PLAT OF EASEMENT

PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

CITY RESOLUTION _____
PASSED ON _____

GRAPHIC SCALE

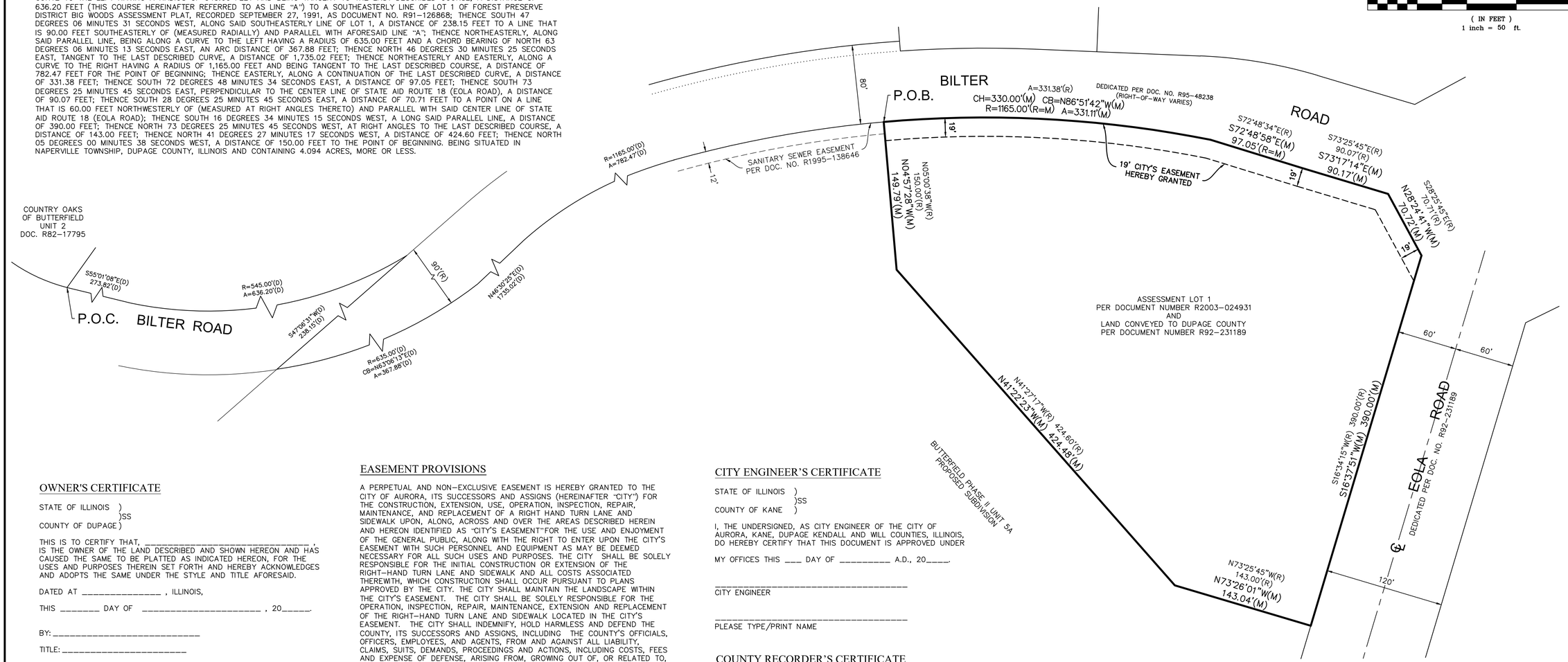
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION OF 19 FOOT WIDE CITY'S EASEMENT:

THE NORTHERLY AND NORTHEASTERLY 19.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF UNIT NO. 2 COUNTRY OAKS OF BUTTERFIELD, A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP AND RANGE AFORESAID, RECORDED AS DOCUMENT NO. R82–17795; THENCE SOUTH 55 DEGREES 01 MINUTE 08 SECONDS EAST, A DISTANCE OF 273.82 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 636.20 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") TO A SOUTHEASTERLY LINE OF LOT 1 OF FOREST PRESERVE DISTRICT BIG WOODS ASSESSMENT PLAT, RECORDED SEPTEMBER 27, 1991, AS DOCUMENT NO. R91–126868; THENCE SOUTH 47 DEGREES 06 MINUTES 31 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 238.15 FEET TO A LINE THAT IS 90.00 FEET SOUTHEASTERLY OF (MEASURED RADIALLY) AND PARALLEL WITH AFORESAID LINE "A"; THENCE NORTHEASTERLY, ALONG SAID PARALLEL LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET AND A CHORD BEARING OF NORTH 63 DEGREES 06 MINUTES 13 SECONDS EAST, AN ARC DISTANCE OF 367.88 FEET; THENCE NORTH 46 DEGREES 30 MINUTES 25 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,735.02 FEET; THENCE NORTHEASTERLY AND EASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,165.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 782.47 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY, ALONG A CONTINUATION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 331.38 FEET; THENCE SOUTH 72 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 97.05 FEET; THENCE SOUTH 73 DEGREES 25 MINUTES 45 SECONDS EAST, PERPENDICULAR TO THE CENTER LINE OF STATE AID ROUTE 18 (EOLA ROAD), A DISTANCE OF 90.07 FEET; THENCE SOUTH 28 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 70.71 FEET TO A POINT ON A LINE THAT IS 60.00 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH SAID CENTER LINE OF STATE AID ROUTE 18 (EOLA ROAD); THENCE SOUTH 16 DEGREES 34 MINUTES 15 SECONDS WEST, A LONG SAID PARALLEL LINE, A DISTANCE OF 390.00 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 45 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 143.00 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 17 SECONDS WEST, A DISTANCE OF 424.60 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, ILLINOIS AND CONTAINING 4.094 ACRES, MORE OR LESS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT, _____ , IS THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ , ILLINOIS,

THIS _____ DAY OF _____ , 20_____.

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY

THAT _____

(TITLE)_____

AND _____

(TITLE)_____

OF_____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ , 20 ___ .

BY: _____
NOTARY PUBLIC

EASEMENT PROVISIONS

A PERPETUAL AND NON–EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF AURORA, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "CITY") FOR THE CONSTRUCTION, EXTENSION, USE, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF A RIGHT HAND TURN LANE AND SIDEWALK UPON, ALONG, ACROSS AND OVER THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "CITY'S EASEMENT"FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, ALONG WITH THE RIGHT TO ENTER UPON THE CITY'S EASEMENT WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES. THE CITY SHALL BE SOLELY RESPONSIBLE FOR THE INITIAL CONSTRUCTION OR EXTENSION OF THE RIGHT–HAND TURN LANE AND SIDEWALK AND ALL COSTS ASSOCIATED THEREWITH, WHICH CONSTRUCTION SHALL OCCUR PURSUANT TO PLANS APPROVED BY THE CITY. THE CITY SHALL MAINTAIN THE LANDSCAPE WITHIN THE CITY'S EASEMENT. THE CITY SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, INSPECTION, REPAIR, MAINTENANCE, EXTENSION AND REPLACEMENT OF THE RIGHT–HAND TURN LANE AND SIDEWALK LOCATED IN THE CITY'S EASEMENT. THE CITY SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND THE COUNTY, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE COUNTY'S OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL LIABILITY, CLAIMS, SUITS, DEMANDS, PROCEEDINGS AND ACTIONS, INCLUDING COSTS, FEES AND EXPENSE OF DEFENSE, ARISING FROM, GROWING OUT OF, OR RELATED TO, ANY LOSS, DAMAGE, INJURY, DEATH, OR LOSS OR DAMAGE TO PROPERTY RESULTING FROM, OR CONNECTED WITH, THE CITY'S NEGLIGENT OR WILLFUL ACTS, ERRORS OR OMISSIONS UNDER ITS OBLIGATION FOR THE OPERATION, INSPECTION, REPAIR, MAINTENANCE AND REPLACEMENT OF THE RIGHT–HAND TURN LANE AND SIDEWALK CONSTRUCTED WITHIN THE CITY'S EASEMENT.

COUNTY RETAINS THE RIGHT TO USE THE EASEMENT IN SUCH MANNER AS IS NECESSARY AND APPROPRIATE, SPECIFICALLY INCLUDING FOR THE PURPOSES OF PUBLIC AND PRIVATE UTILITY INSTALLATIONS, PROVIDED THAT NO PERMANENT OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED OVER SAID EASEMENT, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE INTENDED USE THEREOF AS A RIGHT–HAND TURN LANE OR SIDEWALK. THIS EASEMENT AND ITS TERMS ARE GRANTED AND AGREED TO IN COMPLIANCE WITH THE INTERGOVERNMENTAL COOPERATION ACT AND THE LOCAL GOVERNMENT PROPERTY TRANSFER ACT.

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

PARENT TRACT BOUNDARY LINE
ADJACENT LAND PARCEL LINE
EXISTING EASEMENT LINE
EASEMENT HEREBY GRANTED
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE

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, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER

MY OFFICES THIS ___ DAY OF _____ A.D., 20_____.

_____
CITY ENGINEER

_____
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER

_____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D., 20_____

AT _____ O'CLOCK ____M.

_____
RECORDER OF DEEDS

_____
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 _____, 2023.

_____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF GRANTING SAID PROPERTY TO THE CITY OF AURORA FOR A CITY'S EASEMENT, AND THAT THIS PLAT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL

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

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184–002778
LICENSE EXPIRES 4/30/2025

_____
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/24

DANIEL W. WALTER, P.L.S.
PROJECT MANAGER
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, ILLINOIS 60502

Development Data Table: Plat of Dedication

Description	Value	Unit
a) Tax/Parcel Identification Number(s) 07-05-105-002		
ASSESSMENT LOT 1 OF BUTTERFIELD, DUPAGE COUNTY ILLINOIS RECORDED JANUARY 22, 2003 AS DOCUMENT R2003-024931		
b) Easment being Dedicated	0.256	Acres
	11,155	Square Feet

NO.	DATE	BY
1	5/8/23	MRA
2	5/9/23	MRA

DATE: 05–03–23 | PIC N/A | DRAWN BY RHM | CHECKED BY DW | BOOK: N/A, PG: N/A

REVISIONS
IN–HOUSE REVIEW
PER CLIENT COMMENTS

CLIENT

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: (630) 487–6550
WWW.KIMLEY–HORN.COM

PROJECT

PLAT OF EASEMENT
BILTER ROAD & NORTH EOLA ROAD
AURORA, ILLINOIS

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE (630) 820-9100 FAX: (630) 820-9030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'

1 OF 1

PROJ. NO.: 21.0206-07

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