

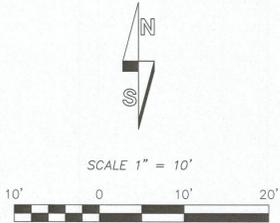
PLAT OF EASEMENT

CITY RESOLUTION: _____

PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

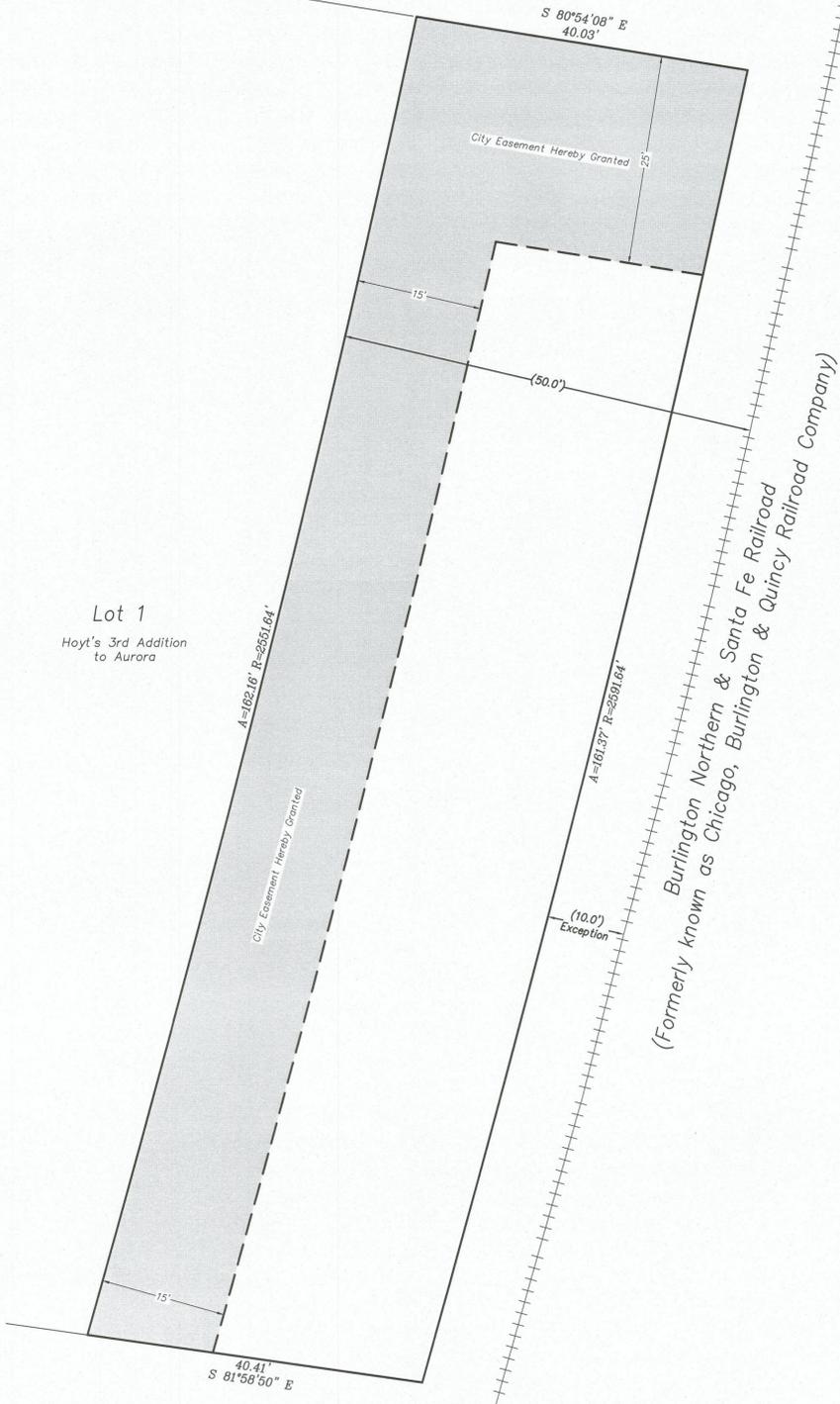
PASSED ON: _____

COMMONLY KNOWN AS: 628 WEST NEW YORK STREET, AURORA, ILLINOIS.



- Legend**
- N = North E = East
 - S = South W = West
 - (XXX') = Record Distance
 - XXX' = Measured Distance
 - = Property Line
 - = Boundary Line of Subject Property
 - = Easement Boundary Line
 - ▨ = Easement Area (Hereby Granted)

New York Street
(Platted as Walnut Street)
(66' Right of Way)



LEGAL DESCRIPTION FOR GRANT OF EASEMENT:

THE NORTHERLY 25 FEET AND THE WESTERLY 15 FEET OF THE FOLLOWING DESCRIBED PARCEL; SAID PARCEL BEING IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY) 100.0 FOOT WIDE AURORA TO WEST BATAVIA BRANCH LINE RIGHT OF WAY AT AURORA, ILLINOIS, LYING 50.0 FEET WEST OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED ACROSS HOYT'S THIRD ADDITION TO AURORA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF WALNUT STREET, NOW KNOWN AS NEW YORK STREET AND BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL WITH AND DISTANT 162.8 FEET SOUTHERLY OF THE SOUTH LINE OF WALNUT STREET, NOW KNOWN AS NEW YORK STREET, AS MEASURED ALONG SAID MAIN TRACK CENTERLINE EXCEPTING THEREFROM A 10.0 FOOT WIDE STRIP OF LAND BEING 10.0 FEET WEST OF AND ADJACENT TO SAID RAILWAY COMPANY'S RELOCATED MAIN TRACK CENTERLINE, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE - EASEMENT

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 21ST day of February, A.D., 2024.

Eric C. Pokorny
ERIC C. POKORNY, Professional Land Surveyor No. 3818 Exp. 11/30/2024



Todd Surveying
759 John Street, Suite D
Yorkville, Illinois 60560
(630) 892-1309

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., 2024.

City Engineer

Please type/print name

CITY CLERK'S CERTIFICATE - EASEMENT

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 No. _____, a proper resolution adopted by the Aurora City Council on _____, 2024.

City Clerk

OWNER'S CERTIFICATE EASEMENT

This is to certify that _____ (Name)
a _____ (Type/State)
corporation, is the record owner of the property described in the Surveyor's Certificate affixed hereon, and does hereby consent to the grant of easement depicted hereon.
Dated this _____ day of _____, A.D., 2024.

Signature

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

Affix Corporate 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 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., 2024.

Notary

Please type/print name

Notary's Seal

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
)ss
County of Kane)

I, the undersigned, as the Recorder of Deeds for _____ County do hereby certify that instrument No. _____ was filed for record in the Recorder's Office of _____ County, Illinois, on the _____ day of _____, A.D., 2024 at _____ o'clock _____ M.

Recorder of Deeds

Please type/print name

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 plotted 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.

PREPARED BY: Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309

OWNER/PETITIONER:

Aurora Metal Recycling
619 Spruce Street
Aurora, IL 60506
Phone: 630-262-3888

Project: Plat of Easement	Part of the Northwest 1/4 of Section 21-38-8
Book # sheets Drawn By J.C.	Plot # N/A
Reference:	
Dated:	09/29/2023
Rev. Date Rev. Description	
2/15/24 Per City Comments	
Project Number:	2023-0038

Development Data Table: Plat of Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-21-177-024		
b) Proposed New Right-of-way	-	Acre
	-	Square Feet
c) Proposed New Easements	0.07	Acre
	3,055.6	Square Feet