

PLAT OF RIGHT-OF-WAY VACATION

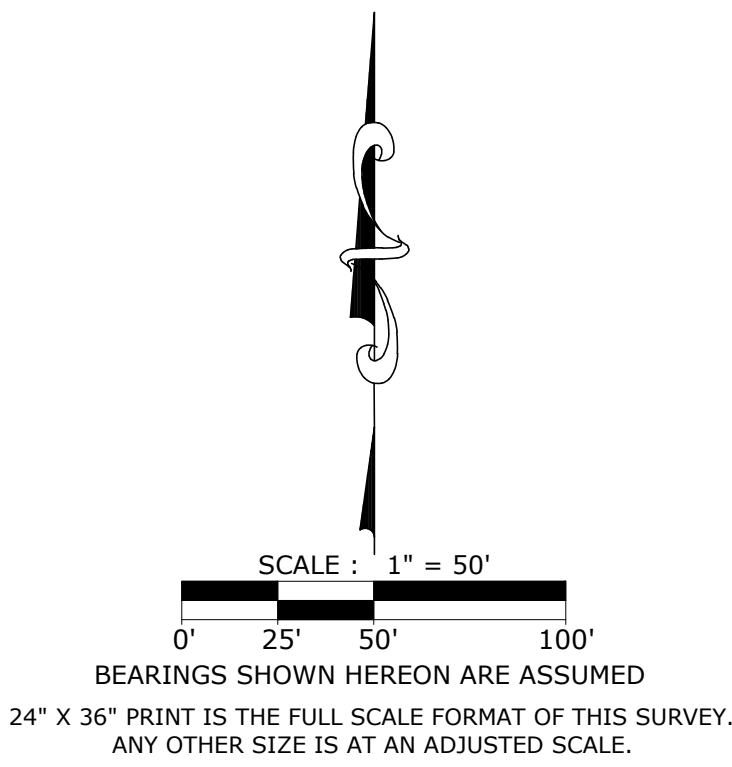
High Street

City of Aurora, Kane County, Illinois

PART OF THE SOUTHEAST QUARTER OF SECTION 10 , TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

Description of Existing Right-of-Way Hereby Vacated:

That part of High Street as dedicated per Document 2003K112205 in the Southeast Quarter of Section 10, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows:
Commencing at the southeast corner of said Southeast Quarter; thence North 00 Degrees 43 Minutes 40 Seconds West along the East line of the Southeast Quarter, 96.00 feet to the North line of Eminent Domain Case 86EDKA025; thence South 89 Degrees 02 Minutes 57 Seconds West along said North line, 75.73 feet to the southeasterly corner of Parcel Two of said Document 2003K112205; thence North 45 Degrees 57 Minutes 03 Seconds West , 16.89 feet to the East Right-of-Way line of High Street for the Point of Beginning; thence North 00 Degrees 57 Minutes 03 Seconds West along said East Right-of-Way line, 69.79 feet; thence Northwesterly 79.53 feet along a curve to the left having a radius of 193.00 feet, a chord that bears North 15 Degrees 23 Minutes 45 Seconds West, 78.97 feet to the North Right-of-Way line of said High Street, also being a line drawn parallel with the South line of said Southeast Quarter; thence South 89 Degrees 02 Minutes 57 Seconds West along said North Right-of-Way line, 76.08 feet to the West Right-of-Way line of said High Street; thence Southeasterly along said West line, 83.11 feet being a curve to the right having a radius of 127.00 feet, a chord that bears South 19 Degrees 41 Minutes 50 Seconds East, 81.63 feet; thence South 00 Degrees 57 Minutes 03 Seconds East along said West line, 69.79 feet; thence South 89 Degrees 02 Minutes 57 Seconds East, 66.00 feet to the Point of Beginning, all in the City of Aurora, Kane County, Illinois.



FRANCHISE CERTIFICATE

State of Illinois }
County of Kane } ss

The undersigned, hereby certify that there are no existing facilities within subject right-of-way and further as agent for their respective utility, all rights and easements currently existing within said right-of-way are hereby relinqquished and vacated.

Nicor:
This ____th day of _____, A.D., 20____.

Title _____ Witness _____

Printed Name _____ Printed Name _____

AT&T:
This ____th day of _____, A.D., 20____.

Title _____ Witness _____

Printed Name _____ Printed Name _____

Commonwealth Edison:
This ____th day of _____, A.D., 20____.

Title _____ Witness _____

Printed Name _____ Printed Name _____

Comcast:
This ____th day of _____, A.D., 20____.

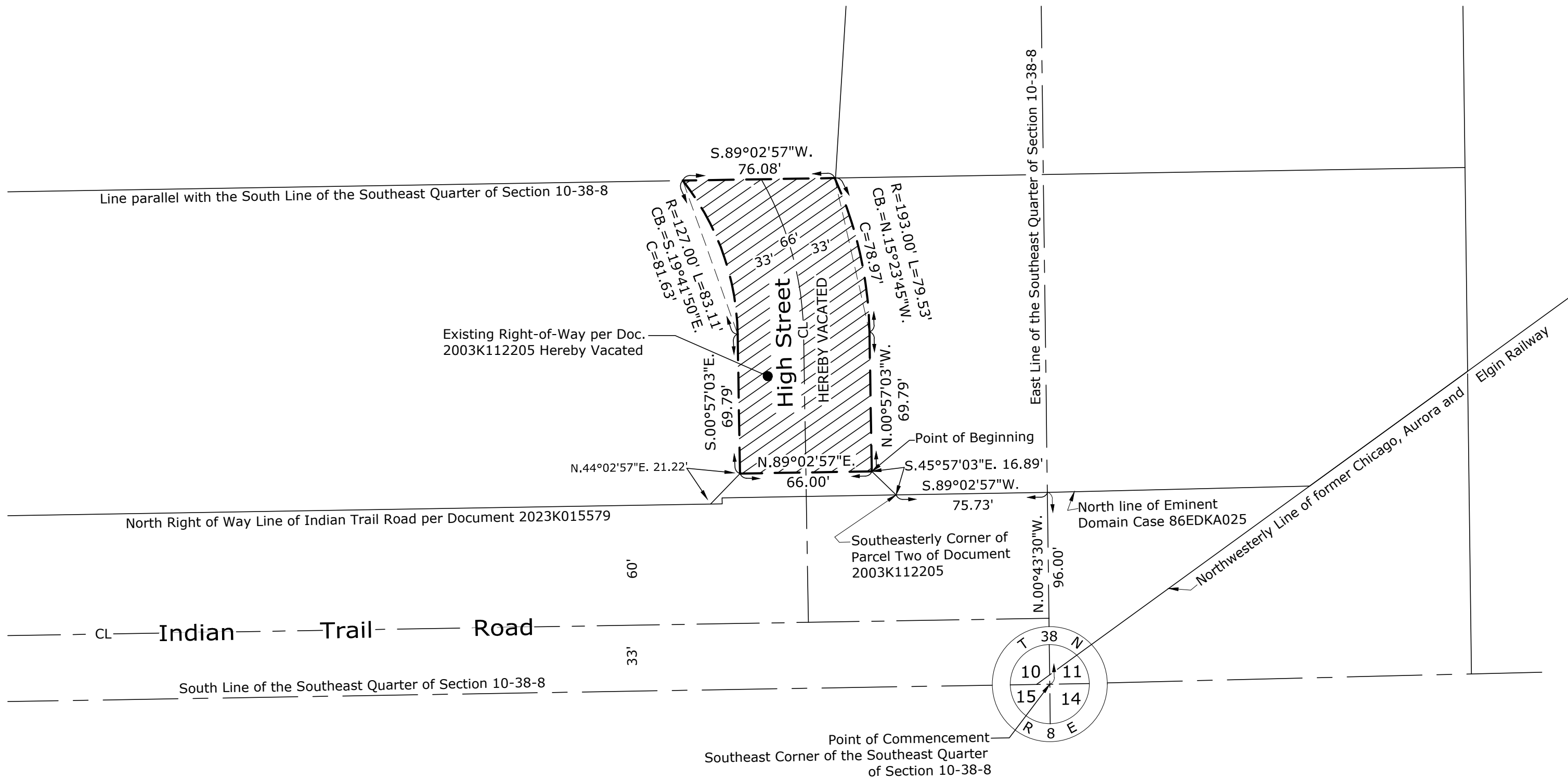
Title _____ Witness _____

Printed Name _____ Printed Name _____

ALL MEASUREMENTS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

LEGEND

- Lot Line
- - - Center Line
- - - Existing Parcel Line
- CL Center Line
- Existing Right-of-Way per Doc. 2003K112205 Hereby Vacated



CITY ENGINEER'S CERTIFICATE

State of Illinois }
County of Kane } ss

I, the undersigned, as City Engineer of the City of Aurora, DuPage, Kane, Kendall and Will Counties, Illinois, do hereby certify that this document is approved under my office this ____th day of _____, A.D., 20____.

City Engineer _____

Printed Name _____

CITY COUNCIL CERTIFICATE

State of Illinois }
County of Kane } ss

Approved this ____ day of _____, A.D., 20____, by the City Council of the City of Aurora, pursuant to the Ordinance/Resolution No. _____.

By _____ Mayor

Attest _____ City Clerk

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 has been accepted by Ordinance No. _____, a proper ordinance adopted by the Aurora City Council on _____, A.D., _____.

City Clerk

COUNTY CLERK'S 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 and seal of County Clerk at Kane County, Illinois, this ____ day of _____ A.D. 20____.

County Clerk _____

Printed Name _____

COUNTY RECORDER'S 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 of Kane County, Illinois, on the ____ day of _____ A.D. 20____ at ____ o'clock ____M.

Recorder of Deeds _____

Printed Name _____

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Kane } 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 said property for purposes stated hereon, and that this plat of vacation accurately depicts said property.

Given under my hand and seal this ____th day of _____, A.D., _____.

Shawn R. VanKampen
Illinois Professional Land Surveyor No. 035-2710
License expires 11/30/2026



FOR REVIEW



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2027
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PREPARED FOR:



1335 Mitchell Road
Aurora, IL 60504
Telephone
(630) 859-2267

NO.	DATE	REVISION
1.	9/4/2024	FIELD SURVEY COMPLETED
2.	3/10/2025	ISSUED PRELIMINARY PLAT FOR REVIEW
3.	4/9/2025	REVISED PER CITY COMMENTS DATED 3/31/2025
4.	5/1/2025	REVISED PER CITY COMMENTS DATED 4/15/2025

DEVELOPMENT DATA TABLE: PLAT OF RIGHT-OF-WAY VACATION		
DESCRIPTION	VALUE	UNIT
a) TAX/PARCEL IDENTIFICATION NUMBERS (PIN)	15-10-476-024 AND 15-11-351-019	
b) AREA OF EXISTING RIGHT-OF-WAY HEREBY VACATED	0.228	ACRES
	9,944	SQUARE FEET
c) PROPERTY ADDRESS	1231 MITCHELL ROAD AURORA, IL 60504	

PLAT OF RIGHT-OF-WAY VACATION

Owner:
Aurora Turners Club
1335 Mitchell Road
Aurora, Illinois 60504

Petitioner:
Aurora Turners Club
1335 Mitchell Road
Aurora, Illinois 60504