PLAT OF VACATION

OF EASEMENTS IN THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, KANE COUNTY, ILLINOIS.

CITY ORDINANCE: _____ PASSED ON: _____

PERMANENT INDEX NUMBER (P.I.N. #):
12-36-357-009
12-36-357-010
12-36-357-011
12-36-357-014
12-36-357-015
12-36-357-016

N

SCALE: 1" = 40'

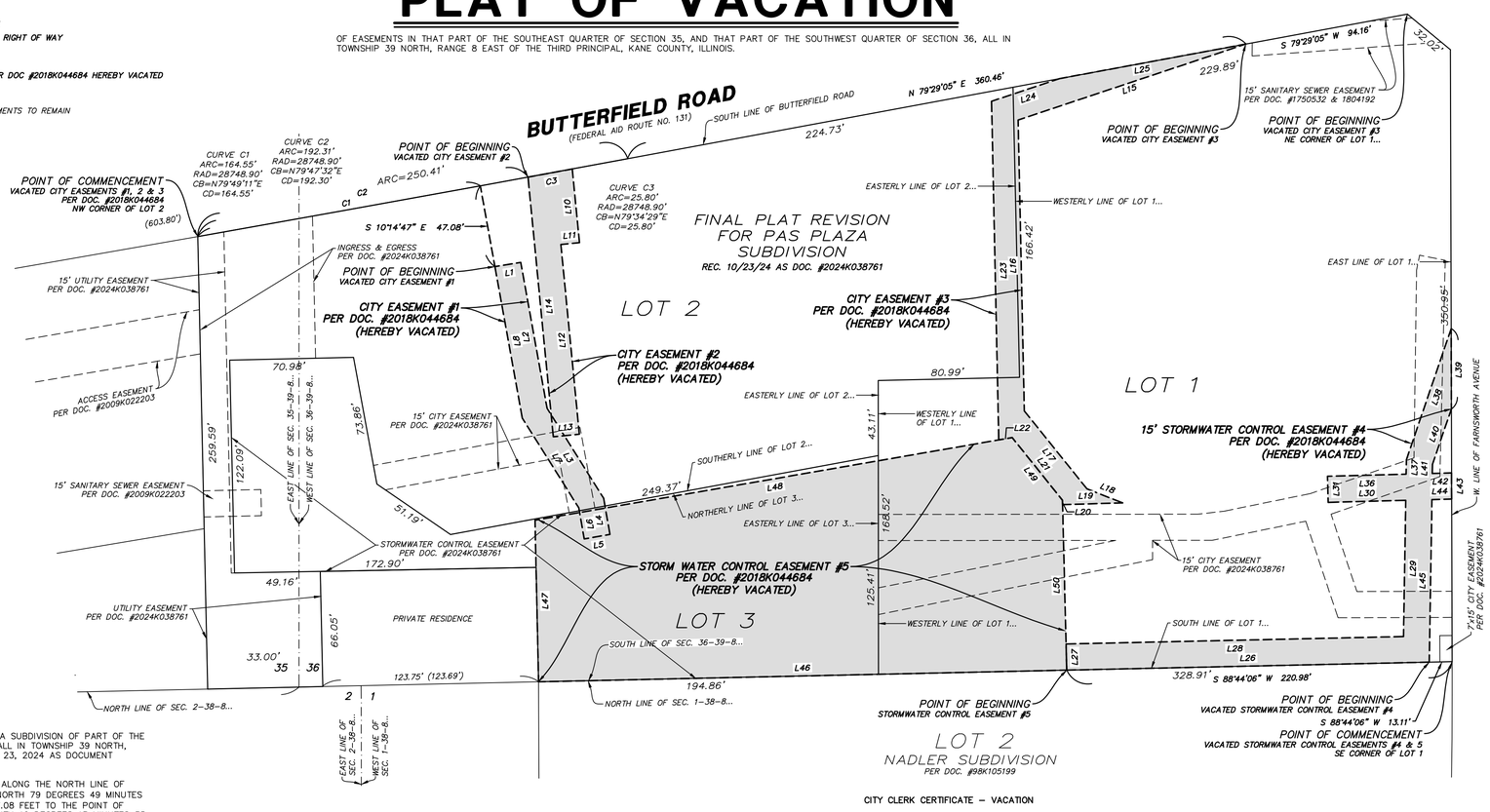
00 20 40 80

BAR SCALE

BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

LEGEND

- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- SECTION LINE
- EASEMENTS PER DOC #2018K044684 HEREBY VACATED
- EXISTING EASEMENTS TO REMAIN



Vacated Easement #1 Line Table		
Line #	Direction	Length
L1	N 80°47'21" E	15.00
L2	S 10°13'35" E	85.05
L3	S 32°10'31" E	60.85
L4	S 09°58'35" E	21.07
L5	S 80°01'25" W	15.00
L6	N 09°58'35" W	18.13
L7	N 32°10'31" W	60.81
L8	N 10°13'35" W	88.23

Vacated Easement #2 Line Table		
Line #	Direction	Length
L10	S 05°33'28" E	42.46
L11	S 84°22'10" W	10.70
L12	S 05°33'28" E	109.33
L13	S 84°22'10" W	15.00
L14	N 05°33'28" W	149.63

Vacated Easement #3 Line Table		
Line #	Direction	Length
L15	S 71°32'59" W	137.63
L16	S 01°13'04" E	166.90
L17	S 38°46'18" E	57.32
L18	S 68°28'46" E	22.00
L19	S 88°26'30" W	34.43
L20	N 01°25'20" W	2.50
L21	N 38°46'18" W	46.05
L22	S 80°10'25" W	7.80
L23	N 01°13'04" W	194.26
L24	N 71°32'52" E	41.05
L25	N 79°29'05" E	108.67

Vacated Easement #4 Line Table		
Line #	Direction	Length
L26	S 88°44'06" W	207.87
L27	N 01°15'54" W	15.00
L28	N 88°44'06" E	193.44
L29	N 00°57'08" E	78.16
L30	S 88°27'13" W	44.47
L31	N 01°31'37" W	15.00
L36	N 88°27'13" E	45.07
L37	N 01°02'30" E	8.24
L38	N 18°50'48" E	79.47
L39	S 00°09'39" E	46.06
L40	S 18°50'48" W	33.57
L41	S 01°02'30" W	5.23
L42	N 88°25'50" E	11.05
L43	S 00°09'39" E	15.00
L44	S 88°25'50" W	11.29
L45	S 00°57'08" W	93.23

Vacated Easement #5 Line Table		
Line #	Direction	Length
L46	S 88°44'06" W	302.80
L47	N 01°15'54" W	92.70
L48	N 80°10'25" E	277.59
L49	S 38°46'18" E	46.05
L50	S 01°25'20" E	97.49

FRANCHISE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF_____)

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

VACATED CITY EASEMENT #1 PER DOC. #2018K044684 DESCRIPTION

THAT PART OF LOTS 2 AND 3 IN THE FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2024 AS DOCUMENT NUMBER 2024K038761, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY 164.55 FEET ALONG THE NORTH LINE OF SAID LOT 2 BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 28748.90 FEET (CHORD BEARS NORTH 79 DEGREES 49 MINUTES 11 SECONDS EAST, 164.55 FEET); THENCE SOUTH 10 DEGREES 15 MINUTES 24 SECONDS EAST, 47.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 47 MINUTES 21 SECONDS EAST, 15.00 FEET; THENCE SOUTH 10 DEGREES 13 MINUTES 35 SECONDS EAST, 85.05 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 31 SECONDS EAST, 60.85 FEET; THENCE SOUTH 09 DEGREES 58 MINUTES 35 SECONDS EAST, 21.07 FEET; THENCE SOUTH 80 DEGREES 01 MINUTES 25 SECONDS WEST, 15.00 FEET; THENCE NORTH 09 DEGREES 58 MINUTES 35 SECONDS WEST, 18.13 FEET; THENCE NORTH 32 DEGREES 10 MINUTES 31 SECONDS WEST, 60.81 FEET; THENCE NORTH 10 DEGREES 13 MINUTES 35 SECONDS WEST, 88.23 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

VACATED CITY EASEMENT #2 PER DOC. #2018K044684 DESCRIPTION

THAT PART OF LOT 2 IN THE FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2024 AS DOCUMENT NUMBER 2024K038761, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTHEASTERLY 192.31 FEET ALONG THE NORTH LINE OF SAID LOT 2, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 28748.90 FEET (CHORD BEARS NORTH 79 DEGREES 47 MINUTES 32 SECONDS EAST, 192.30 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING 25.80 FEET ALONG THE NORTH LINE OF SAID LOT 2, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 28748.90, (CHORD BEARS NORTH 79 DEGREES 34 MINUTES 29 SECONDS EAST, 25.80 FEET); THENCE SOUTH 05 DEGREES 33 MINUTES 28 SECOND EAST, 42.46 FEET; THENCE SOUTH 84 DEGREES 22 MINUTES 10 DEGREES WEST, 10.70 FEET; THENCE SOUTH 05 DEGREES 33 MINUTES 28 SECONDS EAST, 109.33 FEET; THENCE SOUTH 84 DEGREES 22 MINUTES 10 SECONDS WEST, 15.00 FEET; THENCE NORTH 05 DEGREES 33 MINUTES 28 SECONDS WEST, 149.63 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

VACATED CITY EASEMENT #3 PER DOC. #2018K044684 DESCRIPTION

THAT PART OF LOTS 1 AND 2 IN THE FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2024 AS DOCUMENT NUMBER 2024K038761, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE SOUTH 79 DEGREES 29 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH LINE OF BUTTERFIELD ROAD FOR A DISTANCE OF 94.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71 DEGREES 32 MINUTES 59 SECONDS WEST, 137.63 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 04 SECONDS EAST, 166.90 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 18 SECONDS EAST, 57.32 FEET; THENCE SOUTH 68 DEGREES 28 MINUTES 46 SECONDS EAST, 22.00 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 20 SECONDS WEST, 2.50 FEET; THENCE NORTH 38 DEGREES 46 MINUTES 18 SECONDS WEST, 46.05 FEET; THENCE SOUTH 80 DEGREES 10 MINUTES 25 SECONDS WEST, 7.80 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 04 SECONDS WEST, 194.26 FEET; THENCE NORTH 61 DEGREES 32 MINUTES 52 SECONDS EAST, 41.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH LINE OF BUTTERFIELD ROAD; THENCE NORTH 79 DEGREES 29 MINUTES 05 SECONDS EAST ALONG SAID LINE, 108.67 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

VACATED STORMWATER CONTROL EASEMENT #4 PER DOC. #2018K044684 DESCRIPTION

THAT PART OF LOT 1 IN THE FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2024 AS DOCUMENT NUMBER 2024K038761, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 13.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 207.87 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 54 SECONDS WEST, 15.11 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 06 SECONDS EAST, 193.44 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST, 78.16 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 13 SECONDS WEST, 44.47 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 37 SECONDS WEST, 15.00 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 13 SECONDS EAST, 45.07 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 30 SECONDS EAST, 8.24 FEET; THENCE NORTH 18 DEGREES 50 MINUTES 48 SECONDS EAST, 79.47 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 09 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 46.06 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 48 SECONDS WEST, 33.57 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 30 SECONDS WEST, 5.23 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 50 SECONDS EAST, 11.05 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 39 SECONDS EAST, 15.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 50 SECONDS WEST, 11.29 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 08 SECONDS WEST, 93.23 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS

VACATED STORMWATER CONTROL EASEMENT #5 PER DOC. #2018K044684 DESCRIPTION

THAT PART OF LOTS 1 AND 3 IN THE FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2024 AS DOCUMENT NUMBER 2024K038761, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 88 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 220.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 3, FOR A DISTANCE OF 302.80 FEET TO A SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREES 15 MINUTES 54 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 97.20 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 25 SECONDS, 277.59 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 18 SECONDS EAST, 46.05 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 20 SECONDS EAST, 97.49 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

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

_____
PRINT NAME

CITY CLERK'S CERTIFICATE–VACATION

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.,20___.

_____
CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THE UNDERSIGNED AS THE 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 _____ A.D. 20__ AT _____ O'CLOCK _M.

_____
RECORDER OF DEEDS

_____
PLEASE PRINT/TYPE NAME

CITY CLERK CERTIFICATE – VACATION

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

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

OWNER'S CERTIFICATE

STATE OF _____)
SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT NNN REIT, LP, A DELAWARE LIMITED PARTNERSHIP IS THE RECORD OWNER OF THE PROPERTY AND DOES HEREBY CONSENT TO THE EASEMENT VACATIONS AS SHOWN.

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

NNN REIT, LP, A DELAWARE LIMITED PARTNERSHIP

BY: NNN GP CORP., A DELAWARE
CORPORATION, AS GENERAL PARTNER

BY: _____

NAME: _____

ITS: _____

NOTARY 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 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 SEAL THIS _____ DAY OF _____, A.D. _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. _____. BY THE COUNCIL OF THE CITY OF AURORA, ILLINOIS, PURSUANT TO

ORDINANCE/RESOLUTION NUMBER _____.

_____
MAYOR

_____
CITY CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, 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 OUR HAND AND SEAL THIS 7th DAY OF NOVEMBER A.D. 2025. AT HOFFMAN ESTATES, ILLINOIS.

THE WT GROUP AEC, LLC

FRANJO I. MATICIĆ – PLS #035-003556 EXPIRES 11/30/2026

PROFESSIONAL LAND SURVEYOR
FRANJO I. MATICIĆ
035-003556
HOFFMAN ESTATES
ILLINOIS
STATE OF ILLINOIS

WT GROUP
Engineering with Precision, Pace and Passion.
2300 Corrar Dr. Suite B411 | Huffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com

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WT Group
Engineering • Design • Consulting

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

PAS PLAZA SUBDIVISION
1395 BUTTERFIELD ROAD
AURORA, ILLINOIS

CIMA DEVELOPERS
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS 60555

ISSUE

	DATE
ORIGINAL	7/7/25
REVISION	10/20/25
REVISION	11/07/25

CHECK: FIM

DRAWN: REM

JOB: CE18065

VAC-1
SHEET 1 OF 1
PLAT OF VACATION