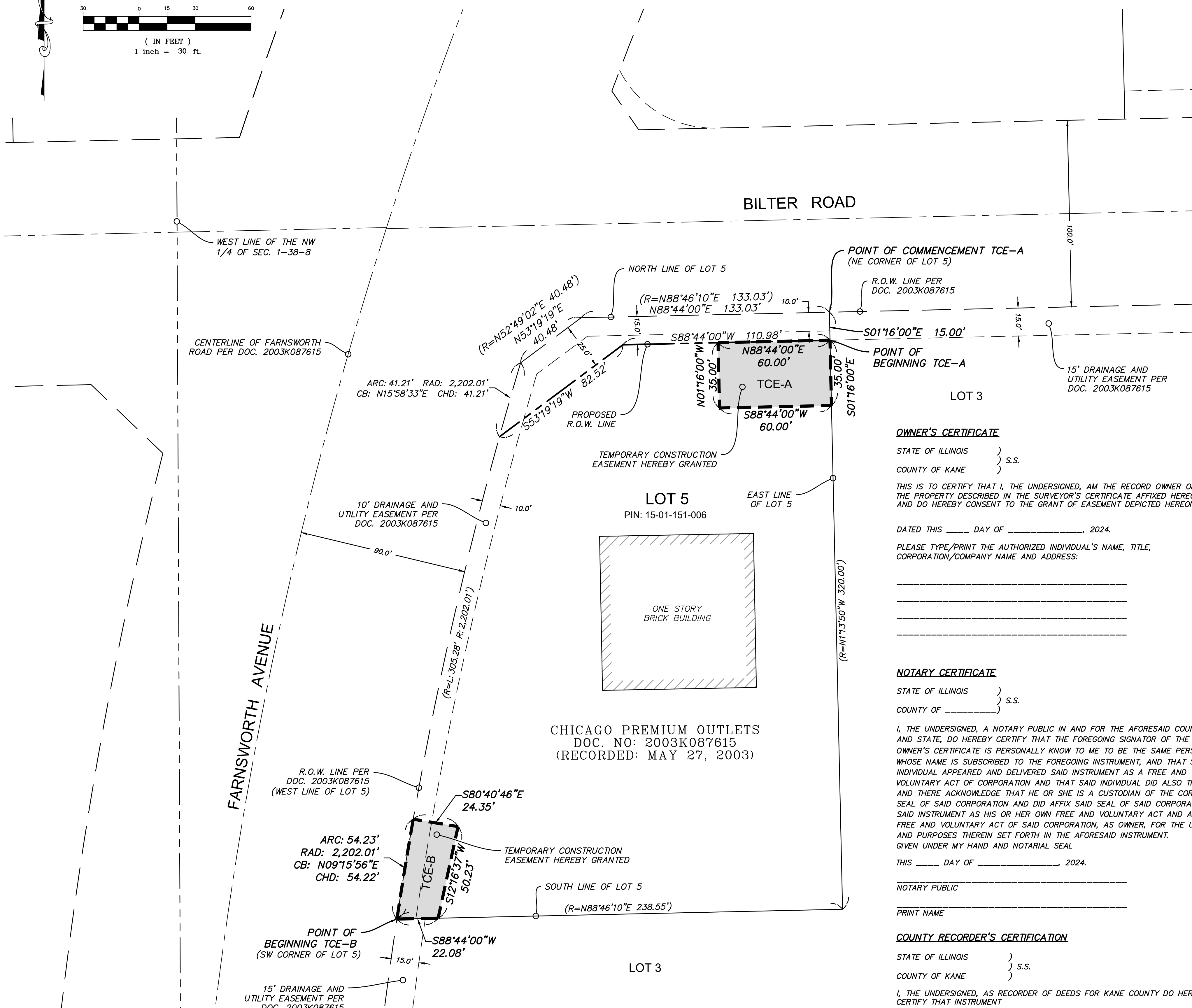
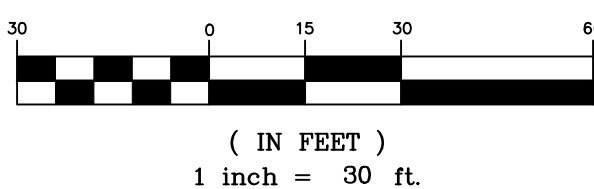


PIN: 15-01-151-006 (PART OF)

# PLAT OF EASEMENT FOR TEMPORARY CONSTRUCTION OF ROADWAY IMPROVEMENTS

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

GRAPHIC SCALE



CHICAGO PREMIUM OUTLETS  
DOC. NO: 2003K087615  
(RECORDED: MAY 27, 2003)

### OWNER'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DO HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

### NOTARY CERTIFICATE

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

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 OF 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 INSTRUMENT AS HIS OR HER OWN 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 NOTARIAL SEAL.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

PRINT NAME

### COUNTY RECORDER'S CERTIFICATION

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

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 ) S.S.

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

### SURVEYOR'S CERTIFICATE

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

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. (rmcombs@hrgreen.com)  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3847  
LICENSE EXPIRATION DATE: 11/30/2024



### LEGAL DESCRIPTIONS OF TEMPORARY CONSTRUCTION EASEMENTS FOR ROADWAY IMPROVEMENTS:

**TCE-A:**  
THAT PART OF LOT 5 IN CHICAGO PREMIUM OUTLETS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 27, 2003 AS DOCUMENT 2003K087615, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 01 DEGREE 16 MINUTES 00 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREE 16 MINUTES 00 SECONDS EAST, 35.00 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE, SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 60.00 FEET TO A LINE THAT IS 60.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 01 DEGREE 16 MINUTES 00 SECONDS WEST, 35.00 FEET TO A PROPOSED RIGHT OF WAY LINE THAT IS 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5, ALSO BEING THE SOUTH LINE OF BILTER ROAD; THENCE ALONG SAID PARALLEL LINE, NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING.

**TCE-B:**  
THAT PART OF LOT 5 IN CHICAGO PREMIUM OUTLETS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 27, 2003 AS DOCUMENT 2003K087615, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE 54.23 FEET ALONG THE WEST LINE OF SAID LOT 5, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,202.01, A CHORD BEARING OF NORTH 09 DEGREES 15 MINUTES 56 SECONDS EAST AND A CHORD DISTANCE OF 54.22 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 46 SECONDS EAST, 24.35 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 37 SECONDS WEST, 50.23 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 22.08 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 GRANTEE 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 GRANTEE AND GRANTEE'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 GRANTEE AND GRANTEE'S AGENTS, SUCCESSORS OR ASSIGNS. GRANTEE SHALL PROVIDE GRANTEE WITH A CERTIFICATE OF INSURANCE FROM ITSELF AND ALL ITS SUBCONTRACTORS NAMING GRANTEE AS ADDITIONAL INSURED.

THE GRANT OF EASEMENT IS MADE AND EXECUTED BY THE GRANTEE 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.

TCE-A: 2,100 SQUARE FEET (0.048 ACRE)
TCE-B: 1,205 SQUARE FEET (0.028 ACRE)

---	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

Description	Value	Unit
a) Tax/Parcel Identification Numbers (PINs): 15-01-151-006		
c) Easement being Dedicated	0.076	Acres
	3,305	Square Feet

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DRAWN BY: RBM  
APPROVED: MD  
JOB DATE: 11/13/2023  
JOB NO: 2202670.02

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

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PART OF 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
1	1/3/24	RBM	Revised per C.O.A. review comments

SHEET  
1 OF 1