

RESERVED FOR ILLINOIS DEPARTMENT OF TRANSPORTATION

FINAL PLAT OF ENTERPRISE FOX VALLEY PLAT OF SUBDIVISION

OF
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PIN: 07-28-207-004, 07-28-207-005

CITY RESOLUTION: _____ PASSED ON: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 2016.

COUNTY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

STATE OF ILLINOIS }
COUNTY OF KENDALL } S.S.

THIS IS TO CERTIFY THAT I, KEITH E. BOLLINGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003592, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 200 IN THE REPLAT OF LOT 21 IN FOX VALLEY MEDICAL BUSINESS CAMPUS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2002 AS DOCUMENT R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 100 OF "REPLAT OF LOT 21 IN FOX VALLEY MEDICAL/BUSINESS CAMPUS", BEING A RESUBDIVISION OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO AFORESAID REPLAT RECORDED JUNE 24, 2002 AS DOCUMENT NUMBER R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL OF LAND CONTAINING 132177.88 SQUARE FEET OR 3.649 ACRES, MORE OR LESS. (158950.80 SQUARE FEET OR 2.771 ACRES, MORE OR LESS, WITHOUT OR LESS RIGHT-OF-WAY.

THE PARCEL DEPICTED HEREON LIES WITHIN THE CITY LIMITS OF AURORA, 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 170197, PANEL NUMBER 0708, EFFECTIVE DATE 12/16/2004, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT PLAINFIELD, ILLINOIS THIS _____ DAY OF _____, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003592
MY LICENSE EXPIRES 11/30/2016
PROFESSIONAL DESIGN FIRM 184-003041



LEGEND

- 0.00' MEASURED DATA
- (0.00') RECORD DATA
- LIMIT OF SURVEY
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

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 _____, 2016.

CHAIRMAN, PLAN COMMISSION

OWNER'S CERTIFICATE

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 SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) _____

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

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } S.S.

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

PLEASE TYPE/PRINT NAME

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

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_____

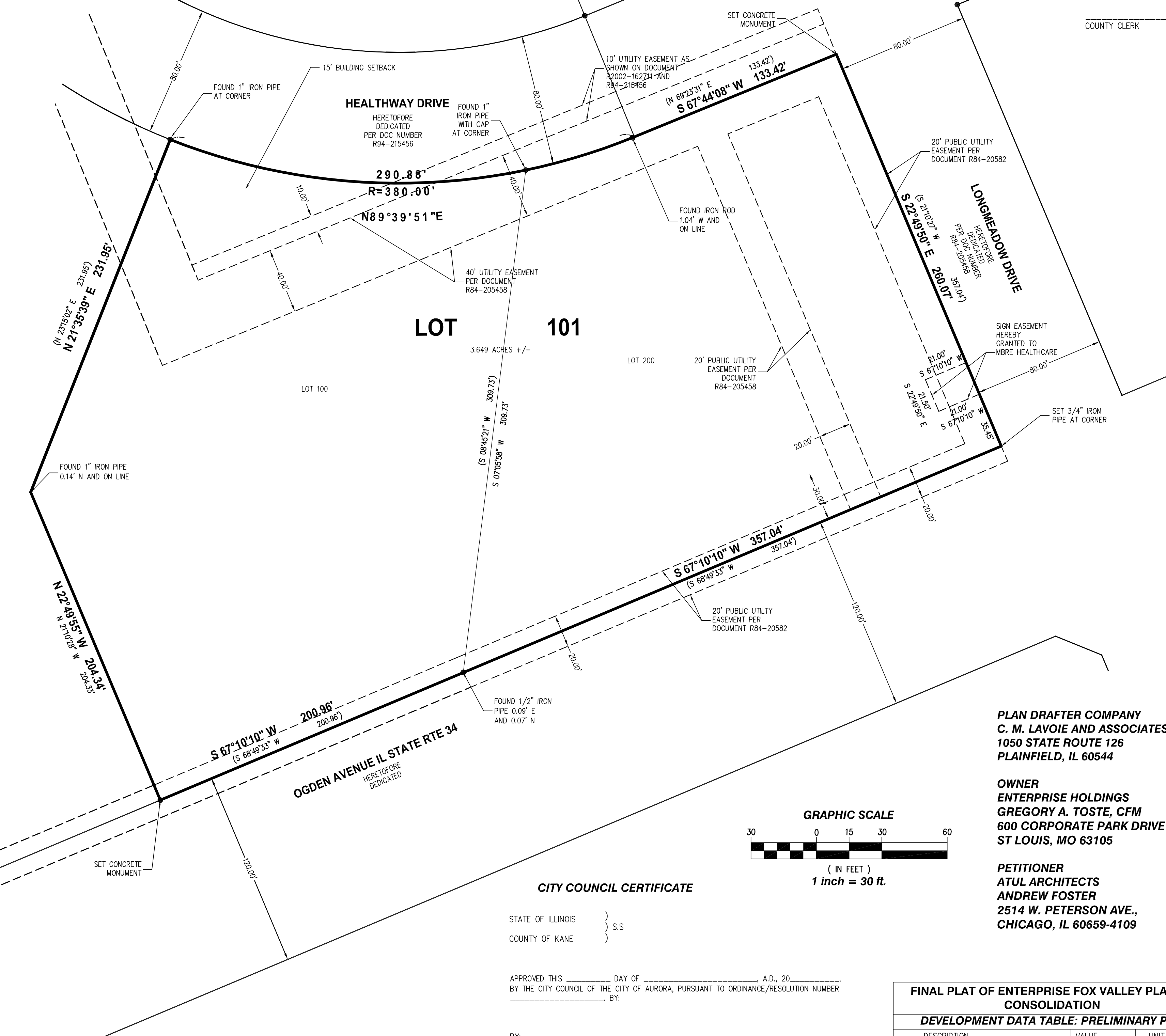
CITY ENGINEER

PLEASE TYPE/PRINT NAME

SIGN EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE MIRE HEALTHCARE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AS SIGN EASEMENT (SE) TO INSTALL, REPAIR, REMOVE, REPLACE, INSPECT, AND MAINTAIN A BUSINESS IDENTIFICATION SIGN IN THE FORM OF ONE PANEL PER BUSINESS FOR ADVERTISEMENT OF THE BUSINESSES AT 4050 AND 4100 OGDEN AVENUE, IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE SIGN EASEMENT INCLUDING WITHOUT LIMITATION ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE CITY OF AURORA. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE CITY OF AURORA ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION AND MAINTENANCE OF THE SIGN OF SAID GRANTEEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

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CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

APPROVED THIS _____ DAY OF _____, A.D., 20_____
BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____ BY:

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

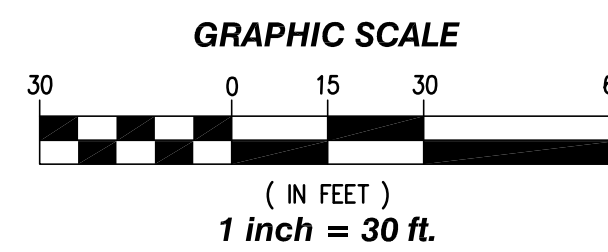
CERTIFICATE OF THE COUNTY RECORDER

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK _____M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME



PLAN DRAFTER COMPANY
C. M. LAVOIE AND ASSOCIATES, INC
1050 STATE ROUTE 126
PLAINFIELD, IL 60544

OWNER
ENTERPRISE HOLDINGS
GREGORY A. TOSTE, CFM
600 CORPORATE PARK DRIVE
ST LOUIS, MO 63105

PETITIONER
ATUL ARCHITECTS
ANDREW FOSTER
2514 W. PETERSON AVE.,
CHICAGO, IL 60659-4109

FINAL PLAT OF ENTERPRISE FOX VALLEY PLAT OF CONSOLIDATION

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT		
DESCRIPTION	VALUE	UNIT
a) PIN: 07-28-207-004, 07-28-207-005	3.65	ACRES
b) SUBDIVIDED AREA	158950.80	SQUARE FEET
c) PROPOSED NEW RIGHT-OF-WAY	0	SQUARE FEET
d) PROPOSED NEW EASEMENTS	0	ACRES
	0	SQUARE FEET

ENTERPRISE HOLDINGS

4000 WEST OGDEN AVENUE
AURORA, ILLINOIS

FINAL PLAT

DRAWN BY: KB	CHECKED BY: TP	
SCALE: 1"=30'	DATE: 8/24/2016	
JOB NUMBER: 16-133	SHEETS: 1 OF 1	
#	DATE	DESCRIPTION
1	8/26/16	SIGN EASEMENT ADDED
2	8/29/16	Change set books
3	9/19/2016	ADD CERTIFICATES
4	9/28/2016	ADD SURFACE WATER CERT
5		
6		
7		
8		



THIS PLAT OPERATES TO VACATE ANY PREVIOUS PLAT, EXCEPT AS INCORPORATED BY REFERENCE OR REFLECTED HEREON