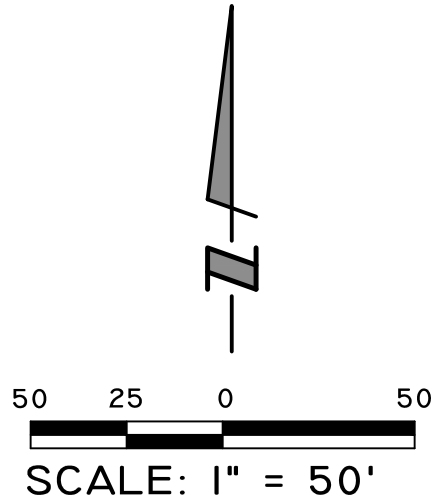


PLAT OF VACATION

IN

THAT PART OF LOT 1 IN WHEATLAND ATHLETIC ASSOCIATION DIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JUNE 11, 1996, AS DOCUMENT R96-096857, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 88 DEGREES 43 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, 125.00 FEET TO THE SOUTHEAST CORNER OF THE DETENTION EASEMENT PER SAID DOCUMENT; THENCE NORTH 00 DEGREES 37 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID EASEMENT, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 43 MINUTES 46 SECONDS EAST, 60.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 25 SECONDS WEST, 150.00 FEET TO THE NORTH LINE OF SAID EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING 3 COURSES: 1.) NORTH 88 DEGREES 43 MINUTES 46 SECONDS EAST, 33.89 FEET. 2.) NORTH 53 DEGREES 39 MINUTES 28 SECONDS EAST, 114.63 FEET AND 3.) NORTH 89 DEGREES 22 MINUTES 18 SECONDS EAST, 25.70 FEET TO THE EAST LINE OF SAID EASEMENT; THENCE ALONG SAID EAST LINE THE FOLLOWING 2 COURSES: 1.) SOUTH 53 DEGREES 39 MINUTES 28 SECONDS WEST 114.12 FEET AND 2.) SOUTH 00 DEGREES 37 MINUTES 25 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



Development Data Table: Final		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 09-19-101-014 & 07-19-101-015		
b) Proposed land use(s): A-3 - Assembly - Youth Sports and Sporting Training		
c) Total Property Size	7.8543 Acres	
d) Total Lot Coverage (buildings and pavement)	342133.308 Square feet	
e) Open space / landscaping	81262.93 Square feet	
f) Land to be dedicated to the School District	24% Percent	
g) Land to be dedicated to the Park District	260870.378 Square feet	
h) Number of parking spaces provided (individually accessible)	76% Percent	
i. surface parking lot	0 Acres	
perpendicular	111 spaces	
parallel	105 spaces	
angled	0 spaces	
handicapped	6 spaces	
ii. enclosed	0 spaces	
iii. bike	0 racks	
j) Number of buildings	1	
i. Number of stories	1 stories	
ii. Building Square Footage (typical)	13,858 SqFt	square feet
iii. Square Footage of retail floor area	0 square feet	
iv. First Floor Building Square Footage (typical)	13,858 SqFt	square feet

CITY ENGINEER'S CERTIFICATE

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

City Engineer

Type/print name

CITY COUNCIL CERTIFICATE

State of Illinois)
County of)ss
DuPage)
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)ss
This is to certify that the above plat correctly represents the vacation depicted hereon, and has been accepted by Ordinance Number _____ a proper ordinance adopted by the Aurora City Council on _____, 20____.

City Clerk

COUNTY CLERK'S CERTIFICATE

State of Illinois)
County of)ss
DuPage)
I, the undersigned, as County Clerk of DuPage 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 the County Clerk at _____, Illinois, this _____ day of _____, A.D., 20____.

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
County of)ss
DuPage)
I, the undersigned, as the Recorder of Deeds for DuPage County do hereby certify that instrument number _____ was filed for record in the Recorder's Office of DuPage County, Illinois, on the _____ day of _____, A.D., 20____ at _____ o'clock _____ M.

Recorder of Deeds

print name

SURVEYOR'S CERTIFICATE

This is to certify that I, Jeffrey W. Glunt, an Illinois Professional Land Surveyor, have surveyed the property described hereon, 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 _____ day of _____, A.D., 20____.

Illinois Professional Land Surveyor No. 3695

FRANCHISE CERTIFICATE

State of Illinois)
County of)ss
The undersigned hereby certify that there are no existing facilities within the depicted easement 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 _____ day of _____, A.D., 20____.

Signature

Witness

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

Signature

Witness

COMMONWEALTH EDISON:
This _____ day of _____, A.D., 20____.

Signature



Witness

COMCAST:
This _____ day of _____, A.D., 20____.

Signature

Witness

LEGEND

 Easement Hereby Vacated
 Existing Easement

City Resolution: _____ Passed on: _____
Submitted By & Return To:
City of Aurora, Zoning & Planning Division
44E. Downer Pl. Aurora, IL 60505

PLAT OF VACATION
WHEATLAND ATHLETIC ASSOCIATION
2323 LIBERTY ST.
AURORA, IL 60502

1
No. 07/30/2024
Date Per City Review
Revision

Originally Prepared: 06/25/2024 Project No. 23-200

 **HAEGER ENGINEERING**
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