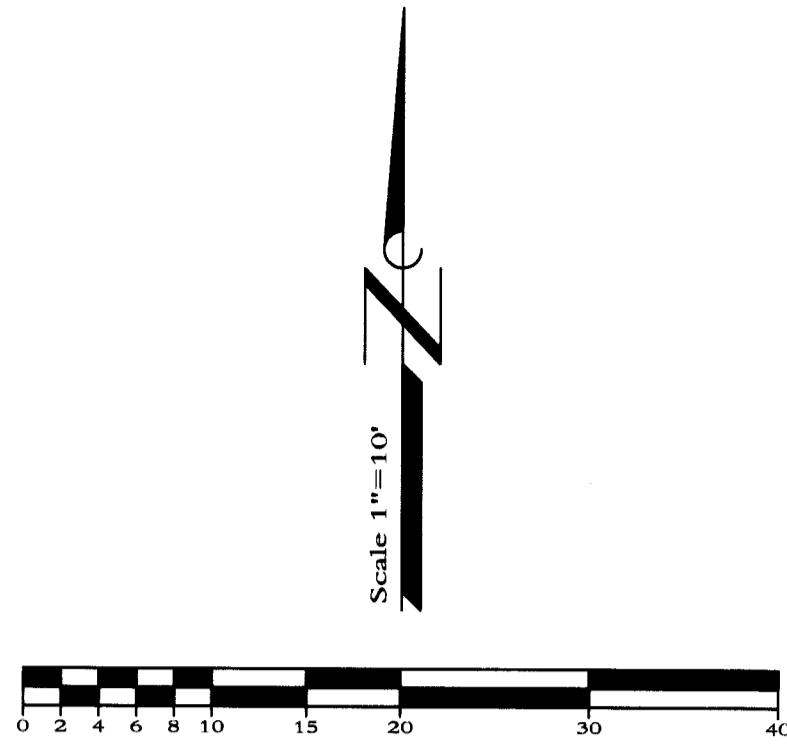


# Plat of Easement

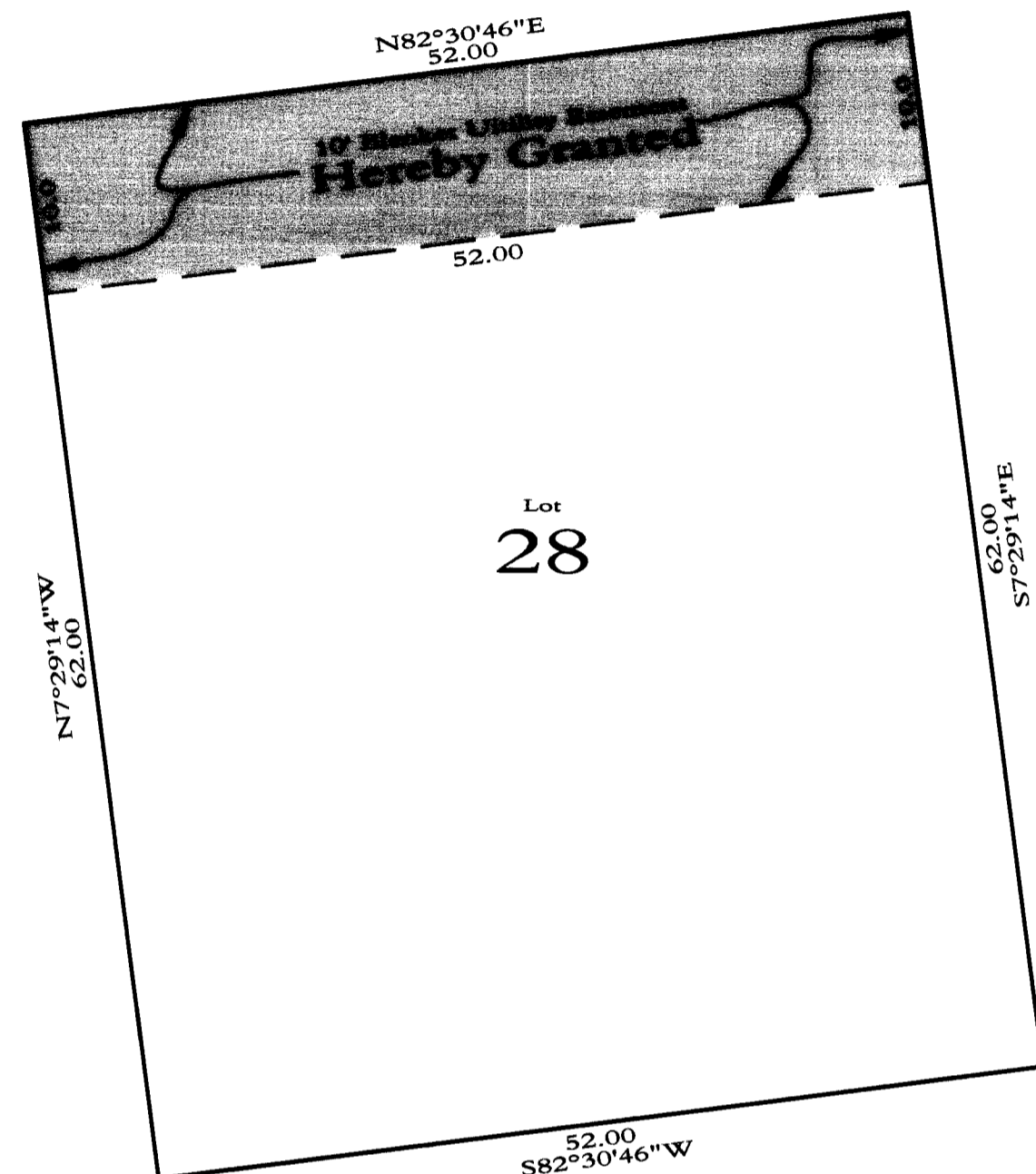
Affecting a Portion of Lot 28 of Tanglewood Oaks in the City of Aurora, Kane County, Illinois.

City Resolution \_\_\_\_\_  
Passed on \_\_\_\_\_



Lot 46

Lot 46



Lot 27

Lot 29

Lot 46

**Tanglewood Oaks**  
(Doc. 2005K089556)

Legend of Symbols  
none

**Trillium Court**

State of Illinois }  
County of DuPage } S.S.

This is to certify that Andrew Komvodoff, Division President of Tanglewood Oaks, LLC, (Name) K. Hovanian at Tanglewood Oaks, LLC, an Illinois (Type/State) Limited Liability Corporation, is the record owner of the property describe in the Surveyor's Certificate affixed hereon, and does hereby consent to the grant of easement depicted hereon.

by: Andrew Komvodoff  
(Signature)  
(Title)

attest: [Signature]  
(Title)

State of Illinois }  
County of DuPage } S.S.

I, Danielle Marchese, a Notary Public in and for the County and State aforesaid, do hereby certify that Andrew Komvodoff and Jason Hinkle, as Division President and Director respectively of K. Hovanian JV Holdings, L.L.C., sole Member of K. Hovanian at Tanglewood Oaks LLC, who are personally known to me to be the same persons whose names are subscribed to the annexed Instrument, appeared before me in person and acknowledged the execution of said Instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of K. Hovanian JV Holdings, L.L.C. as sole Member of K. Hovanian at Tanglewood Oaks, LLC.

Given under my hand and seal this 25th day of May, A.D. 2017.

Danielle Marchese  
Notary Public  
OFFICIAL SEAL  
DANIELLE MARCHESE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/22/18

State of Illinois }  
County of DuPage } S.S.

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 19th day of May, A.D., 2017.

John Cole Helfrich  
Illinois Professional  
Land Surveyor 2967

State of Illinois }  
County of Kane } S.S.

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer  
type or print name

State of Illinois }  
County of Kane } S.S.

This is to certify that the above plat correctly represents the grant depicted hereon, and has been accepted by Resolution Number \_\_\_\_\_, a proper resolution adopted by the Aurora City Council on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk

### Description of Easement Premises

The north 10 feet of Lot 28 of Tanglewood Oaks in the City of Aurora, Kane County, Illinois

### Blanket Utility Easement Provision

A blanket utility easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees for all areas hereon designated "Blanket Utility 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 without limitation, water mains, stormwater runoff, storm sewers, sanitary sewers, gas mains, telephone cables, electrical lines, and cable television. 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 such utility facilities, such as non-interfering encroachment by gardens, shrubs and other landscaping material.

The City and its franchisees 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 "Blanket Utility 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 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.

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 the City shall be obligated following 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.

State of Illinois }  
County of Kane } S.S.

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.

\_\_\_\_\_  
Kane County Recorder

\_\_\_\_\_  
Please type or print name

Development Data Table: Plat of Dedication		
Description	Value	Unit
14-13-360-006		
Right-of-way being dedicated	0	Acres
Easement being granted	0.01	Square Feet
	520	Square Feet

Prepared for (Owner/Petitioner):

K. Hovanian Homes  
1804 N. Naper Blvd.  
Suite 200  
Naperville, IL 60563

Prepared by:  
**Craig R. Knoche & Associates**  
Civil Engineers, P.C.  
Registered Design Firm 3763  
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275



**Plat of Easement**

date: 5-8-17  
file: 16-068EGCOA3  
job: 16-058

**E**