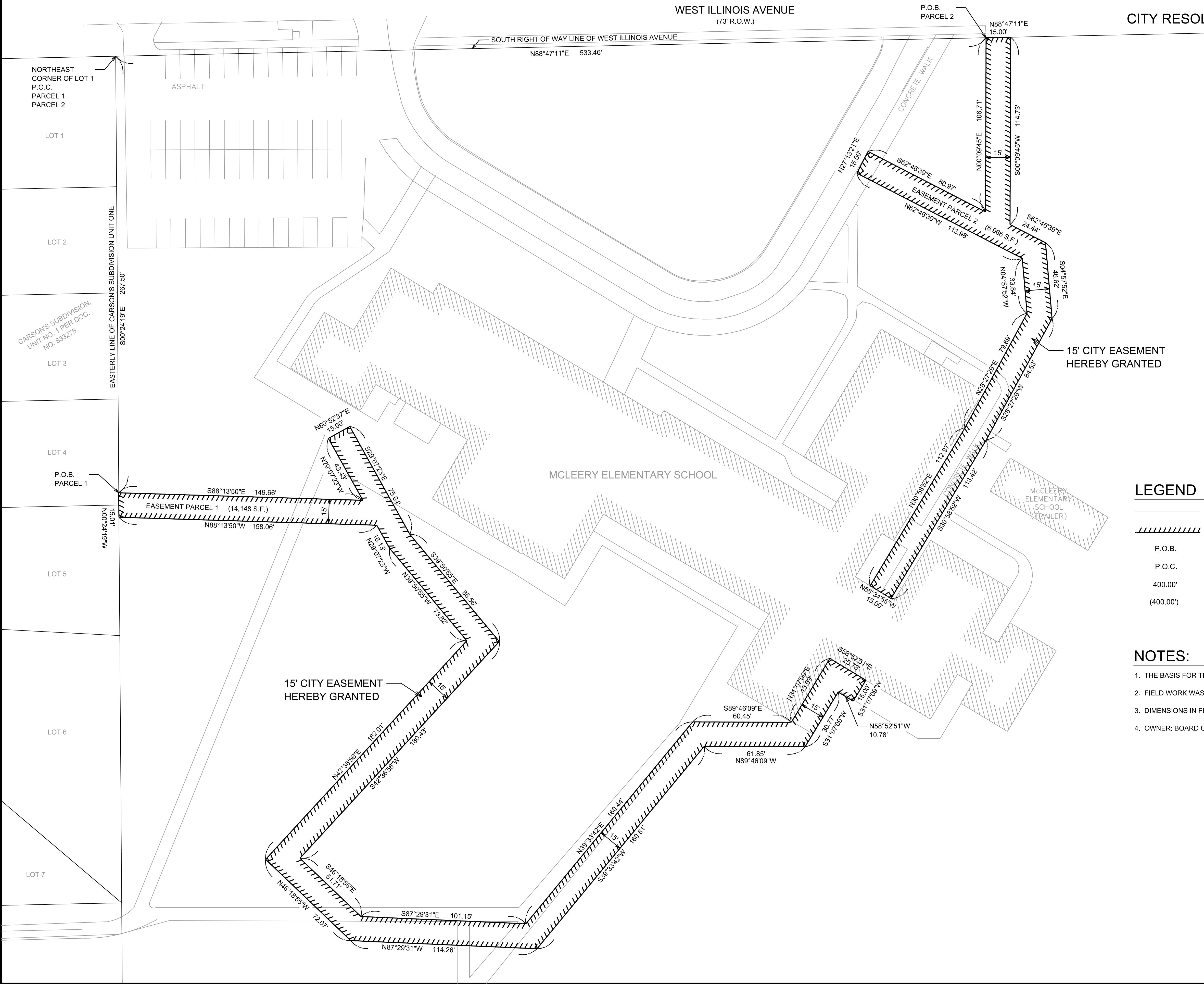
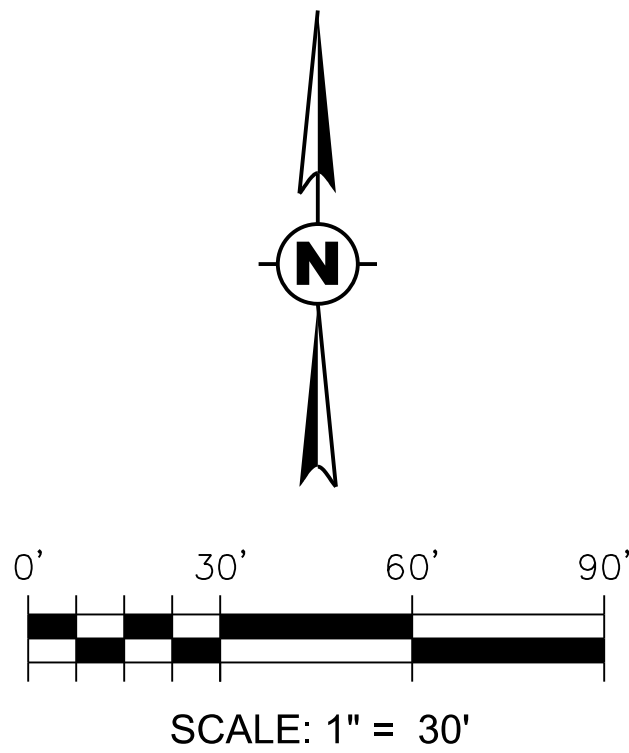


PLAT OF EASEMENT



CITY RESOLUTION: _____ PASSED ON: _____



LEGEND

	SURVEYED PROPERTY
	PROPOSED CITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
400.00'	MEASURED OR CALCD SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA

NOTES:

1. THE BASIS FOR THIS SURVEY IS AN ASSUMED COORDINATE SYSTEM.
2. FIELD WORK WAS COMPLETED 8/23/19.
3. DIMENSIONS IN FEET AND DECIMALS.
4. OWNER: BOARD OF EDUCATION OF WEST AURORA SCHOOL DISTRICT NO. 129

Development Data Table: Plat of Dedication		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-17-477-019 & 15-17-477-020		
b) Right of way being Dedicated	0.00	Acres
	-	Square Feet
c) Easment being Dedicated	0.485	Acres
	21,114	Square Feet

PLAT OF EASEMENT		MCLEERY ELEMENTARY SCHOOL 1002 WEST ILLINOIS AVENUE AURORA, IL 60506	
1	DSGN.	RPD	RPD
2	DWN.	RPD	RPD
3	CHKD.	RPD	RPD
4	SCALE: 1"= 30'	RPD	RPD
5	NO. DATE	NO. DATE	NO. DATE
6	REVISION DESCRIPTION	REVISION DESCRIPTION	REVISION DESCRIPTION
7			
8			
CLIENT : WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, IL 61074			
REGIONAL LAND SERVICES 270 VIDA COURT SYCAMORE, ILLINOIS 60178 PHONE: (618) 559-2260			
PROJECT NO. 19-0145			
DATE : 09/10/19			
SHEET 1 OF 2			
DRAWING NO.			
1			

PLOT DATE : \$DATE\$
USER NAME : \$USERNAME\$
FILE NAME : \$FILE\$
FILE SIZE : \$FILESIZE\$

PLAT OF EASEMENT

PARCEL 1: PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CARSON'S SUBDIVISION, UNIT NO. ONE, RECORDED ON APRIL 29, 1957 AS DOCUMENT NO. 833275; THENCE SOUTH 00 DEGREES 24 MINUTES 19 SECONDS EAST ALONG EASTERLY LINE OF SAID CARSON'S SUBDIVISION, 267.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 13 MINUTES 50 SECONDS EAST 149.66 FEET; THENCE NORTH 29 DEGREES 07 MINUTES 23 SECONDS WEST 43.43 FEET; THENCE NORTH 60 DEGREES 52 MINUTES 37 SECONDS EAST 15.00 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 23 SECONDS EAST 75.64 FEET; THENCE SOUTH 39 DEGREES 50 MINUTES 55 SECONDS EAST 85.56 FEET; THENCE SOUTH 42 DEGREES 36 MINUTES 56 SECONDS WEST 180.43 FEET; THENCE SOUTH 46 DEGREES 18 MINUTES 55 SECONDS EAST 51.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 31 SECONDS EAST 101.15 FEET; THENCE NORTH 39 DEGREES 33 MINUTES 42 SECONDS EAST 160.44 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS EAST 60.45 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 09 SECONDS EAST 45.69 FEET; THENCE SOUTH 58 DEGREES 52 MINUTES 51 SECONDS EAST 25.78 FEET; THENCE SOUTH 31 DEGREES 07 MINUTES 09 SECONDS WEST 15.00 FEET; THENCE NORTH 58 DEGREES 52 MINUTES 51 SECONDS WEST 10.78 FEET; THENCE SOUTH 31 DEGREES 07 MINUTES 09 SECONDS WEST 30.77 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST 61.85 FEET; THENCE SOUTH 39 DEGREES 33 MINUTES 42 SECONDS WEST 160.81 FEET; THENCE NORTH 87 DEGREES 29 MINUTES 31 SECONDS WEST 114.26 FEET; THENCE NORTH 46 DEGREES 18 MINUTES 55 SECONDS WEST 72.07 FEET; THENCE NORTH 42 DEGREES 36 MINUTES 56 SECONDS EAST 182.01 FEET; THENCE NORTH 39 DEGREES 50 MINUTES 55 SECONDS WEST 73.82 FEET; THENCE NORTH 29 DEGREES 07 MINUTES 23 SECONDS WEST 16.13 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 50 SECONDS WEST 158.06 FEET TO THE AFOREMENTIONED EASTERLY LINE OF CARSON'S SUBDIVISION, UNIT NO. ONE; THENCE NORTH 00 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID EASTERLY LINE, 15.01 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
SAID PARCEL CONTAINS 14,148 SQUARE FEET, MORE OR LESS, OR 0.325 ACRES, MORE OR LESS.

PARCEL 2: PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CARSON'S SUBDIVISION, UNIT NO. ONE, RECORDED ON APRIL 29, 1957 AS DOCUMENT NO. 833275; THENCE NORTH 88 DEGREES 47 MINUTES 11 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST ILLINOIS AVENUE, 533.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 47 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 48 SECONDS WEST 114.73 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 39 SECONDS EAST 24.44 FEET; THENCE SOUTH 04 DEGREES 57 MINUTES 52 SECONDS EAST 46.62 FEET; THENCE SOUTH 28 DEGREES 27 MINUTES 26 SECONDS WEST 84.53 FEET; THENCE SOUTH 30 DEGREES 58 MINUTES 52 SECONDS WEST 113.42 FEET; THENCE NORTH 58 DEGREES 34 MINUTES 55 SECONDS WEST 15.00 FEET; THENCE NORTH 30 DEGREES 58 MINUTES 52 SECONDS EAST 112.97 FEET; THENCE NORTH 28 DEGREES 27 MINUTES 26 SECONDS EAST 79.69 FEET; THENCE NORTH 04 DEGREES 57 MINUTES 52 SECONDS WEST 33.84 FEET; THENCE 62 DEGREES 46 MINUTES 39 SECONDS WEST 113.98 FEET; THENCE NORTH 27 DEGREES 13 MINUTES 21 SECONDS EAST 15.00 FEET; THENCE SOUTH 62 DEGREES 46 MINUTES 39 SECONDS EAST 80.97 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 45 SECONDS EAST 106.71 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
SAID PARCEL CONTAINS 6,966 SQUARE FEET, MORE OR LESS, OR 0.160 ACRES, MORE OR LESS.

CITY EASEMENT

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.

CITY CLERK'S CERTIFICATE - EASEMENT

STATE OF ILLINOIS) JSS
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 _____, 20 ____.

CITY CLERK

SURVEYOR'S CERTIFICATE

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 ____.

SIGNATURE	NUMBER
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:	
RUDY P. DIXON, REGIONAL LAND SERVICES, LLC	
270 VIDA COURT, SYCAMORE, IL 60178	

SURVEYOR'S SEAL

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) JSS
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., 20 ____.

ENGINEER
PLEASE TYPE/PRINT

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) JSS
COUNTY OF KANE)

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., 20 ____ AT _____ O'CLOCK ____ .M.

RECORDER OF DEEDS
PLEASE TYPE/PRINT

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, A _____, IS THE RECORD OWNER OF THE PROPERTY DESCRIBE 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:

AFFIX SEAL IF APPROPRIATE

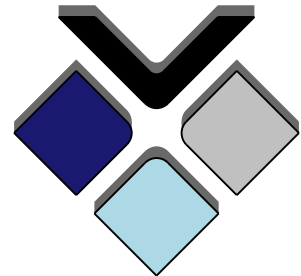
STATE OF _____) JSS
COUNTY OF _____)

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 NOTARY SEAL THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY
PLEASE TYPE/PRINT

NOTARY SEAL



REGIONAL
LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NO. 19-0145

DATE : 09/10/19

SHEET 2 OF 2

DRAWING NO.

2

CLIENT : WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, IL 61074

1	10/29/19	PER CITY OF AURORA	DSGN.	RPD
2	04/04/20	PER CITY OF AURORA	DWN.	RPD
3			CHKD.	RPD
4			SCALE :	1"= N/A
5				
6				
7				
8				
NO.	DATE	REVISION DESCRIPTION		

PLAT OF EASEMENT
MCLEERY ELEMENTARY SCHOOL
1002 WEST ILLINOIS AVENUE
AURORA, IL 60506