

# FINAL PLAT OF McDONALD'S SUBDIVISION

BEING IN PART OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THIRD PRINCIPAL MERIDIAN, THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: \_\_\_\_\_

PASSED ON: \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

### OWNER CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS TRUST NO. \_\_\_\_\_ DATED \_\_\_\_\_ DO HEREBY CERTIFY THAT SAID TRUST IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SAID AGENT, AND NOT PERSONALLY, DO 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) 131.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

SIGNATURE  
FRANCHISE REALTY INVESTMENT TRUST IL.  
P.O. BOX: 182571  
COLUMBUS, OH 43218

SEAL

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURES OF THE OWNER'S CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK, AS TRUSTEE AFORESAID, FOR THE USES THEREIN SET FORTH, AND THEN AND THERE DID AFFIX THE CORPORATE SEAL OF SAID BANK AS THE TRUSTEE AFORESAID FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

NOTARY

PRINT NAME

NOTARY'S SEAL

### SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF DUPAGE )

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

THAT PART OF LOTS 4, 5 AND 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, BEING IN PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF NORTH UNION STREET WITH THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF NORTH UNION STREET, BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.21 FEET, SAID BEARING LINE SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST ALSO BEING THE SOUTHERLY LINE OF THE SOUTHERLY 111.00 FEET OF THE NORTHERLY 250.00 FEET OF THE AFORESAID LOT 6; THENCE ALONG A LINE BEARING NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 63.375 FEET, ALSO BEING THE EAST LINE OF LOT 6; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 44 MINUTES 11 SECONDS EAST A DISTANCE OF 198.72 FEET TO THE EAST LINE OF LOT 4 AFORESAID; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, BEARING NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 187.21 FEET TO THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF EAST NEW YORK STREET BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTHERLY 111.00 FEET OF THE NORTH 250.00 FEET OF LOT 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, THE CITY OF AURORA, 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. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 170320, PANEL NUMBER 0343, EFFECTIVE DATE AUGUST 3, 2009, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF JULY, A.D., 2017.

SIGNATURE  
JOSEPH F. GENTILE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018  
GENTILE & ASSOCIATES, INC.  
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6262

SURVEYOR'S SEAL

### LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 7TH DAY OF JULY A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF KANE )

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

PLANNING COMMISSION, CITY OF AURORA, ILLINOIS

BY: \_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

PRINTED NAME

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )

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

PRINT NAME

ENGINEER

PRINT NAME

### CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF KANE )

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED UNDER MY OFFICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

BY: \_\_\_\_\_  
CITY ENGINEER

PRINTED NAME

### COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF KANE )

I, 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 TYPE/PRINT NAME

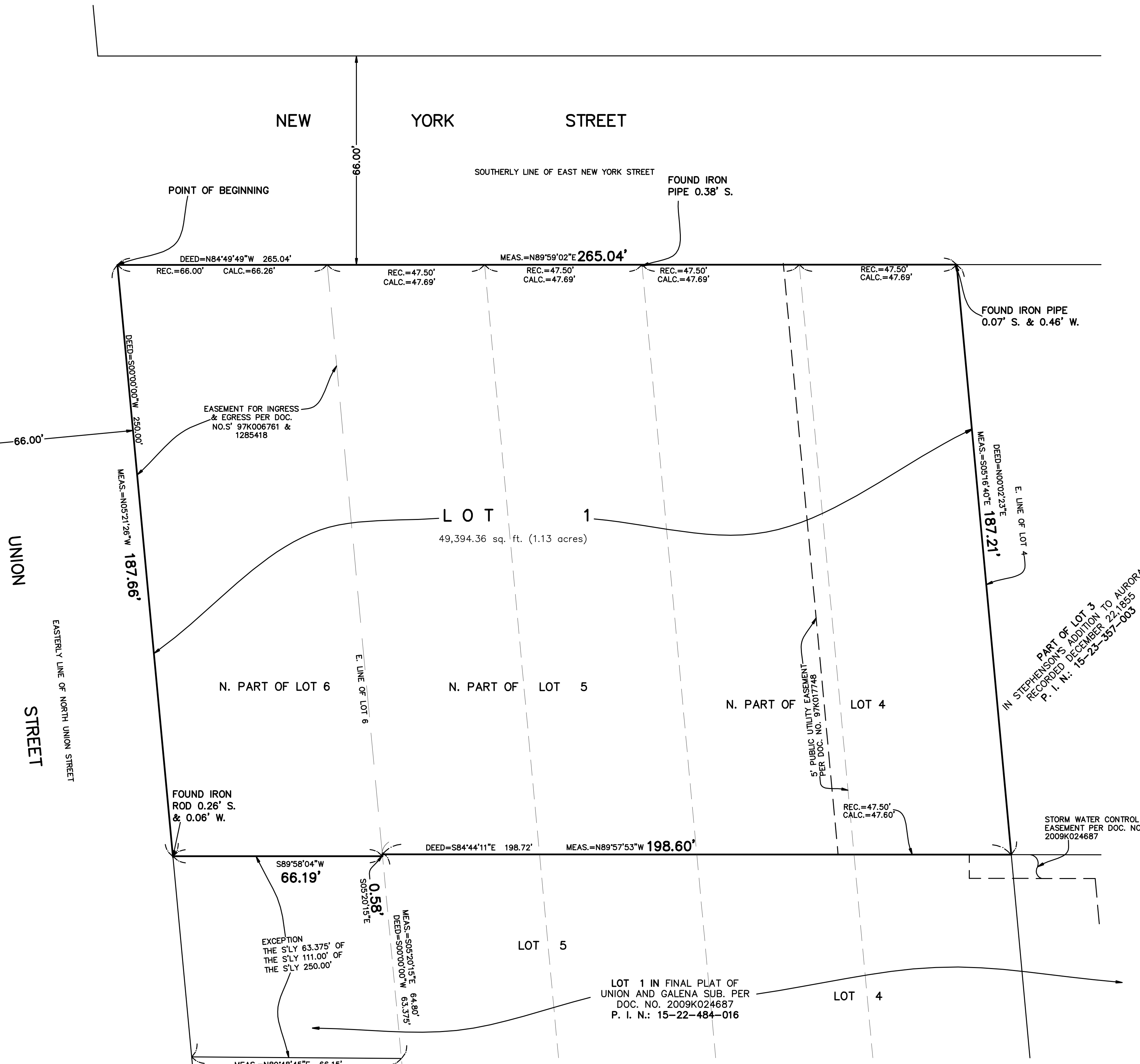
### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
                                  )S.S.  
COUNTY OF KANE )

I, \_\_\_\_\_ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMED TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS THIS DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

(COUNTY CLERK)



### Development Data Table: Final Plat

Description	Value	Unit
<b>a) Tax Parcel Identification Number(s)</b>		
15-22-484-007; 15-22-484-008; 15-22-484-011; 15-22-484-012; 15-22-484-013; 15-22-484-014; 15-23-357-001; 15-23-357-002		
<b>b) Subdivided Area</b>	<b>1.13</b>	<b>Acres</b>
	<b>49,394.36</b>	<b>Square Feet</b>
<b>c) Proposed New Right-of-way</b>	-	<b>Acres</b>
	-	<b>Square Feet</b>
	<b>0</b>	<b>Linear Feet of Centerline</b>
<b>d) Proposed New Easements</b>	<b>0.000</b>	<b>Acres</b>
	-	<b>Square Feet</b>

**LEGEND**

P.I.N. = PARCEL IDENTIFICATION NUMBER  
REC. = RECORDED  
CALC. = CALCULATED  
MEAS. = MEASURED

S. = SOUTH  
N. = NORTH  
E. = EAST  
W. = WEST  
S'LY = SOUTHERLY

**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6262

PREPARED FOR: WATERMARK ENGINEERING RESOURCES, LTD  
DRAWN BY: MMG  
ORDER NO.: 15-20592-17 SUB

ILLINOIS PROFESSIONAL DESIGN  
FIRM LICENSE NO. 184.002870

PETITIONER'S NAME AND ADDRESS: KENNETH SACK  
WATERMARK ENGINEERING RESOURCES, LTD.  
2631 GINGER WOODS PARKWAY  
SUITE # 100  
AURORA, ILLINOIS 60502