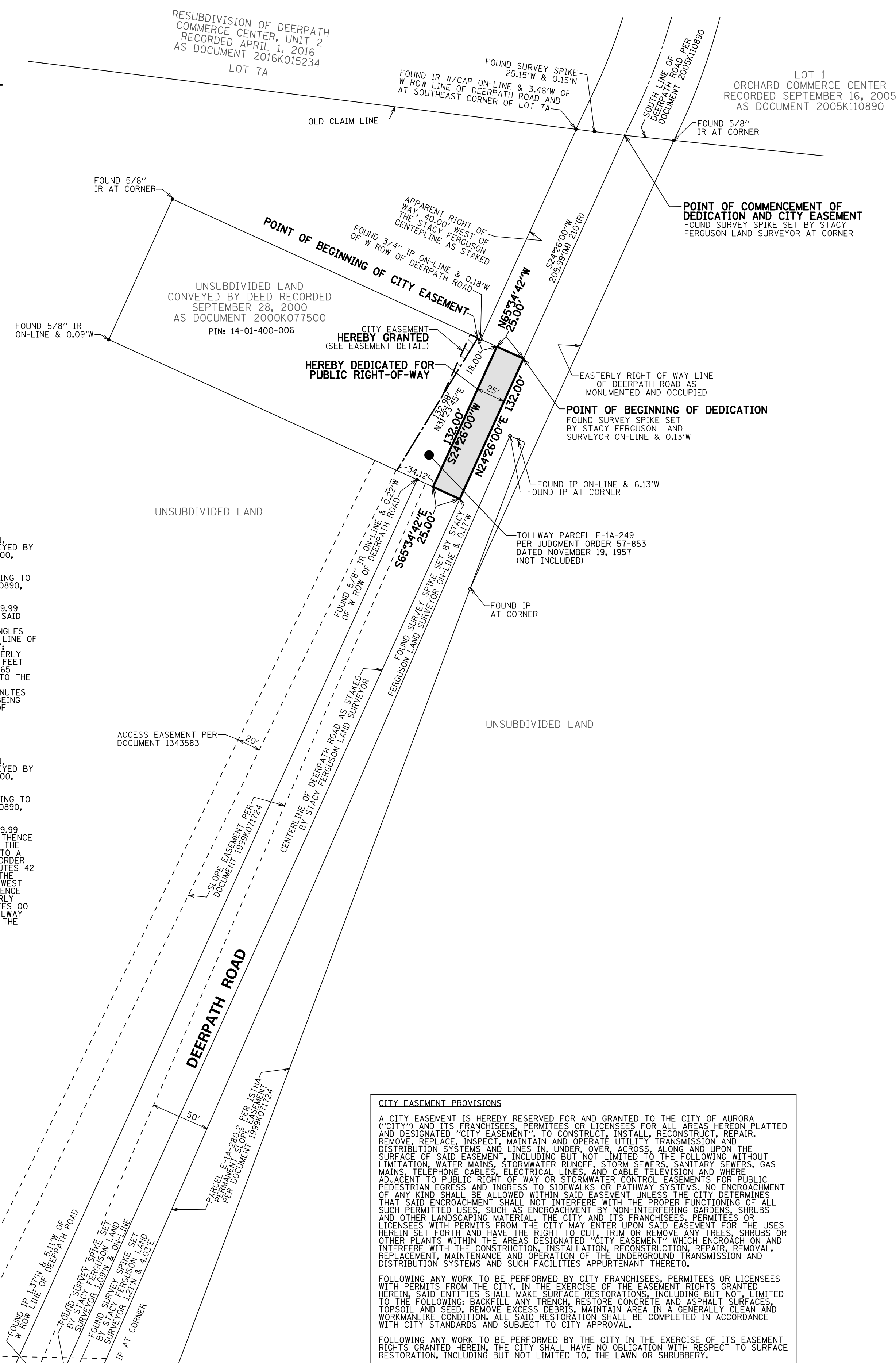
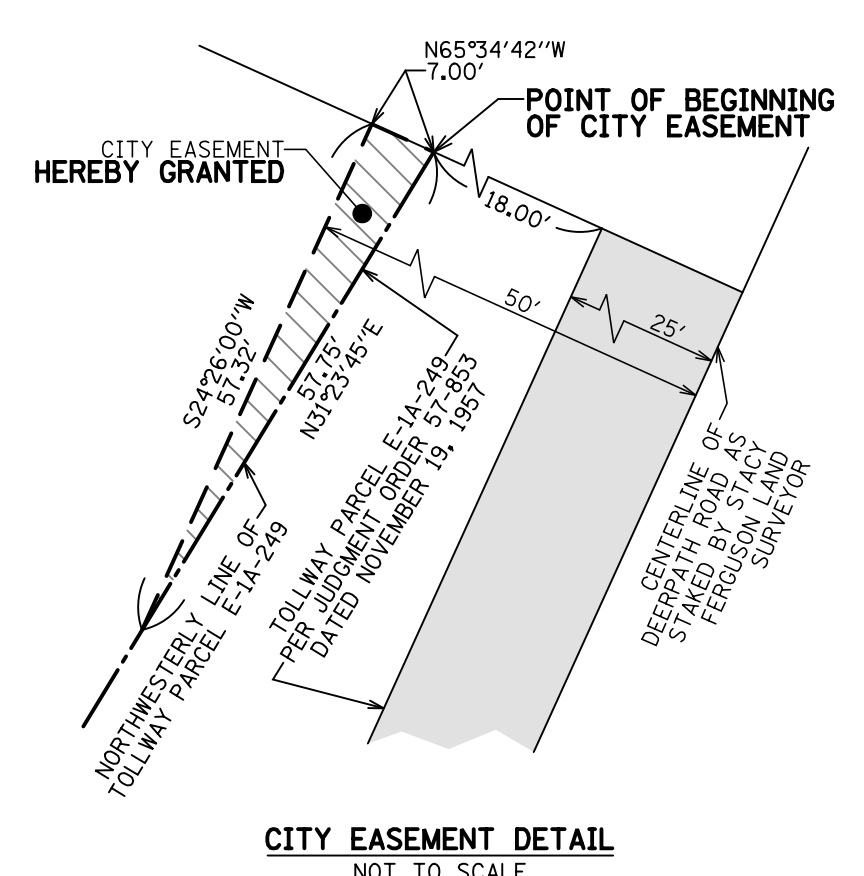
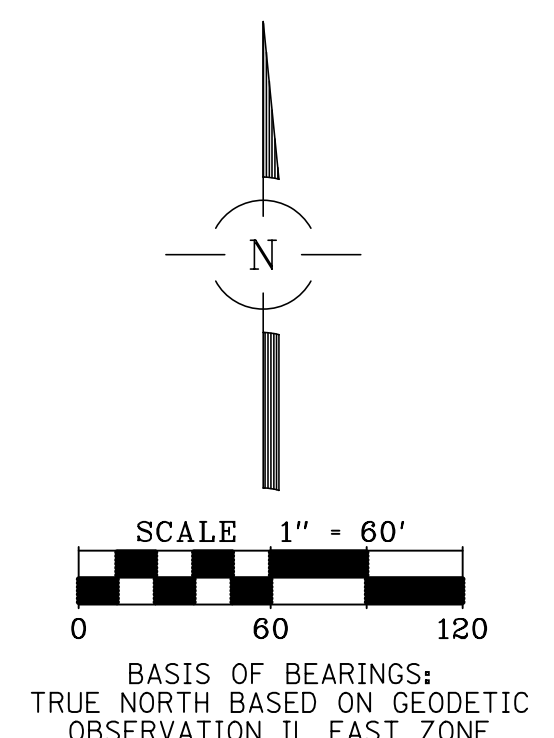


CITY RESOLUTION: _____

PASSED ON: _____

PLAT OF DEDICATION & EASEMENT TO THE CITY OF AURORA

P.L.N. 14-01-400-006



DEDICATION DESCRIPTION:

THAT PART OF THE GRANTORS PROPERTY IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 07 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS DOCUMENT NUMBER 2000K 077500, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF DEERPATH ROAD ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 2005 AS DOCUMENT NUMBER 2005K 110890, (ALSO BEING AN OLD CLAIM LINE) WITH THE CENTERLINE OF DEERPATH ROAD AS MONUMENTED, THENCE SOUTH 24 DEGREES 26 MINUTES 00 SECONDS WEST ALONG AN ASSUMED BEARING, BEING SAID CENTERLINE OF DEERPATH ROAD AS MONUMENTED, 208.99 FEET (200 FEET RECORDED) TO THE NORTHEAST CORNER OF THE GRANTORS PROPERTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 65 DEGREES 34 MINUTES 42 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE GRANTORS PROPERTY, RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 18.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TOLLWAY PARCEL E-1A-249 PER JUDGMENT ORDER 57-853, DATED NOVEMBER 19, 1957, THENCE SOUTH 24 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, PARALLEL WITH SAID CENTERLINE OF DEERPATH ROAD AS MONUMENTED 132.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANTORS PROPERTY, THENCE SOUTH 65 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY LINE, 28.00 FEET TO THE SOUTHEAST CORNER OF THE GRANTORS PROPERTY, ALSO BEING A POINT ON THE CENTERLINE OF DEERPATH ROAD AS MONUMENTED, THENCE NORTH 24 DEGREES 26 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF THE GRANTORS PROPERTY, ALSO BEING THE CENTERLINE OF DEERPATH ROAD AS MONUMENTED, 132.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CITY EASEMENT DESCRIPTION:

THAT PART OF THE GRANTORS PROPERTY IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 07 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS DOCUMENT NUMBER 2000K 077500, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF DEERPATH ROAD ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 2005 AS DOCUMENT NUMBER 2005K 110890, (ALSO BEING AN OLD CLAIM LINE) WITH THE CENTERLINE OF DEERPATH ROAD AS MONUMENTED, THENCE SOUTH 24 DEGREES 26 MINUTES 00 SECONDS WEST ALONG AN ASSUMED BEARING, BEING SAID CENTERLINE OF DEERPATH ROAD AS MONUMENTED, 208.99 FEET (200 FEET RECORDED) TO THE NORTHEAST CORNER OF THE GRANTORS PROPERTY, THENCE NORTH 65 DEGREES 34 MINUTES 42 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE GRANTORS PROPERTY, RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 25.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TOLLWAY PARCEL E-1A-249 PER JUDGMENT ORDER 57-853, DATED NOVEMBER 19, 1957, THENCE CONTINUING NORTH 65 DEGREES 34 MINUTES 42 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TOLLWAY PARCEL, AND BEING THE NORTHWESTERLY EXTENSION OF THE GRANTORS PROPERTY 18.00 FEET TO THE NORTHWEST CORNER OF SAID TOLLWAY PARCEL, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 65 DEGREES 34 MINUTES 42 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE GRANTORS PROPERTY, 7.00 FEET; THENCE SOUTH 24 DEGREES 26 MINUTES 00 SECONDS WEST, 57.32 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TOLLWAY PARCEL, THENCE NORTH 31 DEGREES 23 MINUTES 45 SECONDS EAST, 57.75 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITTEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY 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 BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. 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 ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE CITY AND ITS FRANCHISEES, PERMITTEES OR LICENSEES 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 "CITY 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, PERMITTEES OR LICENSEES 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 AND SUBJECT TO CITY APPROVAL.

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.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20 _____.

SIGNED _____

PRINTED NAME AND TITLE _____

ADDRESS _____

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 THE 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 _____, A.D., 20 _____.

NOTARY _____

PRINTED NAME _____

CITY ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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 _____, A.D., 20 _____.

CITY ENGINEER _____

PRINTED NAME _____

CITY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY DEDICATED AND EASEMENT AREA GRANTED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS AND ACCEPTED BY

RESOLUTION NUMBER _____

A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON

THIS _____ DAY OF _____, 20 _____.

CITY CLERK _____

LEGEND

| | |
|-----------|--------------------------------------|
| — | BOUNDARY LINE |
| - - - - | EXISTING RIGHT OF WAY LINE/LOT LINE |
| - · - · - | PROPOSED RIGHT OF WAY LINE |
| - · - · - | PROPOSED CENTERLINE OF DEERPATH ROAD |
| - · - · - | EASEMENT LINE |
| ○ | FOUND IRON PIPE (IP) |
| ● | FOUND IRON ROD (IR) |
| (M) | MEASURED |
| (R) | RECORDED |
| ▨ | PORTION OF ROADWAY HEREBY DEDICATED |
| ▨ | CITY EASEMENT HEREBY GRANTED |

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ ILLINOIS,
THIS _____ DAY OF _____, 20 _____.

COUNTY CLERK _____

PRINTED NAME _____

COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
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 RECORDERS

OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20 _____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____

PRINTED NAME _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH OFFICIAL RECORDS FOR THE PURPOSE OF DEDICATING THE ABOVE DESCRIBED PROPERTY FOR ROADWAY PURPOSES AND GRANTING AN EASEMENT AS SHOWN.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING. GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20 _____ IN ROSEMONT, ILLINOIS.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2020

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

DEVELOPMENT DATA TABLE: PLAT OF DEDICATION & EASEMENT

| DESCRIPTION | VALUE | UNIT |
|---|--------|---------------------------|
| a) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINs): 14-01-400-006 | | |
| b) PROPOSED NEW RIGHT-OF-WAY | 0.121 | ACRES |
| | 5,280 | SQUARE FEET |
| | 132.00 | LINEAR FEET OF CENTERLINE |
| c) PROPOSED CITY EASEMENT | 0.005 | ACRES |
| | 201 | SQUARE FEET |

REVISIONS:

| | |
|------------|--|
| 12/10/2018 | |
| 02/08/2019 | |
| 02/11/2019 | |
| 02/21/2019 | |



CONSULTING ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09/26/2018
JOB NO: 10087
FILENAME: 10087DED-01
SHEET 1 OF 1

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC
6250 NORTH RIVER ROAD
SUITE 4050
ROSEMONT, ILLINOIS, 60018