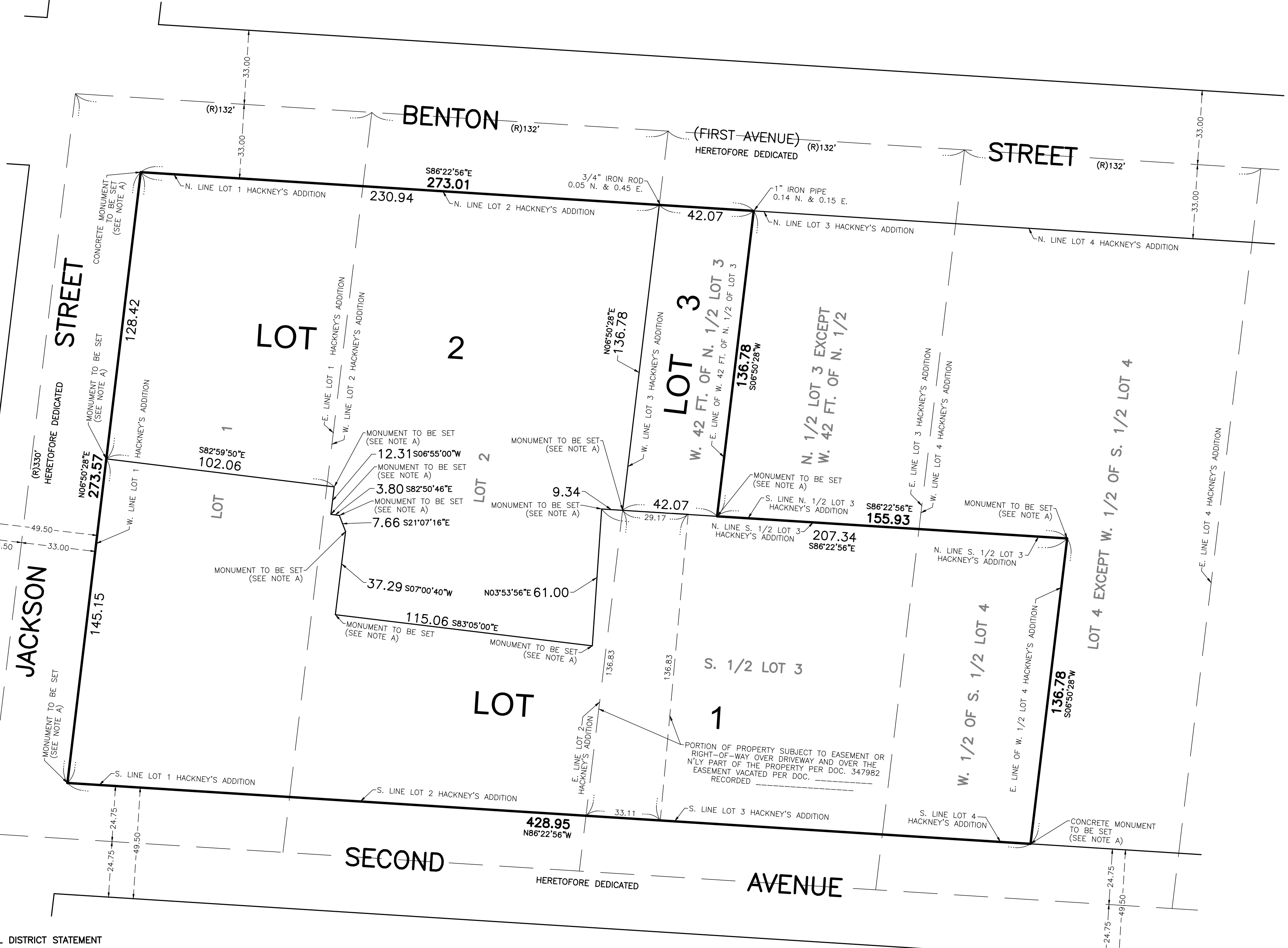
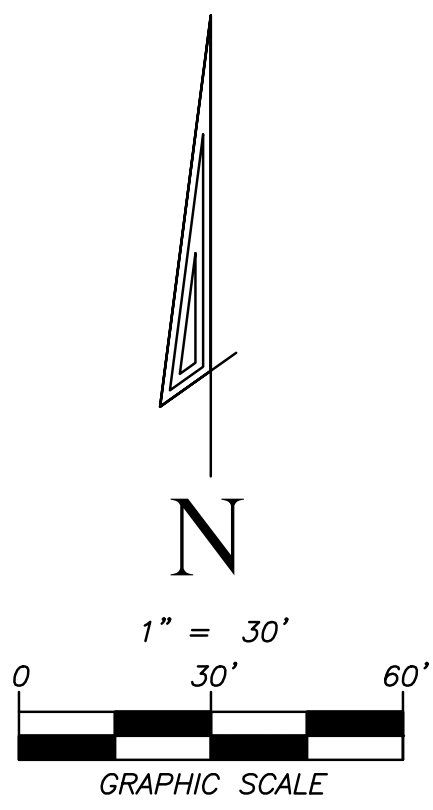


# "FINAL PLAT" LAS ROSAS SUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_



**OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT IGLESIA EVANGELICA LUTERANA SAN PABLO, 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 OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF THE FOLLOWING SCHOOL DISTRICTS: EAST AURORA SCHOOL DISTRICT 131, 310 SEMINARY AVENUE, AURORA, IL 60505, (630) 299-5550. ILLINOIS PUBLIC COMMUNITY COLLEGE DISTRICT NO. 516.

SIGNED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

IGLESIA EVANGELICA LUTERANA SAN PABLO

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

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 THE 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 OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

NOTARY \_\_\_\_\_  
 PRINTED NAME \_\_\_\_\_

**MORTGAGEE CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED SEPTEMBER 28, A.D. 2005 AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE 15TH DAY OF NOVEMBER, A.D. 2005 AS DOCUMENT NO. 2005K137512, RE-RECORDED ON THE 3RD DAY OF FEBRUARY, A.D. 2006 AS DOCUMENT NO. 2006K013196, EXTENDED AND MODIFIED BY EXTENSION AND MODIFICATION AGREEMENT DATED MARCH 10, A.D. 2011 AND RECORDED ON THE 16TH DAY OF MARCH, A.D. 2011 AS DOCUMENT NO. 2011K017845 AND MODIFIED BY MODIFICATION AGREEMENT DATED JULY 25, A.D. 2014 AND RECORDED ON THE 13TH DAY OF AUGUST, A.D. 2014 AS DOCUMENT NO. 2014K039794, HEREBY CERTIFY THAT LUTHERAN CHURCH EXTENSION FUND - MISSOURI SYNOD IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

LUTHERAN CHURCH EXTENSION FUND - MISSOURI SYNOD

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

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 THE 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 OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

NOTARY \_\_\_\_\_  
 PRINTED NAME \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF KANE ) SS

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. 2024.

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

**PLANNING AND ZONING COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF KANE ) SS

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

CHAIRMAN \_\_\_\_\_ PRINTED \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF KANE ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR CITY CLERK

**SURFACE WATER STATEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

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 THE 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

OWNER OR ATTORNEY \_\_\_\_\_ PRINTED \_\_\_\_\_

ENGINEER \_\_\_\_\_ PRINTED \_\_\_\_\_

**TAX PARCEL PERMANENT INDEX NUMBER:**

- 15-27-210-001
- 15-27-210-003
- 15-27-210-004
- 15-27-210-016
- 15-27-210-017
- 15-27-210-018
- 15-27-210-019
- 15-27-210-020
- 15-27-210-021

**AFTER RECORDING RETURN TO:**

CITY CLERK  
 CITY OF AURORA  
 44 E. DOWNER PLACE  
 AURORA, IL 60507

**PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO:**  
 ASSOCIATION FOR INDIVIDUAL DEVELOPMENT,  
 AN ILLINOIS NOT-FOR-PROFIT CORPORATION

**AREA SUMMARY:**

LOT 1: 52,490 SQ. FT. OR 1.205 ACRES  
 LOT 2: 37,629 SQ. FT. OR 0.864 ACRES  
 LOT 3: 5,745 SQ. FT. OR 0.132 ACRES  
 DEDICATED R.O.W.: 0 SQ. FT. OR 0.000 ACRES  
 TOTAL: 95,864 SQ. FT. OR 2.201 ACRES

NOTE A: CONCRETE MONUMENTS AND IRON PIPE/ROD SURVEY STAKES WILL BE ESTABLISHED ON THE SITE UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS AFTER THE RECORDING DATE OF THIS SUBDIVISION.

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
 A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING  
 1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX: (630) 595-4700  
 E-MAIL: TMOLLOY@EJMOLLOY.COM

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF KANE ) SS

I, JOHN A. CUNNINGHAM, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID 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 ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, KANE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

COUNTY CLERK \_\_\_\_\_ PRINTED \_\_\_\_\_

**COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF KANE ) SS

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 IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

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

**PROFESSIONAL AUTHORIZATION**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 11TH DAY OF DECEMBER, A.D. 2024.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

**FOR REVIEW**

THOMAS A. MOLLOY  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409  
 (EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

**LAND SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF RESUBDIVING THE SAME INTO A THREE LOT SUBDIVISION:

LOT 1, LOT 2, THE SOUTHERLY HALF OF LOT 3, THE WESTERLY 42 FEET OF THE NORTHERLY HALF OF LOT 3 AND THE WEST HALF OF THE SOUTH HALF OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

AND THAT 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 AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17089C0343H WITH A MAP REVISED DATE OF AUGUST 3, 2009, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL 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 PROVISION OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE.

I FURTHER CERTIFY THAT CONCRETE MONUMENTS AND IRON PIPE/ROD SURVEY STAKES HAVE BEEN ESTABLISHED ON THE SITE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS AFTER THE RECORDING DATE OF THIS SUBDIVISION.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 11TH DAY OF DECEMBER, A.D. 2024

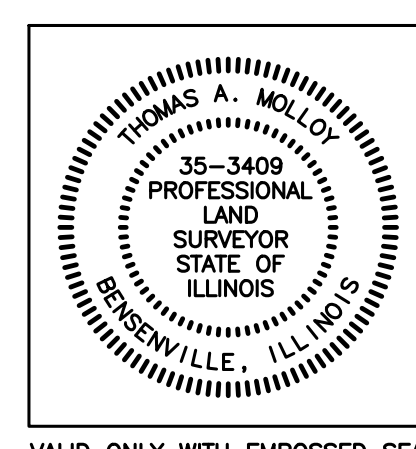
EDWARD J. MOLLOY AND ASSOCIATES, LTD.  
 AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

**FOR REVIEW**

THOMAS A. MOLLOY  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409  
 (EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE)

DRAFTED BY: BJE	DEC. 11, 2024	240108	REVISED PER COMMENTS REC. 1/2/2025
<b>PAGE: 1 OF 2</b>	DEC. 10, 2024	240108	REVISED EASEMENTS PER 12/10/2024 COMMENTS
<b>ORDER NO.: 240108</b>	DEC. 10, 2024	240108	COMMENT LETTER DATED 11/14/2024
<b>FILE: 27-38-08</b>	OCT. 15, 2024	240108	ADD EASEMENT PROVISIONS PROVIDED 10/9/2024
<b>PROJECT NO.: 2807</b>	SEPT. 26, 2024	240108	ADDED EASEMENTS TO BE VACATED AND GRANTED
	SEPT. 18, 2024	240108	INITIAL REVIEW COPY
	REVISION DATE	ORDER NO.	REVISION

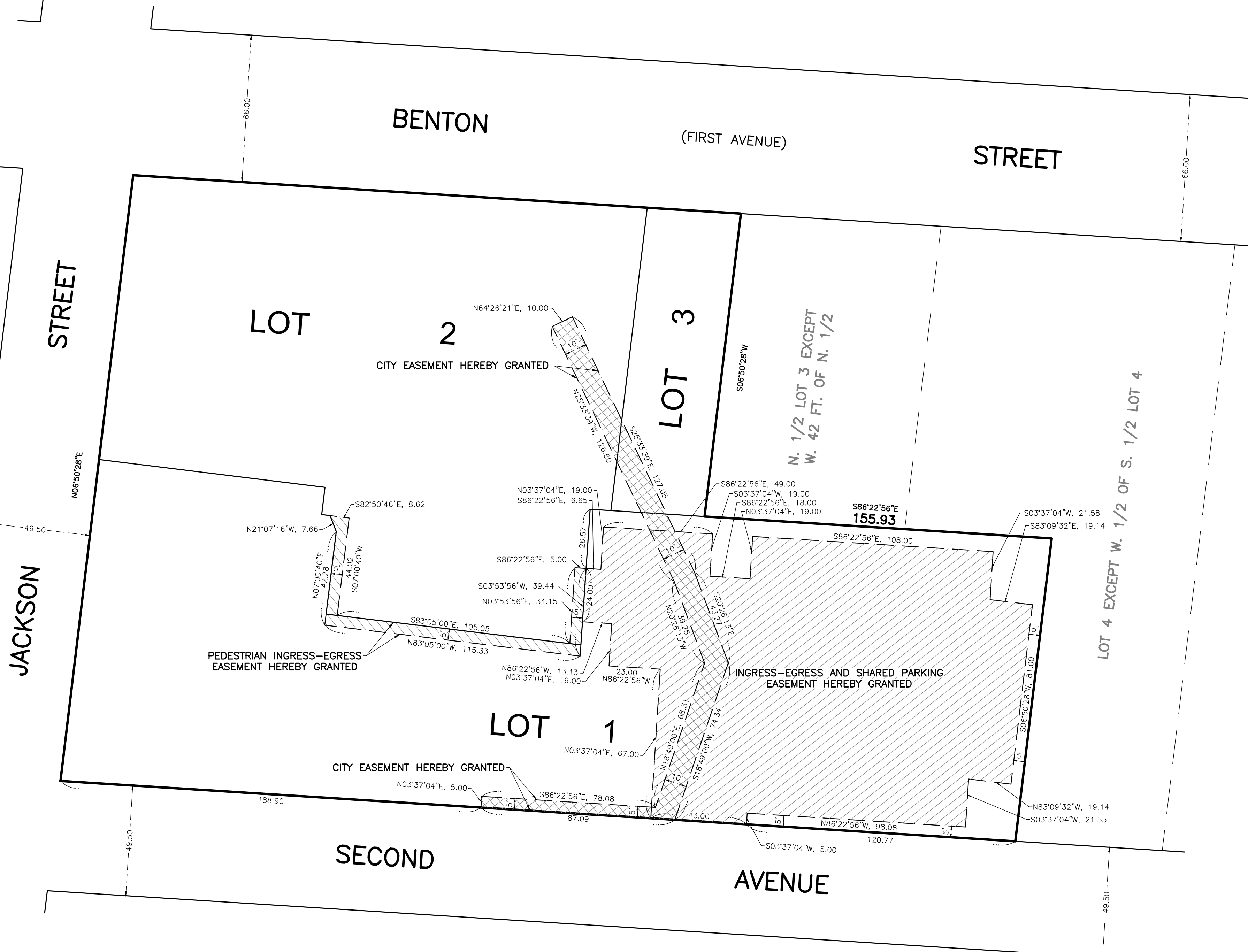
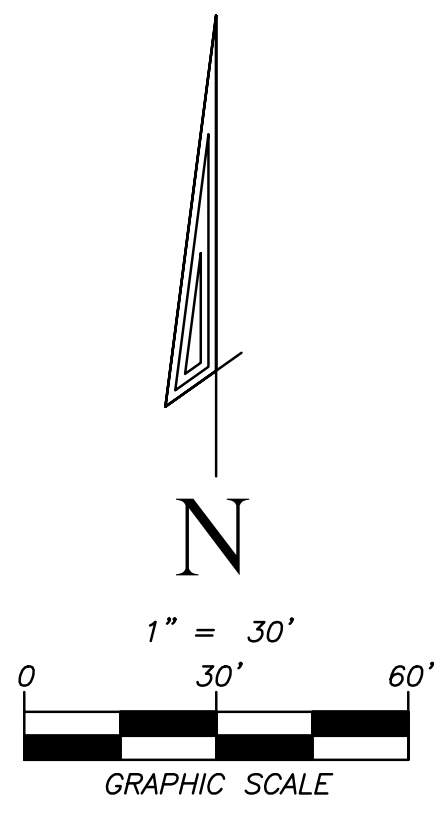
CLIENT: ASSOCIATION FOR INDIVIDUAL DEVELOPMENT





# "FINAL PLAT" LAS ROSAS SUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP  
38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



**CITY EASEMENT PROVISIONS**

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED 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, PERMITEES 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, PERMITEES 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 AND SHARED PARKING EASEMENT PROVISIONS**

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "INGRESS-EGRESS AND SHARED PARKING EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOT 2 IN LAS ROSAS SUBDIVISION PLATTED HEREON AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAT, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE CITY.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOT 2 IN LAS ROSAS SUBDIVISION PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

**PEDESTRIAN INGRESS-EGRESS EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS, FUTURE OWNERS, MORTGAGEES, OCCUPANTS, AND INVITEES OF LOT 2, IN, OVER, UNDER, UPON AND THROUGH THE PORTIONS OF LOT 1, DESIGNATED ON THE PLAT OF SUBDIVISION AS "PEDESTRIAN INGRESS-EGRESS EASEMENT".

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-27-210-001-0000, 15-27-210-003-0000, 15-27-210-004-0000, 15-27-210-016-0000, 15-27-2		
b) Subdivided Area	2.201	Acres
c) Proposed New Right-of-way	95,864.00	Square Feet
d) Proposed New Easements	0.537	Acres
	23,385	Square Feet

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-27-210-001-0000, 15-27-210-003-0000, 15-27-210-004-0000, 15-27-210-016-0000, 15-27-2		
b) Subdivided Area	0.000	Acres
c) Proposed New Right-of-way	-	Acres
d) Proposed New Easements	0	Linear Feet of Centerline
	0.537	Acres
	23,385	Square Feet

- CITY EASEMENT HEREBY GRANTED
- INGRESS-EGRESS AND SHARED PARKING EASEMENT HEREBY GRANTED
- PEDESTRIAN INGRESS-EGRESS EASEMENT HEREBY GRANTED

THE ABOVE DATA TABLES HAVE BEEN PROVIDED TO THIS SURVEYOR BY WJW ARCHITECTS AND IS PROVIDED FOR CONVENIENCE ONLY. THIS SURVEYOR DOES NOT CERTIFY THAT THE DATA TABLES ARE COMPLETE, ACCURATE OR ACCEPTABLE.

JAN. 7, 2025 240108 REVISED PER COMMENTS REC. 1/2/2025			
DRAFTED BY: BJE	DEC. 11, 2024	240108	REVISED EASEMENTS PER 12/10/2024 COMMENTS
PAGE: 2 OF 2	DEC. 10, 2024	240108	COMMENT LETTER DATED 11/14/2024
ORDER NO.: 240108	OCT. 15, 2024	240108	ADD EASEMENT PROVISIONS PROVIDED 10/9/2024
FILE: 27-38-08	SEPT. 26, 2024	240108	ADDED EASEMENTS TO BE VACATED AND GRANTED
PROJECT NO.: 2807	SEPT. 18, 2024	240108	INITIAL REVIEW COPY
	REVISION DATE	ORDER NO.	REVISION
CLIENT: ASSOCIATION FOR INDIVIDUAL DEVELOPMENT			

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
A DIVISION OF THOMAS A. MOLLOY, LTD. — PROFESSIONAL LAND SURVEYING  
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700  
E-MAIL: TMOLLOY@EJMOLLOY.COM