

P.I.N.'s:  
15-22-334-003  
15-22-334-004

Submitted By and Please Return To:  
City of Aurora Planning Division  
44 East Downer Place  
Aurora, Illinois 60507

# FINAL PLAT FOR SILVER PLATE SUBDIVISION

CITY RESOLUTION: \_\_\_\_\_

BEING A CONSOLIDATION OF LOT A IN BLOCK 3 OF ISLAND AVENUE ADDITION TO AURORA AND PART OF LOTS 8, 9, AND 12 OF THE ASSESSOR'S MAP OF STOLP'S ISLAND, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PASSED ON: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
) SS  
COUNTY OF KENDALL )

This is to certify that we, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, have surveyed and consolidated the following described property:

LOT A IN BLOCK 3 OF ISLAND AVENUE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND ALSO THAT PART OF LOTS 8, 9, AND 12 OF THE ASSESSOR'S MAP OF STOLP'S ISLAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT A; THENCE SOUTH 57 DEGREES 45 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 9, ALSO BEING THE NORTHERLY RIGHT OF WAY OF EAST DOWNER PLACE, 14.51 FEET TO THE WESTERLY BACK OF CURB OF THE ALLEYWAY (AS LOCATED ON 6-28-19); THENCE PROGRESSING ALONG SAID CURB THE FOLLOWING DESCRIBED COURSES: NORTHEASTERLY ALONG SAID CURB ON A CURVE TO THE LEFT HAVING A RADIUS OF 39.65 FEET, AN ARC DISTANCE OF 8.51 FEET, A CHORD BEARING OF NORTH 36 DEGREES, 16 MINUTES, 25 SECONDS EAST, 8.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 29 DEGREES 36 MINUTES 51 SECONDS EAST, 19.33 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.63 FEET, AN ARC DISTANCE OF 52.88 FEET, A CHORD BEARING OF NORTH 56 DEGREES 13 MINUTES 03 SECONDS EAST, 50.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 80 DEGREES 23 MINUTES 36 SECONDS, 4.07 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3.73 FEET, AN ARC DISTANCE OF 6.92 FEET, A CHORD BEARING OF NORTH 30 DEGREES 03 MINUTES 17 SECONDS EAST, 5.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 13 DEGREES 35 MINUTES 10 SECONDS WEST, 13.79 FEET ALONG SAID BACK OF CURB AND BACK OF CURB EXTENDED TO THE SOUTH LINE OF LOT 1 BLOCK 3 OF ISLAND AVENUE ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, SOUTH 77 DEGREES 55 MINUTES 57 SECONDS WEST, 38.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 32 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A, 65.20 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

The plat hereon drawn is a true and correct representation of said survey and accurately depicts said property. Dimensions are shown in feet and decimal parts thereof. I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of a municipality which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, and that the plat meets the provisions of Chapter 43 "Subdivisions" of the Aurora Municipal Code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map Community Number 17089 C, Panel Number 0339 H, effective date August 3, 2009, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_

Eric C. Pokorny P.L.S. # 3818  
Todd Surveying  
759 John Street, Ste D.  
Yorkville, Illinois 60560

**CITY EASEMENT**

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 (C.E.)", 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 (C.E.)" 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.

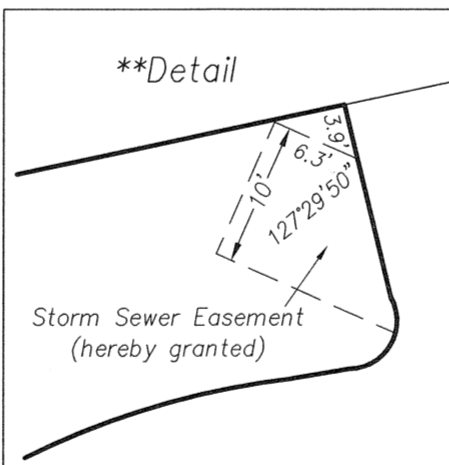
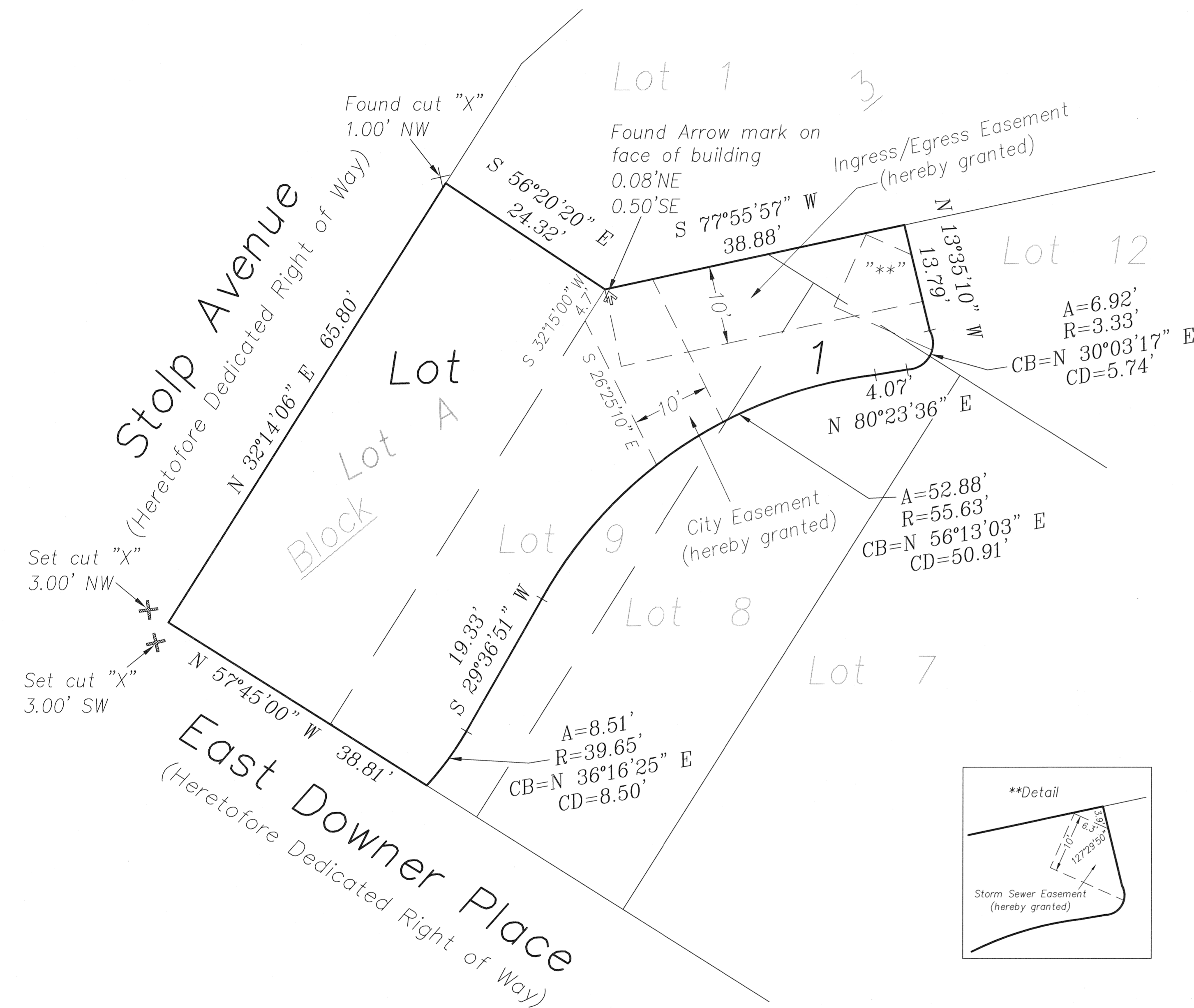
Following any work to be performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

**INGRESS/EGRESS EASEMENT**

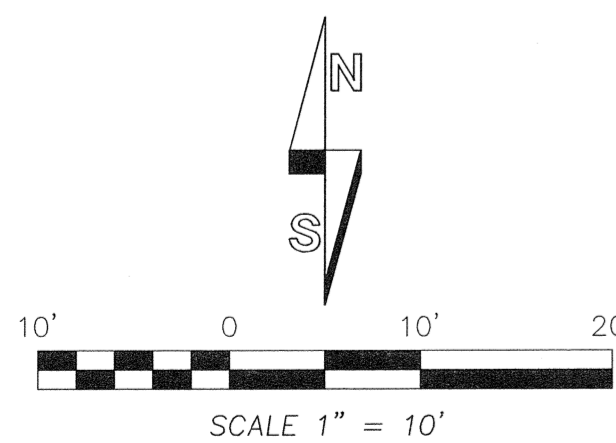
A non-exclusive easement for ingress and egress is hereby reserved for and granted to the owners, their successors and assigns, of the designated lots over the areas designated as ingress/egress easements.

**STORMWATER CONTROL EASEMENT**

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 and approved engineering plans. 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 said 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.



Legend:  
N = North E = East  
S = South W = West  
(XX.XX) = Record Distance  
XXX.XX = Measured Distance  
CB = Chord Bearing  
CD = Chord Distance  
X = Found Cut Cross  
\* = Set Cut Cross  
# = Found Out Arrow



Owner/Petitioner:  
**Olive Tree Properties, LLC**  
7126 Roberts Court  
Oswego, IL 60543

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2020  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2020

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"  
759 John Street, Suite D  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544  
Survey is only valid if original seal is shown in red.

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-22-334-003, 15-22-334-004		
b) Subdivided Area	0.07	Acres
	3,192.3	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	-	Linear Feet of Centerline
d) Proposed New Easements	0.016	Acres
	703.9	Square Feet

Sheet 1 of 2

Client: City of Aurora  
Block #: N/A | Drawn By: JGEP | Plat #: 605  
Reference: 1991-0645 FB351  
Date: 9/3/2019

Rev.	Date	Rev. Description
01	9/10/19	per city review comments 9/5/19
02	9/13/19	per city review comments 9/13/19

Project Number: 2019-0967

P.I.N.'s:  
15-22-334-003  
15-22-334-004

Submitted By and Please Return To:  
City of Aurora Planning Division  
44 East Downer Place  
Aurora, Illinois 60507

### FINAL PLAT FOR SILVER PLATE SUBDIVISION

BEING A CONSOLIDATION OF LOT A IN BLOCK 3 OF ISLAND AVENUE ADDITION TO AURORA  
AND PART OF LOTS 8, 9, AND 12 OF THE ASSESSOR'S MAP OF STOLP'S ISLAND, ALL IN THE  
CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: -----

PASSED ON: -----

#### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT - SUBDIVISION

This is to certify that \_\_\_\_\_ a  
\_\_\_\_\_ corporation, 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, the various dedications, grants and reservations of easements and vacation of easement depicted hereon.

Also, this is to certify that the property being subdivided aforesaid land, to the best of owner's knowledge and  
belief, said subdivision lies entirely within the limits of Aurora East School District #131.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Signature Signature

Please type/print the authorized individual's name,  
title, corporation/company name, and address: 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 and School District Statement 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  
Please type/print name

Affix Seal

#### 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  
\_\_\_\_\_  
Please Print Name

#### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
\_\_\_\_\_ ) SS  
COUNTY OF KANE )

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_ by the  
City Council of the City of Aurora, pursuant to Resolution No.  
\_\_\_\_\_.

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

#### 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 Geneva, Illinois, this \_\_\_\_\_  
day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
County Clerk  
\_\_\_\_\_  
Please Print Name

#### PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
\_\_\_\_\_ ) SS  
COUNTY OF KANE )

I, the undersigned, as Chairman of the Planning Commission of the City of Aurora,  
Kane and DuPage Counties, Illinois, do hereby certify that this document has been  
approved by said Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
Planning Commission, City of Aurora

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Please Type/ Print 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 No. \_\_\_\_\_ 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 Print Name

Owner/Petitioner:  
Olive Tree Properties, LLC  
7126 Roberts Court  
Oswego, IL 60543

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2020  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2020  
**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"  
759 John Street, Suite D  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544  
Survey is only valid if original seal is shown in red.

Sheet 2 of 2

Client:	City of Aurora
Book #:	N/A
Drawn By:	JGEP
Plot #:	605
Reference:	1991-0645 FB351
Dated:	9/3/2019
Rev. Date	Rev. Description
9/10/19	per city review comments 9/5/19
9/13/19	per city review comments 9/13/19
Project Number:	2019-0967