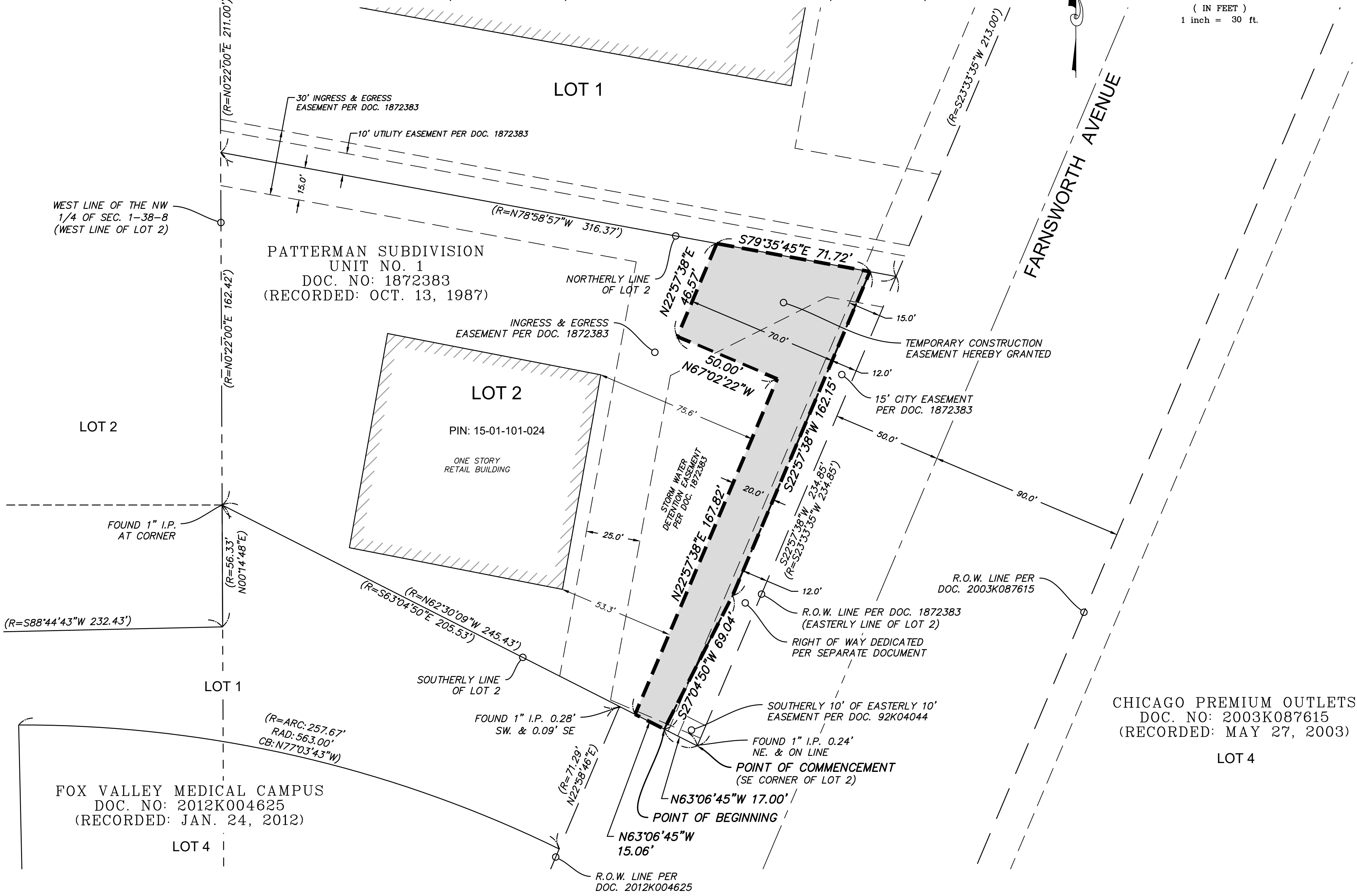


PLAT OF EASEMENT FOR TEMPORARY CONSTRUCTION OF ROADWAY IMPROVEMENTS

PART OF LOT 2 IN PATTERMAN SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



COUNTY RECORDER'S CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE }

I, THE UNDERSIGNED, AS 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 _____, 2024 AT ____ O'CLOCK ____M.

RECORDER OF DEEDS - KANE COUNTY, ILLINOIS

PRINT NAME

CITY ENGINEER'S CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE }

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, PURSUANT TO THE AUTHORITY CONFERRED BY SEC. 2-224 OF THE CODE OF ORDINANCES, CITY OF AURORA, ILLINOIS, DO HEREBY APPROVE AND ACCEPT, ON BEHALF OF THE CORPORATE AUTHORITIES OF THE CITY, THE GRANT OF EASEMENT IN FAVOR OF THE CITY DEPICTED IN THE ABOVE PLAT

THIS ____ DAY OF _____, 2024.

CITY ENGINEER - CITY OF AURORA, ILLINOIS

PRINT NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }

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 AS SAID AGENT, AND NOT PERSONALLY, DO HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

DATED THIS ____ DAY OF _____, 2024.

SIGNATURE

ATTEST SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORS OF THE OWNER'S CERTIFICATE ARE PERSONALLY KNOW 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 AND DELIVERED 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 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 _____, 2024.

NOTARY PUBLIC

PRINT NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }

THIS IS TO CERTIFY THAT I, RICHARD B. McCOMBS, 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 ____ DAY OF _____, 2024

FOR REVIEW

RICHARD B. McCOMBS, P.L.S. (rmccombs@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3847
LICENSE EXPIRATION DATE: 11/30/2024



LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY IMPROVEMENTS:

THAT PART OF LOT 2 OF PATTERMAN SUBDIVISION, UNIT NO.1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 13, 1987 AS DOCUMENT 1872383, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, NORTH 63 DEGREES 06 MINUTES 45 SECONDS WEST, 17.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 63 DEGREES 06 MINUTES 45 SECONDS WEST, 15.06 FEET TO A LINE THAT IS 32.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID PARALLEL LINE, NORTH 22 DEGREES 57 MINUTES 38 SECONDS EAST, 167.82 FEET; THENCE NORTH 67 DEGREES 02 MINUTES 22 SECONDS WEST, 50.00 FEET TO A LINE THAT IS 82.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID PARALLEL LINE, NORTH 22 DEGREES 57 MINUTES 38 SECONDS EAST, 46.57 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY LINE, SOUTH 79 DEGREES 35 MINUTES 45 SECONDS EAST, 71.72 FEET TO A LINE THAT IS 12.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID PARALLEL LINE, SOUTH 22 DEGREES 57 MINUTES 38 SECONDS WEST, 162.15 FEET; THENCE SOUTH 27 DEGREES 04 MINUTES 50 SECONDS WEST, 69.04 FEET TO THE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

A TEMPORARY CONSTRUCTION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "TEMPORARY CONSTRUCTION EASEMENT" OR "TCE". THE PURPOSE OF THE TEMPORARY CONSTRUCTION EASEMENT IS FOR THE CONSTRUCTION OF THE FARNSWORTH AVENUE, BILTER ROAD AND CHURCH ROAD IMPROVEMENT PROJECT IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS.

THE TEMPORARY CONSTRUCTION EASEMENT SHALL EXPIRE ON DECEMBER 31, 2027, OR AT THE COMPLETION OF SAID IMPROVEMENT PROJECT, WHICHEVER OCCURS FIRST. THE GRANTOR SHALL HAVE THE RIGHT TO FULLY USE AND ENJOY THE SAID PREMISES, EXCEPT DURING CONSTRUCTION BY GRANTEE.

SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND/OR ASSIGNS THE RIGHT TO PERFORM ALL WORK NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. THE CITY SHALL HAVE THE RIGHT TO RE-GRADE THE GROUND SURFACE, WITHIN THE AREAS DESIGNATED AS A TEMPORARY CONSTRUCTION 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 BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE; TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE EASEMENT AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. GRANTEE SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS AND MATERIAL, WHICH IS NOT AN INTEGRAL PART OF SAID IMPROVEMENT PROJECT, INCLUDING, WITHOUT LIMITATION, ALL LITTER GENERATED BY THE CONSTRUCTION CREW. FOLLOWING CONSTRUCTION, GRANTEE SHALL RESTORE THE EASEMENT PRE CONSTRUCTION CONDITION AS SOON AS PRACTICAL.

GRANTEE SHALL INDEMNIFY AND HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM AND AGAINST ALL CLAIMS, INJURIES, SUITS, DAMAGES, COSTS, LOSSES, AND EXPENSES AND REASONABLE ATTORNEY'S FEES RESULTING FROM OR ARISING OUT OF THE INSTALLATION, MAINTENANCE, REPAIR, USE, OR EXISTENCE OF SAID IMPROVEMENT PROJECT, EXCEPT WHERE THE CLAIMS, INJURIES, SUITS, DAMAGES, COSTS, LOSSES, AND EXPENSES ARISE OUT OF THE NEGLIGENCE OR INTENTIONAL ACTS OF THE GRANTOR AND GRANTOR'S AGENTS, SUCCESSORS OR ASSIGNS. GRANTEE SHALL PROVIDE GRANTOR WITH A CERTIFICATE OF INSURANCE FROM ITSELF AND ALL ITS SUBCONTRACTORS NAMING GRANTOR AS ADDITIONAL INSURED.

THE GRANT OF EASEMENT IS MADE AND EXECUTED BY THE GRANTOR SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

NOTES:

- * This map was created for use as Plat of Easement.
- * This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
- * This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
- * No underground improvements have been located unless shown and noted.
- * No distance should be assumed by scaling.
- * This map is void without seal and signature affixed.

LINE LEGEND:

---	BOUNDARY/PARCEL LINE
---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	EASEMENT LINE HEREBY GRANTED
---	EXISTING EASEMENT LINE
---	CENTERLINE OF ROAD
---	SECTION LINE

Development Data Table: Plat of Dedication

Description	Value	Unit
a) Tax/Parcel Identification Numbers (PINs): 15-01-101-024		
c) Easement being Dedicated	0.161	Acres
	7,004	Square Feet

1/12/2024 2:58:02 PM

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DRAWN BY: RBM
APPROVED: MD
JOB DATE: 11/21/2023
JOB NO: 2202670.02

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



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PLAT OF EASEMENT FOR TEMPORARY CONSTRUCTION OF ROADWAY IMPROVEMENTS

PART OF LOT 2 IN PATTERMAN SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

NO.	DATE	BY	REVISION DESCRIPTION

SHEET
1 OF 1