



I, the undersigned, a Notary Public in and for the said county, in the state aforesaid, do hereby certify that the foregoing signator of

the Mortgage Certificate, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as

mortgagee, appeared and delivered the said instrument at their own free and voluntary act of said corporation as owner, for the uses and purposes therein set forth, and the said mortgagee did also then and there acknowledge that he or she as custodian of the

corporate seal of said corporation 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.

please type/print name

Given under my hand and notarial seal this_____day of______, A.D., 2018.

FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS,

HOMEOWNERS ASSOCIATION ABROGATION CERTIFICATE

ENGINEER

PLEASE TYPE/PRINT NAME

| ALL PARKING SETBACK LINES AND BUILDING SETBACK LINES AFFECTING LOTS 11, 12, 13 AND 14 AS ESTABLISHED BY AND SHOWN ON THE PLAT OF PODOLSKY ORCHARD 88 PHASE 2 PER DOCUMENT 2008K062470 ARE HEREBY ABROGATED. ABROGATION CONSENTED TO BY: | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ORCHARD 88 BUSINESS PARK OWNERS ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION | |
| BY: | |
| NAME: | CITY COUNCIL CERTIFICATE |
| TITLE: | STATE OF ILLINOIS)) SS COUNTY OF KANE) |
| STATE OF ILLINOIS) | APPROVED THIS DAY OF |
| STATE OF ILLINOIS)) SS. COUNTY OF) | |
| PERSONALLY CAME BEFORE ME THIS DAY OF, 2018, THE ABOVE NAMED | AURORA, PURSUANT TO ORDINANCE/RESOLUTI |
| AS [TYPE OF AUTHORITY, E.G., | BY: |
| OFFICER, TRUSTEE, ETC.] OF ORCHARD 88 BUSINESS PARK OWNERS ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THE SAME ON BEHALF OF SAID NOT-FOR-PROFIT CORPORATION. | MAYOR ATTEST:CITY CLERK |
| | OLTY ENGINEER'S OFFICIATE |
| [SIGNATURE OF NOTART PUBLIC] | CITY ENGINEER'S CERTIFICATE |
| | STATE OF ILLINOIS)) SS COUNTY OF KANE) |
| | I, THE UNDERSIGNED, AS CITY ENGINEER OF |
| ADJOINING LOT OWNERS ABROGATION CERTIFICATE | CERTIFY THAT THIS DOCUMENT IS APPROVED |
| ALL PARKING SETBACK LINES AND BUILDING SETBACK LINES AFFECTING LOTS 11, 12, 13 AND 14 AS ESTABLISHED BY AND SHOWN ON THE PLAT OF PODOLSKY ORCHARD 88 PHASE 2 PER DOCUMENT 2008K062470 ARE HEREBY ABROGATED. | |
| ABROGATION CONSENTED TO BY THE OWNER OF LOTS 15 AND 16 IN PODOLSKY ORCHARD 88 PHASE 2: | CITY ENGINEER |
| PODCO ORCHARD 88, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY | |
| BY: PHYLLIS FAMILY ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER | PLEASE TYPE/PRINT NAME |
| BY:RANDY D. PODOLSKY, MANAGER | |
| STATE OF ILLINOIS) | COUNTY CLERK'S CERTIFICATE |
| OUNTY OF COOK) SS. | STATE OF ILLINOIS) |
| PERSONALLY CAME BEFORE ME THIS DAY OF, 2018, THE ABOVE NAMED RANDY D. PODOLSKY, AS MANAGER OF PHYLLIS FAMILY ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE |)SS COUNTY OF KANE) |
| THE PERSON WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY. | I, THE UNDERSIGNED, AS COUNTY CLERK OF ARE NO DELINQUENT GENERAL TAXES, NO UN SALES AGAINST ANY OF THE LAND DEPICTED STATUTORY FEES IN CONNECTION WITH THE F |
| [SIGNATURE OF NOTARY PUBLIC] | GIVEN UNDER MY HAND AND SEAL OF THE C |
| | THISOF, A.D., 2018 |
| PLANNING COMMISSION CERTIFICATE | KANE COUNTY CLERK |
| STATE OF ILLINOIS) | |
|) SS COUNTY OF KANE) | PLEASE TYPE/PRINT NAME |
| I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS DAY OF A.D., 2018. | |
| PLANNING COMMISSION, CITY OF AURORA | |
| TEMBRING COMMISSION, OTT OF ACITORA | COUNTY RECORDER'S CERTIFICATE |
| CHAIRMAN | STATE OF ILLINOIS) |
| OLD WILDING TA |)SS |
| PLEASE TYPE/PRINT NAME | COUNTY OF KANE) |
| | I, THE UNDERSIGNED, AS THE RECORDER OF |
| SURFACE WATER STATEMENT | INSTRUMENT NO WAS FIL |
| STATE OF))SS | ILLINOIS, ON THE DAY OF |
| COUNTY OF) | |
| TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED | RECORDER OF DEEDS |
| ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. | PLEASE TYPE/PRINT NAME |

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

_____ A.D., 2018, BY THE CITY COUNCIL OF THE CITY OF

NCE/RESOLUTION NUMBER. _____.

ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS DO HEREBY

IS APPROVED UNDER MY OFFICES THIS_____DAY OF _____, A.D., 2018.

TY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX AND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL ON WITH THE PLAT DEPICTED HEREON.

EAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT

____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, _____, A.D., 2018 AT __ O'CLOCK _.M.

REVISED: 05/18/18 ADDED ABROGATION CERTIFICATES (TGW) REVISED: 04/04/18 PER CITY COMMENTS (CJS) REVISED: 02/26/18 ADDED SIGN ACCESS EASEMENT PROVISIONS REVISED: 02/01/18 PER CITY COMMENTS (HG) REVISED: 11/03/15 PER CITY COMMENTS (REW)

REVISED: 10/19/15 PER CITY COMMENTS (REW) REVISED: 09/24/15 NEW ROAD DEDICATION (REW) SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 11, 12, 13, AND 14 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12. TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS DANCER DRIVE HERETOFORE DEDICATED PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470 IN KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 01 MINUTES 50 SECONDS EAST (BASIS OF BEARING IS ILLINOIS STATE PLANE EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF LOTS 12 AND 11 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 595.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 20 DEGREES 01 MINUTES 50 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID LOT 11. A DISTANCE OF 41.15 FEET TO THE WEST LINE OF MELISSA LANE PER DOCUMENT NUMBER 2006K017320, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE EAST: THENCE THE NEXT FOUR (4) COURSES ALONG THE WEST LINE OF SAID MELISSA LANE: (1) THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 63.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST 45.15 FEET, FOR AN ARC DISTANCE OF 46.18 FEET TO ITS POINT OF TANGENCY; (2) THENCE SOUTH 21 DEGREES 58 MINUTES 10 SECONDS EAST 64.16 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE WEST; (3) THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET AND A CHORD BEARING SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST 15.49 FEET, FOR AN ARC DISTANCE OF 15.58 FEET TO ITS POINT OF TANGENCY: AND (4) THENCE SOUTH OO DEGREES 58 MINUTES 10 SECONDS EAST 16.63 FEET TO THE EAST LINE OF LOT 13 IN SAID PODOLSKY ORCHARD 88 PHASE 2, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EAST LINE OF SAID LOT 13, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING NORTH 45 DEGREES 58 MINUTES 10 SECONDS WEST 45.96 FEET, FOR AN ARC LENGTH OF 51.05 FEET TO THE NORTH LINE OF SAID LOT 13 AND TO ITS POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 01 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 603.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 14: THENCE NORTH OO DEGREES 21 MINUTES 36 SECONDS WEST 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.948 ACRES OR 41,315 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 462.381 SQUARE FEET OR 10.615 ACRES MORE OR LESS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS HAVING MAP NUMBER 17089C0317H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, PORTIONS OF THIS SITE APPEAR TO BE LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED).

GIVEN UNDER MY HAND AND SEAL, THIS 4th DAY OF APRIL, 2018.

TIMOTHY G. WOLFE JACOB & HEFNER ASSOCIATES, INC. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535 MY LICENSE EXPIRES NOVEMBER 30, 2018



Survey No. C422k THE MISSNER GROUP Ordered By. FINAL PLAT FOR PODOLSKY ORCHARD 88 PHASE II RESUBDIVISION Description: Date Prepared: JUNE 25, 2015 Field Work: SHEET 3 OF 3 Scale: 1" = 40'Prepared By:

JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com

Notary seal