

PLAT OF EASEMENT

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A 30 FOOT WIDE EASEMENT OVER PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTGOMERY ROAD, PER DEDICATION, RECORDED AS DOCUMENT 1402785, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WALCOTT ROAD, PER FOX VALLEY VILLAGES - UNIT 10, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1465444; THENCE NORTH 43 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 330.87 FEET TO A BEND POINT IN SAID RIGHT-OF-WAY; THENCE NORTH 46 DEGREES 55 MINUTES 42 SECONDS EAST, ALONG A SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY, 20.00 FEET TO A BEND POINT IN SAID RIGHT-OF-WAY; THENCE NORTH 43 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY, 0.40 FEET TO THE SOUTHERLY MOST CORNER OF LOT 2 IN FOX VALLEY VILLAGES - UNIT 14B, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1615686; THENCE NORTH 48 DEGREES 09 MINUTES 18 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, 10.00 FEET; THENCE SOUTH 43 DEGREES 04 MINUTES 18 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 331.02 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WALCOTT ROAD; THENCE SOUTH 46 DEGREES 50 MINUTES 56 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 30.00 FEET TO SAID POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS AND CONTAINING 9,928 SQ.FT., MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF)
COUNTY OF) S.S.

THIS IS TO CERTIFY THAT FOX VALLEY PARK DISTRICT, A 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., 20

SIGNATURE

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

NOTARY 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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 20

NOTARY PUBLIC

PLEASE TYPE/PRINT NAME

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: MAYOR

ATTEST: CITY CLERK

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER CITY COUNCIL ON A PROPER RESOLUTION ADOPTED BY THE AURORA

CITY CLERK

CITY ENGINEER'S CERTIFICATE

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 OFFICE THIS DAY OF A.D., 20

CITY ENGINEER

PLEASE PRINT/TYPE NAME

NOTES:
* This map was created for use as a Plat of Easement.
* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
* No underground improvements have been located unless shown and noted.
* No distance should be assumed by scaling.
* This map is void without original embossed or red colored seal and signature affixed.
4/1/2020 11:42:34 AM
J:\2018\180077\Survey\DWgs\180077-POE.dwg

City Resolution: Passed on:

PIN(s): 15-36-200-056 (KANE CO.)
07-31-107-001 (DuPAGE CO.)

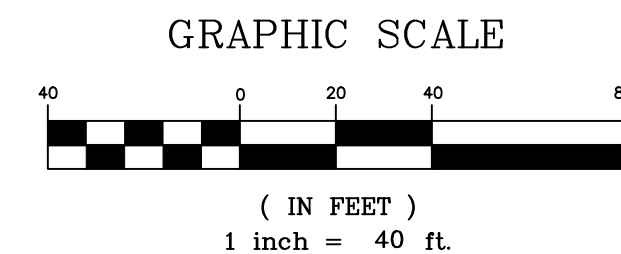
COUNTY RECORDER'S CERTIFICATE

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 RECORDER'S OFFICE OF COUNTY, ILLINOIS, ON THE DAY OF A.D., AT O'CLOCK M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME



TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

A TEMPORARY CONSTRUCTION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "TEMPORARY CONSTRUCTION EASEMENT" OR "TCE". THE PURPOSE OF THE TEMPORARY CONSTRUCTION EASEMENT IS FOR THE CONSTRUCTION OF MONTGOMERY ROAD IMPROVEMENT PROJECT IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS.

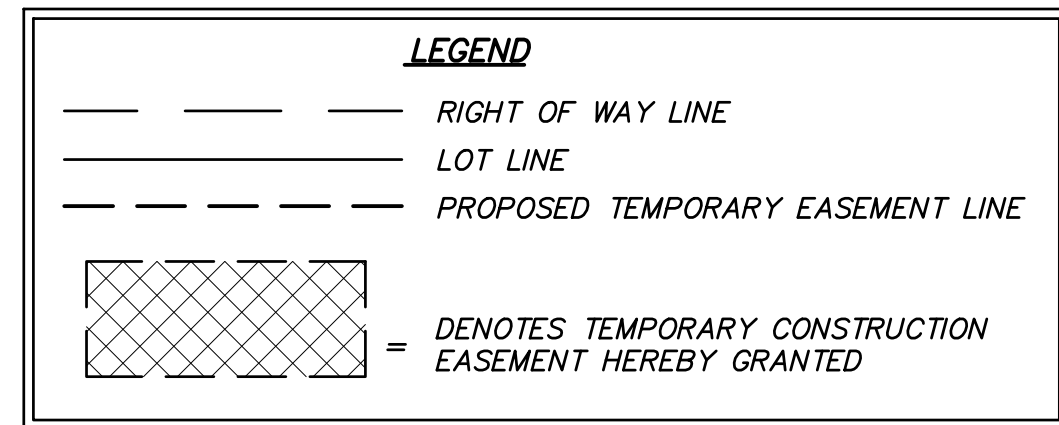
THE TEMPORARY CONSTRUCTION EASEMENT SHALL EXPIRE ON DECEMBER 31, 2021, OR AT THE COMPLETION OF THE MONTGOMERY ROAD IMPROVEMENT PROJECT, WHICHEVER OCCURS LAST. THE GRANTOR SHALL HAVE THE RIGHT TO FULLY USE AND ENJOY THE SAID PREMISES, EXCEPT DURING CONSTRUCTION BY GRANTEE.

SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND/OR ASSIGNS THE RIGHT TO PERFORM ALL WORK NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING THE CONSTRUCTION OF A TEMPORARY SHARED USE BITUMINOUS PATH WITHIN THE TEMPORARY EASEMENT. THE CITY SHALL HAVE THE RIGHT TO RE-GRADE THE GROUND SURFACES WITHIN THE AREAS DESIGNATED AS A TEMPORARY CONSTRUCTION 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 BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE; TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE EASEMENT AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. GRANTEE SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS AND MATERIAL, WHICH IS NOT AN INTEGRAL PART OF THE MONTGOMERY ROAD IMPROVEMENT PROJECT, INCLUDING, WITHOUT LIMITATION, ALL LITTER GENERATED BY THE CONSTRUCTION CREW. FOLLOWING CONSTRUCTION, GRANTEE SHALL RESTORE THE EASEMENT PRE-CONSTRUCTION CONDITION AS SOON AS PRACTICAL, WITH THE EXCEPTION THAT THE TEMPORARY SHARED USE BITUMINOUS PATH SHALL REMAIN FOR THE GRANTOR TO TAKE OWNERSHIP OF WHEN THE TEMPORARY CONSTRUCTION EASEMENT EXPIRES.

GRANTEE SHALL INDEMNIFY AND HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM AND AGAINST ALL CLAIMS, INJURIES, SUITS, DAMAGES, COSTS, LOSSES, AND EXPENSES AND REASONABLE ATTORNEY'S FEES RESULTING FROM OR ARISING OUT OF THE INSTALLATION, MAINTENANCE, REPAIR, USE, OR EXISTENCE OF THE MONTGOMERY ROAD IMPROVEMENT PROJECT, EXCEPT WHERE THE CLAIMS, INJURIES, SUITS, DAMAGES, COSTS, LOSSES, AND EXPENSES ARISE OUT OF THE NEGLIGENCE OR INTENTIONAL ACTS OF THE GRANTOR AND GRANTOR'S AGENTS, SUCCESSORS OR ASSIGNS. GRANTEE SHALL PROVIDE GRANTOR WITH A CERTIFICATE OF INSURANCE FROM ITSELF AND ALL ITS SUBCONTRACTORS NAMING GRANTOR AS ADDITIONAL INSURED.

THE GRANT OF EASEMENT IS MADE AND EXECUTED BY THE GRANTOR SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.



GENERAL NOTES:

- ANNOTATION ABBREVIATIONS -
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
- EASEMENT PLAT HERON DRAWN IS BASED IN PART ON TITLE COMMITMENT NUMBER SEC-2020KN-2359.0
- PARENT TRACT OF THE EASEMENT GRANTED HEREON IS SHOWN PER TRUSTEE'S DEED, RECORDED AS DOCUMENT 2002K087213 IN KANE COUNTY (DOCUMENT R2002-161705 IN DUPAGE COUNTY), NAMING FOX VALLEY PARK DISTRICT AS GRANTEE.
- (XX.XX) INDICATES RECORD DIMENSION, PER DOCUMENT 2002K0872113.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
- ALL BEARINGS AND DISTANCES ARE BASED ON IL S.P.C. - EAST ZONE (NAD83-2011)

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

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 DAY OF A.D., 20

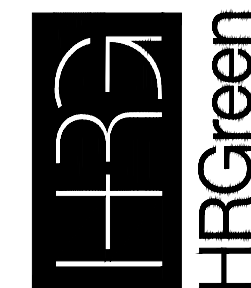
FOR REVIEW

BERNARD J. BAUER, PROJECT LAND SURVEYOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2020

HR GREEN, INC.
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506

NO.	DATE	BY	REVISION DESCRIPTION
1	12/9/19	BJB	PER CITY COMMENTS DATED 11/26/19
2	03/31/20	BJB	UPDATED PER TITLE COMMITMENT

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



PLAT OF EASEMENT

OF
PART THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF AURORA, KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 11/01/2019
JOB NO: 180077

SHEET
1 OF 1