

# PLAT OF EASEMENT DEDICATION

City Resolution: \_\_\_\_\_

Passed on: \_\_\_\_\_

### PARCEL LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34 AND PART OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 813.86 FEET TO THE ORIGINAL CENTER LINE OF HART ROAD; THENCE NORTHERLY ALONG SAID ORIGINAL CENTER LINE 42.10 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE 969.70 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88°45'44" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 448.75 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 88°40' WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1576.94 FEET TO THE CENTER LINE OF RADDANT ROAD FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE LAST DESCRIBED COURSE 1576.94 FEET TO THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88°40' WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 998.75 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89°01'24" WITH THE LAST DESCRIBED COURSE MEASURED CLOCKWISE THEREFROM) 580.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SADIE L. ZACK AND BETTY L. ZACK BY DOCUMENT 1719334; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ZACK TRACT AND ALONG THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO ARCH J DEWEY AND JANE C. DEWEY BY DOCUMENT 1721952; 552.04 FEET TO THE SOUTHEAST CORNER OF SAID DEWEY TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID DEWEY TRACT 396.01 FEET TO SAID ORIGINAL CENTER LINE OF HART ROAD; THENCE NORTHERLY ALONG SAID ORIGINAL CENTER LINE 553.50 FEET TO THE NORTHWEST CORNER OF SAID ZACK TRACT; THENCE WESTERLY ALONG A LINE WHICH, IF EXTENDED, INTERSECTS THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AT A POINT THAT IS 2030.82 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER 33.05 FEET TO THE PRESENT WESTERLY LINE OF SAID HART ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID HART ROAD 3495.72 FEET TO THE NORTHERLY LINE OF ILLINOIS STATE ROUTE NO. 56 (BUTTERFIELD ROAD); THENCE EASTERLY ALONG SAID NORTHERLY LINE 31.68 FEET TO THE WESTERLY LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTHWEST FRACTIONAL QUARTER 799.27 FEET TO A POINT ON SAID WEST LINE THAT IS 858.0 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO JEAN E. MORED BY DOCUMENT 835164, 1056.0 FEET (16.0 CHAINS) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID MORED TRACT 711.10 FEET TO THE SOUTHERLY LINE OF SAID STATE ROUTE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID STATE ROUTE 3809.39 FEET TO THE EASTERLY LINE EXTENDED SOUTHERLY OF A TRACT OF LAND CONVEYED TO MARMION BY DOCUMENT 954162; THENCE NORTHERLY ALONG THE EASTERLY LINE EXTENDED AND EASTERLY LINE OF SAID MARMION TRACT 575.95 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID MARMION TRACT 621.90 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTHERLY ALONG AN EASTERLY LINE OF SAID MARMION TRACT 1228.43 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE EASTERLY ALONG A SOUTHERLY LINE OF SAID MARMION TRACT 284.20 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTHERLY ALONG AN EASTERLY LINE OF SAID MARMION TRACT 1149.30 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID MARMION TRACT 67.30 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTHERLY ALONG AN EASTERLY LINE OF SAID MARMION TRACT 163.15 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KACKERT ASSOCIATES, INC., BY DOCUMENT 91K27434; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID KACKERT TRACT 998.25 FEET TO THE CENTER LINE OF SAID RADDANT ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID RADDANT ROAD 1117.43 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THOSE PART OF BUTTERFIELD ROAD, MITCHELL ROAD, RADDANT ROAD, AND HART ROAD LYING ADJACENT THERETO BUT EXCEPTING THEREFROM THAT PART OF BUTTERFIELD ROAD PREVIOUSLY ANNEXED TO THE CITY OF AURORA, ALL IN BATAVIA AND AURORA TOWNSHIPS, KANE COUNTY, ILLINOIS.

PIN: 12-35-300-013

NOTE: THE LEGAL DESCRIPTION ABOVE PER DOCUMENT NUMBER 95K055921 DESCRIBES A LARGER PORTION OF LAND NOT SHOWN ON THIS PLAT. THIS PLAT IS INTENDED FOR DETAIL ON THE HART ROAD RIGHT OF WAY AND THE PROPOSED STORM WATER EASEMENT.

STATE OF ILLINOIS  
COUNTY OF GRUNDY

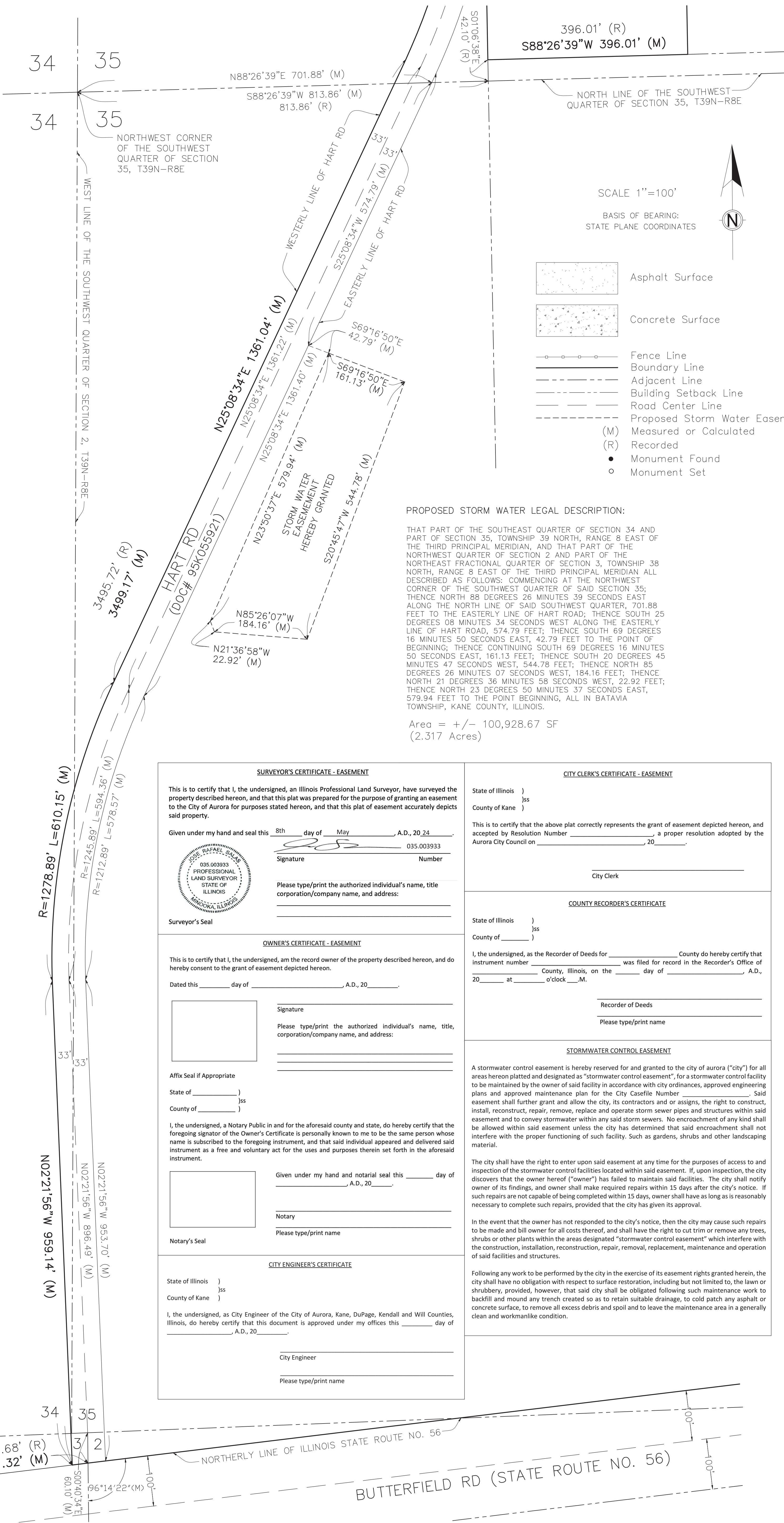
THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS 8th DAY OF MAY, 2024.

JOSE RAFAEL SALAS  
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2025


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



### PROPOSED STORM WATER LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34 AND PART OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 88 DEGREES 26 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 701.88 FEET TO THE EASTERLY LINE OF HART ROAD; THENCE SOUTH 25 DEGREES 08 MINUTES 34 SECONDS WEST ALONG THE EASTERLY LINE OF HART ROAD, 574.79 FEET; THENCE SOUTH 69 DEGREES 16 MINUTES 50 SECONDS EAST, 42.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 16 MINUTES 50 SECONDS EAST, 161.13 FEET; THENCE SOUTH 20 DEGREES 45 MINUTES 47 SECONDS WEST, 544.78 FEET; THENCE NORTH 85 DEGREES 26 MINUTES 07 SECONDS WEST, 184.16 FEET; THENCE NORTH 21 DEGREES 36 MINUTES 58 SECONDS WEST, 22.92 FEET; THENCE NORTH 23 DEGREES 50 MINUTES 37 SECONDS EAST, 579.94 FEET TO THE POINT BEGINNING, ALL IN BATAVIA TOWNSHIP, KANE COUNTY, ILLINOIS.

Area = +/- 100,928.67 SF  
(2.317 Acres)

<b>SURVEYOR'S CERTIFICATE - EASEMENT</b> This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the property described herein, 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 8th day of May, A.D., 2024.  Signature: _____ Please type/print the authorized individual's name, title, corporation/company name, and address: _____ Surveyor's Seal		<b>CITY CLERK'S CERTIFICATE - EASEMENT</b> State of Illinois ) )ss County of Kane ) This is to certify that the above plat correctly represents the grant of easement depicted hereon, and accepted by Resolution Number _____, a proper resolution adopted by the Aurora City Council on _____, 20____. _____ City Clerk	
<b>OWNER'S CERTIFICATE - EASEMENT</b> This is to certify that I, the undersigned, am the record owner of the property described hereon, and do hereby consent to the grant of easement depicted hereon. Dated this _____ day of _____, A.D., 20____. _____ Signature Please type/print the authorized individual's name, title, corporation/company name, and address: _____ Affix Seal if Appropriate 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 for the uses and purposes therein set forth in the aforesaid instrument. _____ Given under my hand and notarial seal this _____ day of _____, A.D., 20____. _____ Notary Please type/print name _____ Notary's Seal		<b>COUNTY RECORDER'S CERTIFICATE</b> State of Illinois ) )ss County of _____ ) 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 Please type/print name	
<b>CITY ENGINEER'S CERTIFICATE</b> 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 this document is approved under my offices this _____ day of _____, A.D., 20____. _____ City Engineer Please type/print name		<b>STORMWATER CONTROL EASEMENT</b> 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 Caselfile 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 such 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.	



Minooka, IL 60447  
P.O. BOX 661  
salaslandsurveying.com  
(815)-521-6354

ADDRESS:  
1000 BUTTERFIELD RD  
AURORA, IL 60502

FIELD WORK COMPLETED ON: 6/22/2023  
CLIENT: MARMION ACADEMY

ORIGINAL: SEPTEMBER 10, 2023  
REVISED: MAY 8 TO INCLUDE ADDITIONAL NOTES AND REQUIREMENTS REQUESTED BY THE CITY OF AURORA.

5/08/2024