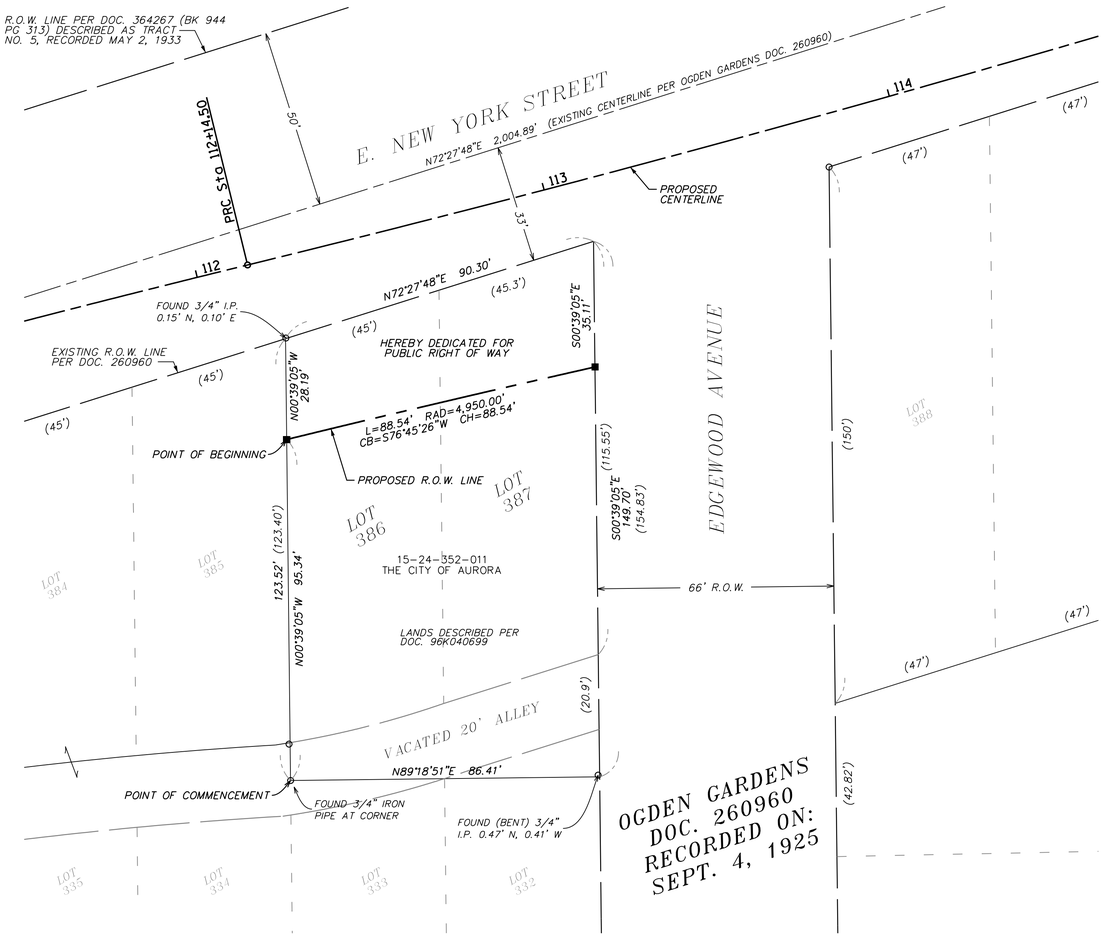
PLAT OF RIGHT OF WAY DEDICATION

OF PART THE SOUTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____



LEGAL DESCRIPTION:

THAT PART OF LOTS 386 AND 387 IN OGDEN GARDENS, BEING A SUBDIVISION OF PART OF SOUTH HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1925 AS DOCUMENT NO. 260960, LYING SOUTHERLY OF THE CENTERLINE OF E. NEW YORK STREET, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999946322; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED PER DOCUMENT NO. 96K040699; THENCE NORTH 00 DEGREES 39 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 95.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 39 MINUTES 05 SECONDS WEST ALONG SAID WEST LINE, 28.19 FEET TO THE SOUTHERLY LINE OF E. NEW YORK STREET AND THE NORTHWEST CORNER OF SAID LOT 386; THENCE NORTH 72 DEGREES 27 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE, 90.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 387; THENCE SOUTH 00 DEGREES 39 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 387, 35.11 FEET TO A NON-TANGENTIAL CURVE; THENCE 88.54 FEET WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4,950.00 FEET, A CHORD THAT BEARS SOUTH 76 DEGREES 45 MINUTES 26 SECONDS WEST AND A CHORD LENGTH OF 88.54, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.063 ACRES OR 2,735 SQUARE FEET, MORE OR LESS.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

○ = FOUND MONUMENT
■ = SET 5/8" REBAR

PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE CITY OF AURORA, ILLINOIS IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION OF SAID PROPERTY TO THE CITY OF AURORA FOR PUBLIC RIGHT-OF-WAY.

DATED THIS ____ DAY OF _____ , A.D., 2020.

_____
SIGNATURE - CTY OF AURORA, ILLINOIS

NOTORY'S CERTIFICATE

STATE OF _____)
)SS
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 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 CITY OF AURORA AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE MUNICIPAL SEAL OF SAID CITY AND DID AFFIX SAID SEAL OF SAID CITY TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CITY, AS REPRESENTATIVE OF SAID CITY, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____ , A.D., 2020.

_____
NOTARY

_____
PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, RICHARD B. McCOMBS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED AND PLATTED HEREON, 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 _____ , 2020.

_____
RICHARD B. McCOMBS, PLS (rmccombs@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3847
LICENSE EXPIRES 11/30/2020

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

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS DO HEREBY CERTIFY THAT THIS DOCUMENT

IS APPROVED UDER MY OFFICES THIS ____ DAY OF _____ , 2020.

_____
CITY ENGINEER - CITY OF AURORA

_____
PLEASE PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY DEDICATED TO THE CITY OF AURORA, KANE COUNTY ILLINOIS,

AND ACCEPTED BY RESOLUTION NUMBER _____ , A PROPER

RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL ON _____ , 2020.

_____
CITY CLERK - CITY OF AURORA

_____
PLEASE PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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., 2020.

_____
COUNTY CLERK - KANE COUNTY, ILLINOIS

_____
PLEASE PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY, ILLINOIS, DO HEREBY

CERTIFY THAT INSTRUMENT NUMBER _____

WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____

DAY OF _____ , A.D., 2020 AT _____ O'CLOCK __ .M.

THIS ____ DAY OF _____ , A.D., 2020.

_____
RECORDER OF DEEDS - KANE COUNTY, ILLINOIS

_____
PLEASE PRINT NAME

NOTES:

1. *DIMENSIONS IN PARENTHESIS (XXX.XX') ARE RECORD DIMENSIONS, THOSE WITHOUT ARE MEASURED DIMENSIONS.*
2. *THIS PARCEL WAS INCLUDED ON THE PLAT OF HIGHWAYS PREPARED BY HR GREEN AND IS IDENTIFIED AS PARCEL 0004 ON SAID DOCUMENT.*

DESCRIPTION	*VALUE*	*UNIT*
A) TAX/PARCEL IDENTIFICATION NUMBER (PIN) 15-24-352-011		
B) RIGHT OF WAY BEING DEDICATED	*0.063 2,735*	*ACRES SQUARE FEET*
C) EASEMENT BEING DEDICATED	*0.000 0.000*	*ACRES SQUARE FEET*

1/29/2020 11:02:57 AM
\\HRGMHNAS\Data\86140139\Survey\Dgn\HRG-2436h_IL_SURVEY.dwg

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora Illinois 60506
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www.hrgreen.com
HRGreen

OWNER & PETITIONER:
THE CITY OF AURORA

PLAT OF
RIGHT OF WAY
DEDICATION

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

DRAWN BY: RBM
APPROVED: JB
JOB DATE: 1/31/2020
JOB NO: 86140139

SHEET
1 OF 1