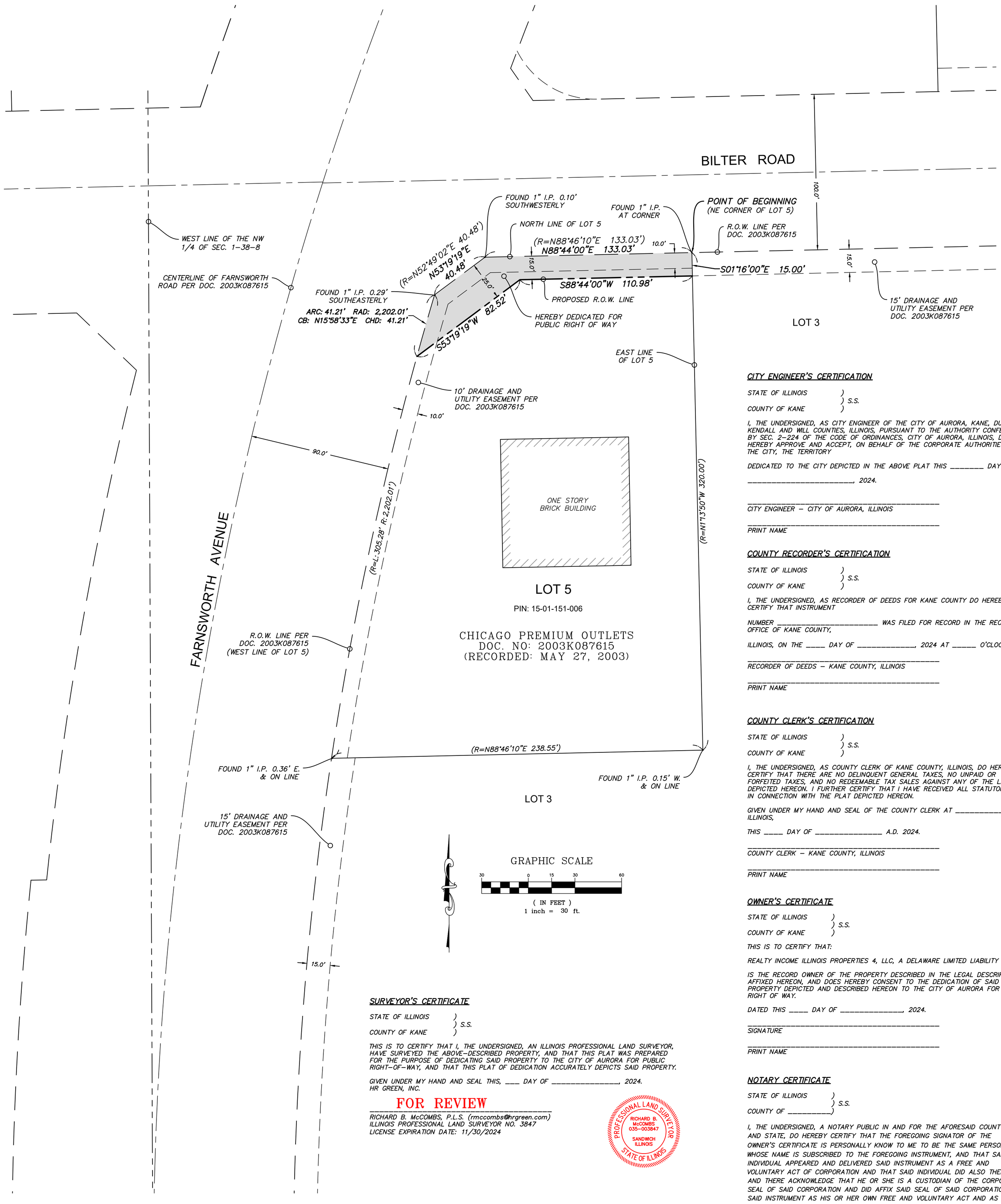
Xrefs: 2202670_PR_ROW_120623

PIN: 15-01-151-006 (PART OF)

PLAT OF DEDICATION

FOR PUBLIC RIGHT OF WAY

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



CITY ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, PURSUANT TO THE AUTHORITY CONFERRED BY SEC. 2-224 OF THE CODE OF ORDINANCES, CITY OF AURORA, ILLINOIS, DO HEREBY APPROVE AND ACCEPT, ON BEHALF OF THE CORPORATE AUTHORITIES OF THE CITY, THE TERRITORY

DEDICATED TO THE CITY DEPICTED IN THE ABOVE PLAT THIS _____ DAY OF

_____, 2024.

_____
CITY ENGINEER – CITY OF AURORA, ILLINOIS

_____
PRINT NAME

COUNTY RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

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 _____, 2024 AT _____ O'CLOCK ___M.

_____
RECORDER OF DEEDS – KANE COUNTY, ILLINOIS

_____
PRINT NAME

COUNTY CLERK'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

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 THE COUNTY CLERK AT _____, ILLINOIS,

THIS ____ DAY OF _____ A.D. 2024.

_____
COUNTY CLERK – KANE COUNTY, ILLINOIS

_____
PRINT NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT:

REALTY INCOME ILLINOIS PROPERTIES 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY

IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION OF SAID PROPERTY DEPICTED AND DESCRIBED HEREON TO THE CITY OF AURORA FOR PUBLIC RIGHT OF WAY.

DATED THIS ____ DAY OF _____, 2024.

_____
SIGNATURE

_____
PRINT NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

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 DEDICATING SAID PROPERTY TO THE CITY OF AURORA FOR PUBLIC RIGHT-OF-WAY, AND THAT THIS PLAT OF DEDICATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS, ___ DAY OF _____, 2024.
HR GREEN, INC.

FOR REVIEW

_____
RICHARD B. McCOMBS, P.L.S. (rmccombs@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3847
LICENSE EXPIRATION DATE: 11/30/2024

PROFESSIONAL LAND SURVEYOR
RICHARD B. McCOMBS
035-003847
SANDWICH ILLINOIS
STATE OF ILLINOIS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

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 KNOW 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 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 _____, 2024.

_____
NOTARY PUBLIC

_____
PRINT NAME

LINE LEGEND:

- BOUNDARY/PARCEL LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING EASEMENT LINE
- CENTERLINE OF ROAD
- SECTION LINE

NOTES:
* This map was created for use as Plat of Dedication.
* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
* No underground improvements have been located unless shown and noted.
* No distance should be assumed by scaling.
* This map is void without seal and signature affixed.

LEGAL DESCRIPTION OF LAND HEREBY DEDICATED FOR PUBLIC RIGHT OF WAY:

THAT PART OF LOT 5 IN CHICAGO PREMIUM OUTLETS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 27, 2003 AS DOCUMENT 2003K087615, IN KANE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 01 DEGREE 16 MINUTES 00 SECONDS EAST, 15.00 FEET TO A LINE THAT IS 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE, SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 110.98 FEET TO A LINE THAT IS 25.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE, SOUTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 82.52 FEET TO THE WEST LINE OF SAID LOT 5, ALSO BEING THE EASTERLY LINE OF FARNSWORTH AVENUE; THENCE 41.21 FEET ALONG SAID WEST LINE, BEING A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,202.01 FEET, A CHORD BEARING OF NORTH 15 DEGREES 58 MINUTES 33 SECONDS EAST AND A CHORD DISTANCE OF 41.21 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 53 DEGREES 19 MINUTES 19 SECONDS EAST, 40.48 FEET TO THE NORTH LINE OF SAID LOT 5, ALSO BEING THE SOUTH LINE OF BILTER ROAD; THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST, 133.03 FEET TO THE POINT OF BEGINNING.

Development Data Table: Plat of Dedication		
Description	Value	Unit
a) Tax/Parcel Identification Numbers (PINs): 15-01-151-006		
b) Right of way being Dedicated	0.077	Acres
	3,370	Square Feet

1/3/2024 12:00:04 PM
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DRAWN BY: RBM
APPROVED: MD
JOB DATE: 11/13/2023
JOB NO: 2202670.02

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

HRGreen
Illinois Professional Design Firm # 184-001322
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www.hrgreen.com

PLAT OF DEDICATION
FOR PUBLIC RIGHT OF WAY
PART OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

NO.	DATE	BY	REVISION DESCRIPTION
1	1/3/24	RBM	Revised per C.O.A. review comments