

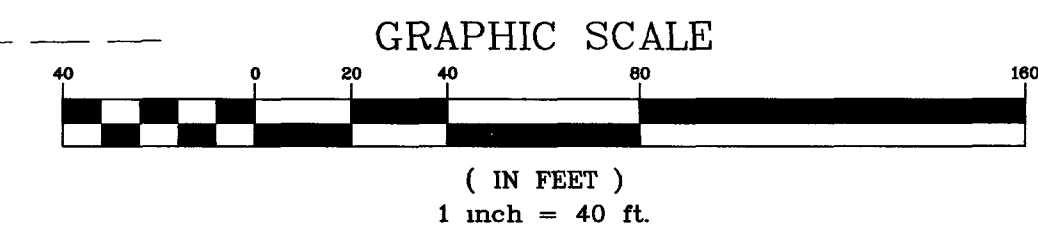
CURRENT P.I.N.:
15-08-152-006
15-08-152-007

PLAT OF VACATION

CITY RESOLUTION: _____
PASSED ON _____

SEQUOIA DRIVE
DEDICATED PER DOCUMENT 200K02930
80' RIGHT-OF-WAY

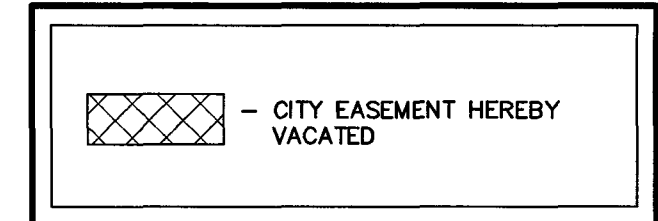
POINT OF COMMENCING



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

LEGEND



LOT AREA

712,636 SQUARE FEET (16.360 ACRES±)

LOT 2
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

15' CITY EASEMENT GRANTED
PER DOC 2012K083947
HEREBY VACATED

15' CITY EASEMENT GRANTED
PER DOC 2012K083947
HEREBY VACATED

10' ASSOCIATION EASEMENT
PER DOC 2002K020990

10' ASSOCIATION EASEMENT
PER DOC 2002K020990

LOT 3
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

LOT 4
UNIT NO. ONE,
PRIME BUSINESS PARK
RECORDED APRIL 12, 2000
AS DOCUMENT 2000K026550

S 89°24'13" W 939.25'
(S 89°24'13" W 939.26')

LOT 1
UNIT NO. ONE, PRIME BUSINESS PARK
RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550
AND STORMWATER CONTROL EASEMENT PER DOCUMENT 2000K026550

Development Data Table: Plat of Vacation		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-08-152-006 15-08-150-007	
b) Subject Property Area	16.360	Acres
	712,636	Square Feet
c) Proposed Easement Vacation	0.196	Acres
	8,526	Square Feet

GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- NO CONCRETE MONUMENTS FOUND AT TIME OF SURVEY.

DATE	
REVISION	

Manhard CONSULTING LTD.
700 Sprague Drive, Lombard, IL 60148
708.881.8500
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscaping Architects • Planners

NUTRIVO EXPANSION - 1785 N EDGELAWN DRIVE
CITY OF AURORA, ILLINOIS
PLAT OF VACATION

PROJ MGR	SJP
PROJ ASSOC	SJP
DRAWN BY	SJP
DATE	06-07-17
SCALE	1"=40'
SHEET	1 OF 2
	NUTAIU01

June 7, 2017 - 15:06 Day Name: N:\Data\Aurora\Survey\Drawings\Plat of Vacation\NUTAIU-26\Drawn - Updated By: SJP

PLAT OF VACATION

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

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 VACATION DEPICTED HEREON.

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

SIGNATURE _____

PRINT AUTHORIZED INDIVIDUALS NAME, TITLE
CORPORATION/COMPANY NAME & ADDRESS

NOTARY PUBLIC

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 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 PUBLIC _____

PRINT NAME _____

MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION

NUMBER _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

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 _____, 20____.

CITY ENGINEER _____

PLEASE TYPE / PRINT NAME _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE VACATION DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER

_____, A PROPER RESOLUTION ADOPTED BY THE AURORA CITY

COUNCIL ON _____, 20____.

CITY CLERK _____

PARENT TRACT LEGAL DESCRIPTION

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

VACATION LEGAL DESCRIPTION

THAT PART OF LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 411.17 TO THE EASTERLY LINE OF A 15.00 FOOT CITY EASEMENT GRANTED PER DOCUMENT 2012K083947; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID EASEMENT FOR THE FOLLOWING 6 COURSES: 1) THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 67.94; 2) THENCE SOUTH 89 DEGREES 16 MINUTES 58 SECONDS EAST, A DISTANCE OF 4.74 FEET; 3) THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 15.00 FEET; 4) THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS WEST, A DISTANCE OF 4.74 FEET; 5) THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 55.66 FEET; 6) THENCE SOUTH 88 DEGREES 43 MINUTES 04 SECONDS EAST, A DISTANCE OF 239.38 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID EASEMENT FOR THE FOLLOWING 20 COURSES: 1) THENCE CONTINUING SOUTH 88 DEGREES 43 MINUTES 04 SECONDS EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 10.60 FEET; 2) THENCE SOUTH 46 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 60.05 FEET; 3) THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 230.46 FEET; 4) THENCE SOUTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.43 FEET; 5) THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 15.00 FEET; 6) THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 10.43 FEET; 7) THENCE SOUTH 00 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 41.18 FEET; 8) THENCE SOUTH 49 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 77.06 FEET; 9) THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 103.81 FEET; 10) THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 28.76 FEET; 11) THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 15.00 FEET; 12) THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.76 FEET; 13) THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 0.71 FEET; 14) THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, A DISTANCE OF 15.00 FEET; 15) THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 113.92 FEET; 16) THENCE NORTH 49 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 64.75 FEET; 17) THENCE NORTH 00 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 273.37 FEET; 18) THENCE NORTH 46 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 47.68 FEET; 19) THENCE NORTH 88 DEGREES 43 MINUTES 04 SECONDS WEST, A DISTANCE OF 4.79 FEET; 20) THENCE NORTH 01 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

FRANCHISE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED

NICOR

THIS 13th DAY OF July, A.D., 2017
AMBER MILLER
PREPRINTED WITNESS SIGNED

Illinois Bell Telephone dba AT&T, IL
THIS 13th DAY OF July, A.D., 2017
JACALYN FROST
PREPRINTED WITNESS SIGNED

COMMONWEALTH EDISON
THIS 13th DAY OF July, A.D., 2017
JOHN E. OBEIC
PREPRINTED WITNESS SIGNED

COMCAST
THIS 13th DAY OF July, A.D., 2017
FRANK GAUTIER
PREPRINTED R.O.W. ENGINEER WITNESS SIGNED

KANE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR 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 PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND SEAL OF THE COUNTY CLERK AT GENEVA, COUNTY OF KANE, ILLINOIS.

THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY CLERK

PRINT NAME _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.

RECORDER OR DEEDS _____

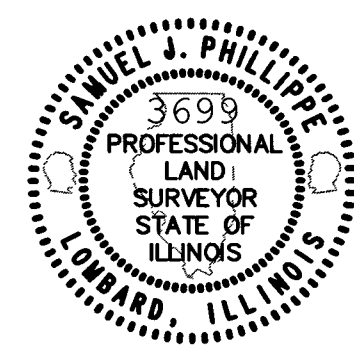
PRINTED NAME _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

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 VACATING AN EASEMENT TO THE CITY OF AURORA FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF VACATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF JULY, 2017.



SAMUEL J. PHILLIPS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2018
DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 • ph 630.991.8888 • mh@manhard.com
Construction Management • Environmental Sciences • Landscape Architecture • Planning

NUTRIVO EXPANSION - 1785 N EDGELAWN DRIVE
CITY OF AURORA, ILLINOIS
PLAT OF VACATION

PROJ MOR	S.P
PROJ ASSOC	S.P
DRAWN BY	S.P
DATE	06-07-17
SCALE	N/A

SHEET
2 OF 2
NUTAU01

June 7, 2017 - 10:08 Des Name: P:\Nutra\Nutra\Drawings\Plat of Vacation\NUTAU01.dwg Uploaded By: sphilips