH 78 DEGREES 53 MINUTES 41 SECONDS WEST, 194.02 FEET TO THE WEST LINE OF SAID LOT, BEING A POINT OF CURVATURE; THENCE NORTHERLY, ALONG SAID WEST LINE, BEING A NON TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 565.00 FEET, AN ARC LENGTH OF 15.01 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 12 DEGREES 40 MINUTES 30 SECONDS EAST, 15.01 FEET); THENCE SOUTH 78 DEGREES 53 MINUTES 41 SECONDS EAST, 179.08 FEET; THENCE NORTH 12 DEGREES 55 MINUTES 51 SECONDS EAST, 18.53 FEET; THENCE NORTH 78 DEGREES 47 MINUTES 11 SECONDS WEST, 179.59 FEET TO SAID WEST LINE OF SAID LOT; THENCE NORTH 11 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 15.00 FEET TO SAID POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }SS
COUNTY OF LAKE

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 DEPICTS ACCURATELY SAID PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF DECEMBER, A.D. 2020.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR
TFW SURVEYING & MAPPING, INC.
ADDRESS: 888 E. BELVIDERE ROAD, SUITE 413
GRAYSLAKE, ILLINOIS 60030

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Professional Design Firm Registration #184-002793.

SCALE: 1"=50'

DATE:	DESCRIPTION
DECEMBER 18, 2019	ISSUED FOR REVIEW
JANUARY 7, 2020	PER CITY COMMENTS

TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

EASEMENT PLAT
A.M. KING CONSTRUCTION CO.

PROPERTY ADDRESS:
1245 CORPORATE BLVD
AURORA, IL 60505
P.I.N.: 15-02-428-004

OWNER: ALDI INC.
ADDRESS: RYAN TAX COMPLIANCE SERVICES LLC
PO BOX 460049 DEPT 501
HOUSTON, TX, 770568049

FOR:
FARNSWORTH CENTER FOR BUSINESS

ORDER NO: 191126

PROJ. NO: 2115

SHEET 1 OF 1