

# PLAT OF EASEMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SUBMITTED BY AND RETURN TO:  
CITY OF AURORA PLANNING AND ZONING DIVISION  
44 EAST DOWNER PLACE  
AURORA, IL 60507



40 20 0 40  
SCALE: 1 INCH = 40 FEET

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF KANE )  
  
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 AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AURORA UNIVERSITY  
347 S. GLADSTONE AVENUE  
AURORA, IL60506-4892

BY: \_\_\_\_\_  
SIGNATURE

TITLE: \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF KANE )  
  
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  
MY COMMISSION EXPIRES \_\_\_\_\_

### CITY ENGINEER'S CERTIFICATE

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, 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 \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

PLEASE TYPE/PRINT NAME

### CITY CLERK'S CERTIFICATE

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

### 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 RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

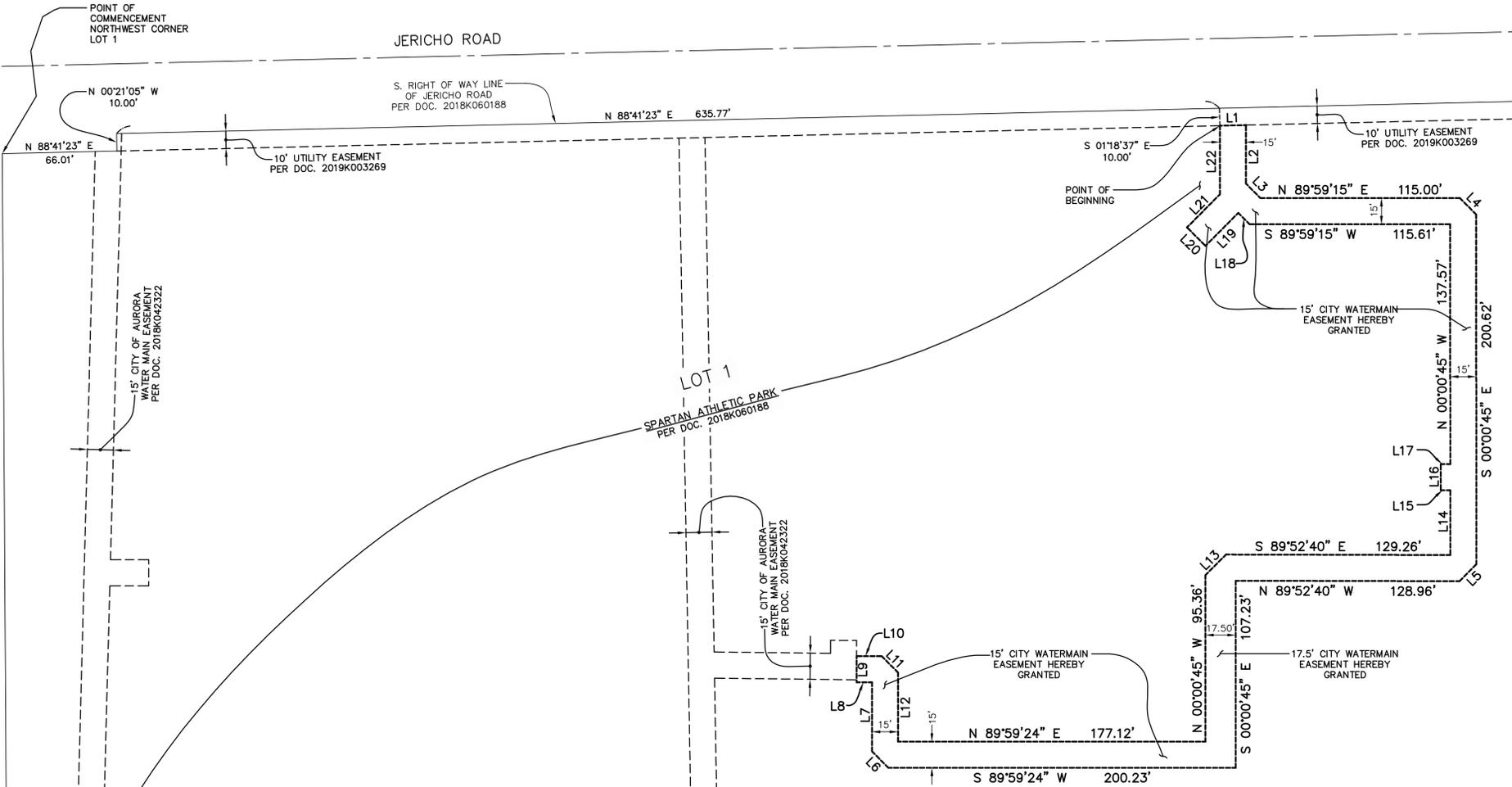
\_\_\_\_\_  
RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF DUPAGE )  
  
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, 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 \_\_\_\_\_, 20\_\_\_\_

JEFFREY R. PANKOW  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2023



### EASEMENT PARCEL DESCRIPTION

THAT PART OF LOT 1 IN SPARTAN ATHLETIC PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2019 AS DOCUMENT 2019K003269, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; (THE FOLLOWING THREE COURSES ARE THE NORTH LINE OF SAID LOT 1); THENCE NORTH 88 DEGREES 41 MINUTES 23 SECONDS EAST, 66.01 FEET; 2) THENCE NORTH 00 DEGREES 21 MINUTES 05 SECONDS WEST, 10.00 FEET; 3) THENCE NORTH 88 DEGREES 41 MINUTES 23 SECONDS EAST, 635.77 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 37 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 41 MINUTES 23 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, 11.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 115.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, 200.62 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 18 SECONDS WEST, 13.71 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 40 SECONDS WEST, 128.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, 107.23 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 5.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 17.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 14.47 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 45 SECONDS EAST, 13.28 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 177.12 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 9.25 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 15 SECONDS WEST, 26.77 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 18 SECONDS EAST, 13.82 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 40 SECONDS EAST, 129.26 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 37.11 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 5.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 5.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 137.57 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 115.61 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 45 SECONDS WEST, 9.25 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 15 SECONDS WEST, 26.77 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 18 SECONDS EAST, 13.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, 15.00 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 15 SECONDS EAST, 26.77 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 39.38 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

### CITY WATERMAIN EASEMENT

A CITY WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS PERMITTEES OR LICENSEES FOR ALL AREAS HERON PLATTED AND DESIGNATED "CITY WATERMAIN EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO WATERMANS AND THEIR APPURTENANCES. 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 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 WATERMAIN EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE ALL 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 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.

### LEGEND

- - - - - PROPOSED EASEMENT LINE (Heavy Dashed Line)
- - - - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- - - - - EXISTING EASEMENT LINE (Short Dashed Lines)

### SURVEYOR'S NOTES

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
  
DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE RECORD = MEASURED OR MEASURED.  
  
BEARINGS SHOWN HEREON ARE ASSUMED.

LINE	BEARING	LENGTH
L1	N 88°41'23" E	15.00'
L2	S 00°00'45" E	33.51'
L3	S 45°00'45" E	11.83'
L4	S 45°00'45" E	13.28'
L5	S 45°03'18" W	13.71'
L6	N 45°00'40" W	13.28'
L7	N 00°00'45" W	39.59'
L8	S 89°59'15" W	8.88'
L9	N 00°03'59" E	15.00'
L10	N 89°59'15" E	14.47'
L11	S 45°00'45" E	13.28'
L12	S 00°00'45" E	39.59'
L13	N 45°03'18" E	16.82'
L14	N 45°00'45" W	37.11'
L15	S 89°59'15" W	5.45'
L16	N 00°00'45" W	15.00'
L17	S 89°59'15" W	5.45'
L18	N 45°00'45" W	9.25'
L19	S 44°59'15" W	26.77'
L20	N 45°00'45" W	15.00'
L21	N 44°59'15" E	26.77'
L22	N 00°00'45" W	39.38'

### Development Data Table: Plat of Easement

Description:	Value:	Unit:
a) Tax/Parcel Identification Numbers (PINs):		
15-29-301-002, 15-29-301-003 and 15-29-301-004		
b) Right of Way being Dedicated	0.00	Acres
	-	Square Feet
c) Easement Being Dedicated	0.316	Acres
	13,777	Square Feet

PREPARED FOR:  
**AURORA UNIVERSITY**  
347 S. GLADSTONE AVENUE  
AURORA, IL 60506-4893  
(630) 892-6431



### PREPARED BY: CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
www.cemcon.com

DISC NO.: 850005 FILE NAME: PLAT OF EASEMENT  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 11-03-21 JOB NO.: 850.005  
REVISED 04-07-22 AJB REVISED EASEMENT LIMITS  
REVISED 04-20-22 AJB REVISED EASEMENT LIMITS  
REVISED 06-15-22 AJB PER COMMENTS DATED 06-10-22  
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DRAWING PATH: P:\605005\DWG\SURVEY\DRAWINGS\PLAT OF EASEMENT.DWG  
PLOT FILE CREATED: 6/15/2022 BY: TONY BILIS