

# PLAT OF ANNEXATION TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

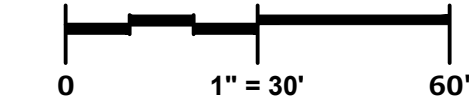
THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BILTER ROAD WITH A LINE DRAWN PARALLEL WITH AND 100.0 FEET WESTERLY OF THE WEST LINE (MEASURED AT RIGHT ANGLES THERETO) OF LOT 18, COUNTY LINE FARMS, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID CENTER LINE 337.28 FEET TO THE SOUTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PEPSI-COLA GENERAL BOTTLERS INC. BY DEED RECORDED AS DOCUMENT 1892014, BEING 978.47 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 18 FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID PEPSI-COLA TRACT, BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 339.35 FEET TO THE NORTH LINE EXTENDED EASTERLY OF LOT 1, ROTH'S SUBDIVISION, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED, THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY 296.69 FEET TO THE EASTERLY LINE OF NAN STREET, BEING ALSO THE NORTHWEST CORNER OF SAID ROTH'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE 388.35 FEET TO THE CENTER LINE OF SAID BILTER ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 165.26 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE EASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 109 DEGREES, 48 MINUTES, 03 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 131.90 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART FALLING WITHIN APPARENT BILTER ROAD AS OCCUPIED, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF NAN STREET DEDICATED PER DOCUMENT 890949 RECORDED JUNE 1, 1959 LYING EASTERLY OF LOTS 34 THROUGH 38 IN FIRST ADDITION TO ROTH'S SUBDIVISION AND NORTHERLY THE NORTH LINE OF LOT 1 IN ROTH'S SUBDIVISION RECORDED MARCH 31, 1959 AS DOCUMENT 888778 EXTENDED WEST TO THE EAST LINE OF AFOREMENTIONED LOT 34, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 112,170 SQUARE FEET OR 2.5751 ACRES  
PIN: 15-01-177-010



GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201)

### LEGEND OF LINES

	PARCEL BOUNDARY
	INTERIOR BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	EASEMENT LINE
	CORPORATE LIMITS
	RECORD DIMENSION
	MEASURED DIMENSION
	AREA TO BE ANNEXED

HEREBY ANNEXED TO  
THE CITY OF AURORA

UNPLATTED LANDS  
PIN: 15-01-177-010

UNPLATTED LANDS  
ANNEXED PER DOC. 1892681

### CITY CLERK'S CERTIFICATE - ANNEXATION

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )  
THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY ANNEXED TO THE CITY OF AURORA,  
\_\_\_\_\_ COUNTY, ILLINOIS, BY ORDINANCE NUMBER \_\_\_\_\_, A PROPER ORDINANCE  
PASSED AND APPROVED BY THE AURORA CITY COUNCIL ON \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY CLERK

### COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )  
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 NAME

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

SUBMITTED BY & RETURN TO:  
CITY OF AURORA, ZONING & PLANNING DIVISION,  
44 E DOWNER PL,  
AURORA, IL 60505

### GENERAL NOTES

1. SURVEY PREPARED FOR: FGM ARCHITECTS
2. FIELD WORK COMPLETED ON DECEMBER 21, 2023
3. NO TITLE OR LETTER REPORT WAS PROVIDED FOR THIS SURVEY. BOUNDARY BASED ON FIELD EVIDENCE AND WARRANTY DEED NO. 2015K028273 PROVIDED BY PROPERTY INSIGHT VESTING DEED AND EASEMENT SEARCH NO. 66728603-JMM.
4. ALL DIMENSIONS ARE MEASURED DIMENSIONS. RECORD DIMENSIONS ARE SHOWN PARENTHETICALLY. THE BOUNDARIES OF THE PARCELS AS DESCRIBED FORM A MATHEMATICALLY CLOSED FIGURE.

MAY 31, 2024

*Paul A. Kubicek*

PAUL A. KUBICEK  
PLS #035-003296  
ALL LICENSES EXPIRE NOVEMBER 30, 2024



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ILLINOIS OFFICE:  
1051 E. MAIN STREET - SUITE 217  
EAST DUNDEE, IL 60118  
(847) 553-5300

**SE COR. OF BILTER ROAD AND NAN STREET  
AURORA (KANE COUNTY), ILLINOIS**

**PLAT OF ANNEXATION**

REVISIONS	
NO.	DESCRIPTION
1	City Comments dated 7/15/2024

REG. JOB NO. 5178-00  
DATE 5/31/2024  
SCALE 1" = 30'  
DRAFTED BY: TJS  
SHEET 1  
1 of 1

SURVEY