

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

PLAT OF EASEMENT VACATION

CITY RESOLUTION: _____
 PASSED ON _____

SEQUOIA DRIVE
 DEDICATED PER DOCUMENT 2000K020990
 80' RIGHT-OF-WAY

POINT OF COMMENCING

(S84°43'22" W 71.28')
 N 44°52'23" E 71.28'

EDGE LAWN DRIVE
 DEDICATED PER DOCUMENT 2000K026550
 (S00°20'33" W 336.94')
 N 00°20'33" E 336.95'

(S89°39'27" E 20.00')
 N 89°39'27" W 20.00'

(R=1060.00' C=170.94' L=171.13')
 CH=N 04°58'03" E 170.94'

(R=940.00' C=26.69' L=26.69')
 CH=N 08°46'45" E 26.69'
 (S09°35'13" W 211.47')
 N 09°35'33" E 211.47'

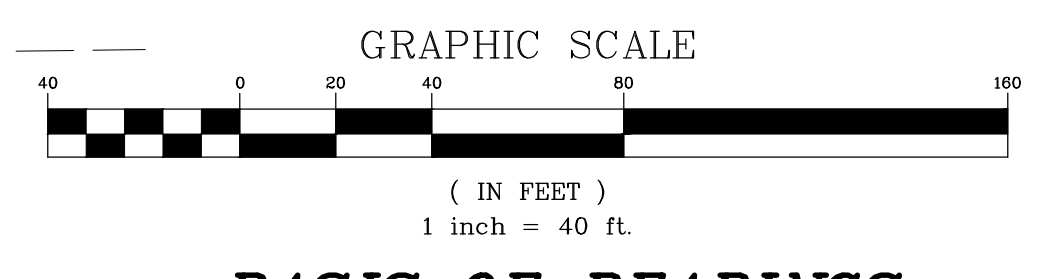
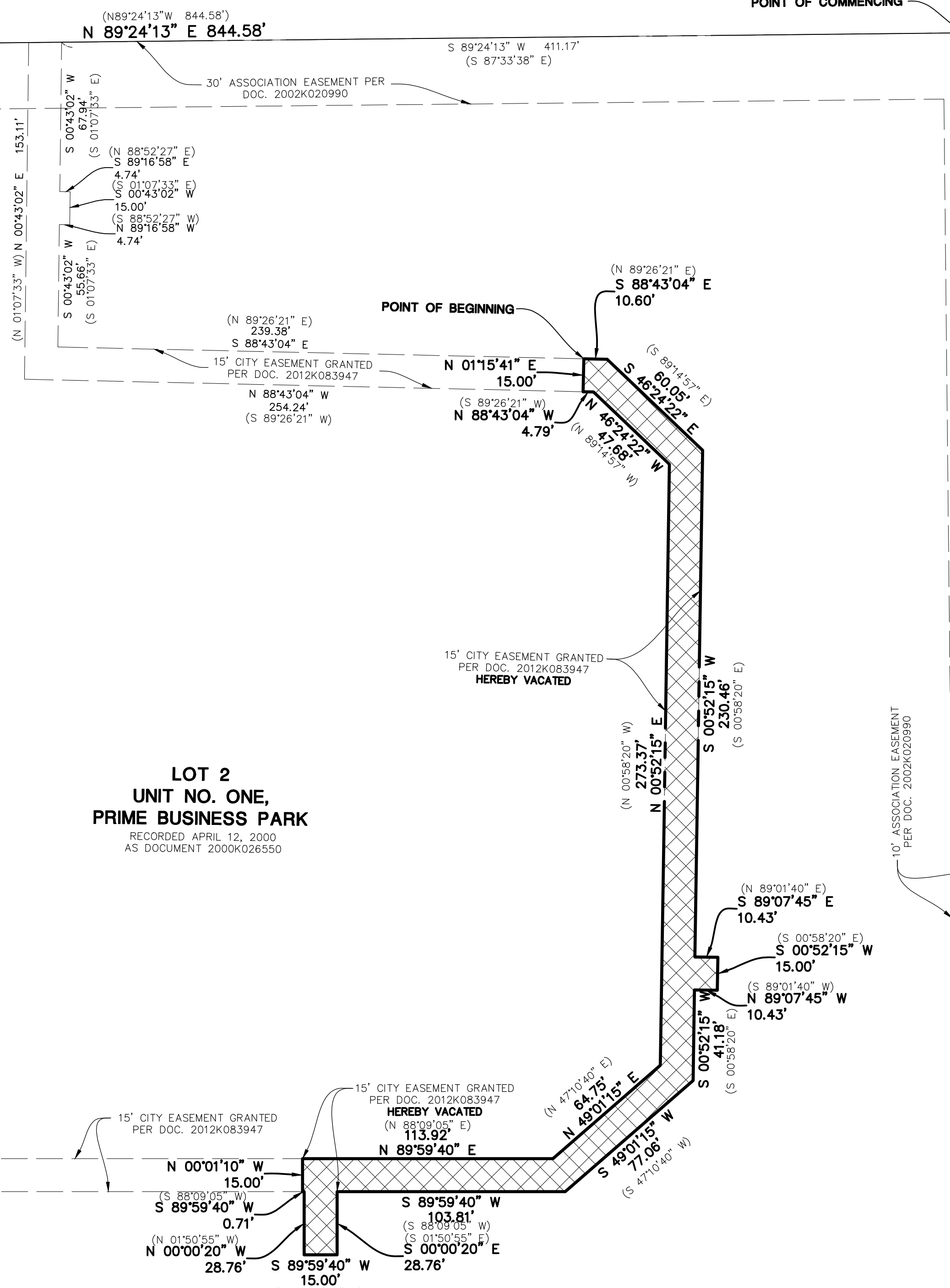
S 89°24'13" W 939.25'
 (S89°24'13" W 939.26')

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

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

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



LEGEND

	CITY EASEMENT HEREBY VACATED
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LOT AREA

712,636 SQUARE FEET (16.360 ACRES±)

Development Data Table: Plat of Easement 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: _____

NO.	DATE	DESCRIPTION

Manhard CONSULTING LTD
 700 South Park Lane, Suite 100, Aurora, IL 60014
 708.489.8888
 Manhard Consulting Ltd
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

1785 N EDGELAWN DRIVE
 CITY OF AURORA, ILLINOIS
 PLAT OF VACATION

May 23, 2017 - 11:58 C:\Users\j\OneDrive\Projects\City of Aurora\1785 N Edgelawn\Drawings\Plat of Vacation\NUTAIL01.dwg Updated By: Shallice

PLAT OF EASEMENT 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 DEPICTION HEREON.

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

SIGNATURE _____

PRINT AUTHORIZED INDIVIDUAL'S 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 GRANT OF EASEMENT 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 ____ DAY OF _____ A.D., 20____

TITLE _____ WITNESS _____

AT&T

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

TITLE _____ WITNESS _____

COMMONWEALTH EDISON

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

TITLE _____ WITNESS _____

COMCAST

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

TITLE _____ WITNESS _____

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) S.S.

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 ____ DAY OF _____ 20____



FOR REVIEW ONLY

SAMUEL J. PHILLIPPE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019

DATE	REVISIONS

Manhard
CONSULTING LTD.
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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: N/A
SHEET
2 OF 2
NUTAU101