

LEGAL DESCRIPTION:

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-23-400-026, 14-24-300-001, AND 14-24-151-006

THAT PART OF THE EAST 1/2 OF SECTION 23 AND THAT PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 47 MINUTE, 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1560.80 FEET TO THE CENTERLINE OF BARNES ROAD; THENCE NORTH 5 DEGREES 48 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE 1082.39 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN INC (FORMERLY KNOWN AS THE BURLINGTON RAILROAD COMPANY) LANDS RUNNING WESTERLY, SAID NORTHERLY RIGHT OF WAY BEING 85.0 FEET NORMALLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID RAILROAD; THENCE NORTH 72 DEGREES 46 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 678.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 46 MINUTES WEST ALONG SAID RIGHT OF WAY LINE, 1077.11 FEET TO AN OLD CLAIM LINE; THENCE NORTH 6 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID CLAIM LINE 5.09 FEET TO AN EASTERLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 1241630; THENCE NORTH 19 DEGREES 25 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE, 888.95 FEET TO ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 6 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID EASTERLY LINE 120.40 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 2001K003714; THENCE NORTH 85 DEGREES 55 MINUTES 48 SECONDS EAST 1066.17 FEET TO THE CENTERLINE OF BARNES ROAD; THENCE SOUTH 18 DEGREES 13 MINUTES 02 SECONDS EAST 697.00 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 5 DEGREES 18 MINUTES 19 SECONDS EAST, ALONG SAID CENTERLINE, 761.18 FEET TO A POINT THAT IS 139.0 FEET NORTHERLY OF, AS MEASURED ALONG SAID CENTERLINE, THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTH 84 DEGREES 22 MINUTES 46 SECONDS WEST 637.78 FEET TO THE POINT OF BEGINNING, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-24-300-002

THAT PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE QUARTER SECTION LINE 10.84 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 17.75' EAST ALONG THE CENTER OF THE ROAD 9.87 CHAINS; THENCE SOUTH 4 1/2' EAST ALONG THE CENTER OF SAID ROAD 15.2 CHAINS MORE OR LESS TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND IOWA RAILWAY, NOW KNOWN AS THE CHICAGO, BURLINGTON AND QUINCY RAILWAY, FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE SAID NORTH LINE OF SAID RIGHT OF WAY 678 FEET; THENCE IN AN EASTERLY DIRECTION 685 FEET TO A POINT IN THE CENTER OF SAID ROAD 139 FEET NORTHERLY ALONG THE CENTER OF SAID ROAD FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD 139 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-24-300-031

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MEADOW BROOK ESTATES AS RECORDED IN PLAT BOOK 42 ON PAGE 10 AS DOCUMENT NO. 950385; THENCE SOUTH 05 DEGREES 22 MINUTES 25 SECONDS WEST ALONG THE CENTERLINE OF BARNES ROAD, 43.24 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 18 DEGREES 13 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE, 697.00 FEET TO AN ANGLE POINT IN SAID CENTERLINE FOR A POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 18 MINUTES 19 SECONDS EAST ALONG SAID CENTERLINE, 295.16 FEET; THENCE NORTH 84 DEGREES 41 MINUTES 41 SECONDS EAST, PERPENDICULAR TO SAID CENTERLINE, 295.16 FEET; THENCE NORTH 05 DEGREES 18 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 295.16 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES 41 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 295.16 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF \_\_\_\_\_ } SS  
 I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR \_\_\_\_\_ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

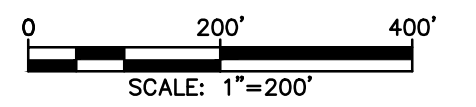
CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF KANE } SS  
 THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY ANNEXED TO THE CITY OF AURORA, \_\_\_\_\_ COUNTY, ILLINOIS, BY ORDINANCE NUMBER \_\_\_\_\_, A PROPER ORDINANCE PASSED AND APPROVED BY THE AURORA CITY COUNCIL ON \_\_\_\_\_, 20\_\_\_\_  
 CITY CLERK

# PLAT OF ANNEXATION TO THE CITY OF AURORA

PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS

CITY RESOLUTION: \_\_\_\_\_  
 PASSED ON: \_\_\_\_\_

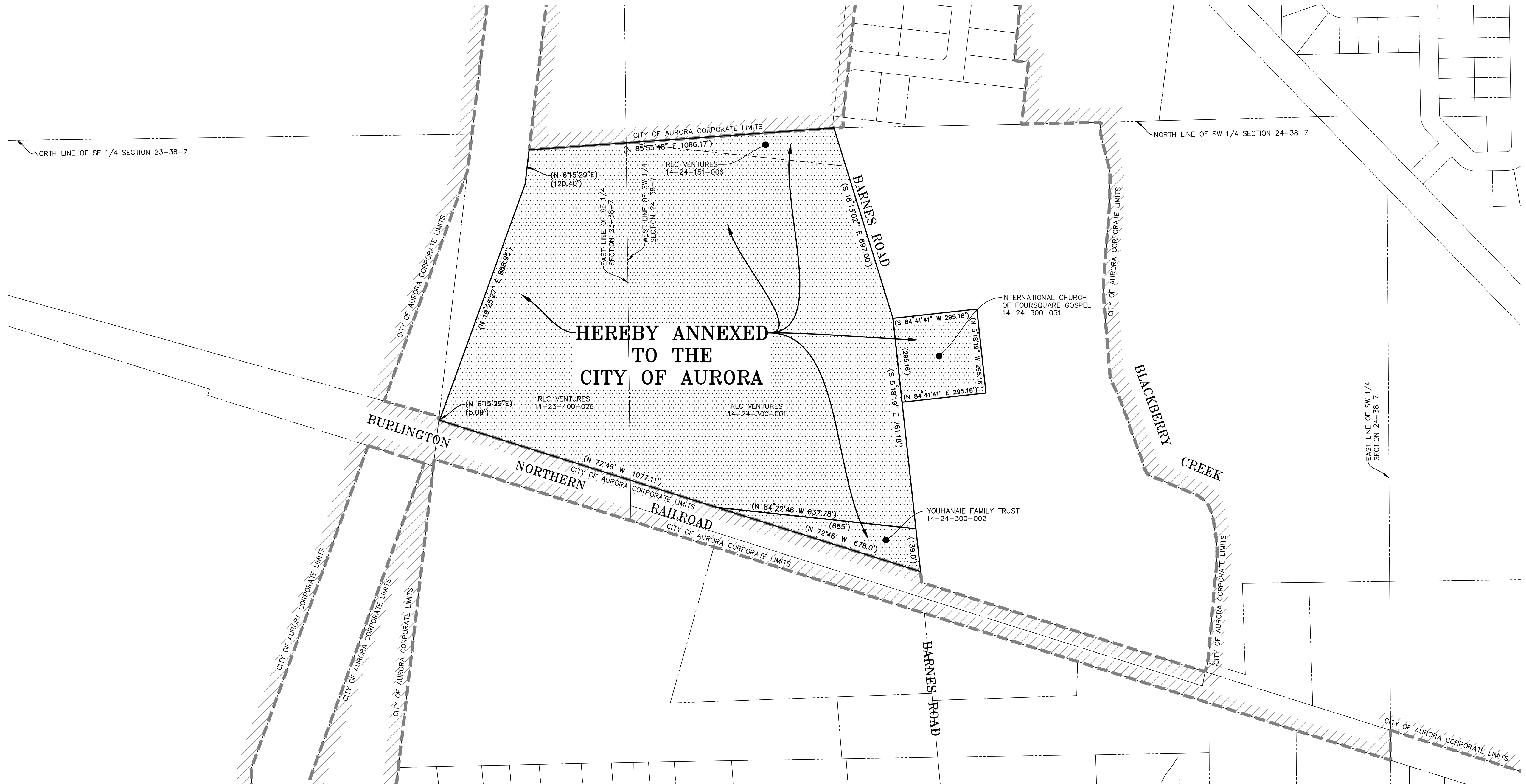


ABBREVIATIONS

E EAST  
 N NORTH  
 S SOUTH  
 W WEST  
 (XXX.XX) RECORD INFORMATION

LEGEND

— = PROPERTY LINE  
 - - - = EXISTING LOT LINE  
 - - - - - = EXISTING CORPORATE LIMITS



DEVELOPMENT DATA TABLE:		
DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBERS (PINS): 14-23-400-026 14-24-300-001 14-24-151-006 14-24-300-002 14-24-300-031	42.970 ±	ACRES
B) SUBJECT PROPERTY BEING ANNEXED	1,871,867 ±	SQUARE FEET

STATE OF ILLINOIS }  
 COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FROM EXISTING MAPS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF AURORA, AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

FOR REVIEW ONLY

TIMOTHY B. MARTINEK  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
 LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
 LICENSE EXPIRES APRIL 30, 2025



SCALE: 1"=200'  
 DATE: 07-03-2024  
 JOB NO: W24177.00  
 SHEET 1 OF 1

PREPARED FOR:  
 CITY OF AURORA

2416 GALEN DRIVE  
 AURORA, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

40 S. RIVERSIDE PLAZA, SUITE 875  
 AURORA, ILLINOIS 61806  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

38701 WEST AVENUE SUITE 150  
 355 GREENWALD AVENUE SUITE 60555  
 AURORA, ILLINOIS 61806  
 PHONE (630) 393-3080  
 FAX (630) 393-2152

ENGINEERING  
 RESOURCE ASSOCIATES

TIMOTHY B. MARTINEK  
 3782  
 PROFESSIONAL  
 LAND  
 SURVEYOR  
 STATE OF  
 ILLINOIS  
 WAREHILLE, ILLINOIS

DRAWN BY: TBM  
 CHECKED BY: TBM  
 APPROVED BY: TBM

V:\Aurora\W24177.00 Annexation\Parcels\Survey (Zone\_)\W24177 ANNEX PLAT-2.dwg Updated by: tmartinek 7/3/2024