 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4c
	Title:	Recommendation to approve Plat of Vacation and Plat of Easement for 2651 E Main St.	
Presenter:	Rachel Hitzemann		
Meeting: Planning & Development Committee		Date: February 12, 2024	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain): <p>A plat of Vacation and Easement have been submitted as required for improvements associated with the Toyota Dealership building expansion project located at 2651 E Main St.</p> <p>A Plat of Vacation has been provided to vacate an existing detention easement and unused watermain/ sanitary easement.</p> <p>A Plat of Easement has been provided to cover the modified detention area. The Community Development engineer has reviewed the proposed plans and confirmed the revised detention area and easement are acceptable.</p> <p>Construction is underway. The Plats of Easement are required to be recorded prior to the City granting final occupancy for the building project.</p>			
Attachments (please list): Plats of Easement and Vacation			
Recommendation/Suggested Action (briefly explain): Recommendation to approve Plat of Vacation and Easement 2651 for E Main St.			

EASEMENT VACATION PLAT

PLEASE RETURN THE RECORDED MYLAR TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, NAD 83.

LEGEND
—— PROPERTY LINE
EASEMENT HEREBY VACATED
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO
UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF
THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE
RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,
THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____,
AT _____ O'CLOCK, _____ M. AND WAS RECORDED IN THE PLAT ENVELOPE NO. _____

COUNTY RECORDER

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____,
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST:
CITY CLERK

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
I HEREBY DESIGNATE _____ AND/OR REPRESENTATIVES
HEREIN TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO
CHANGES HAVE BEEN MADE TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 2024, A.D., AT ROCHELLE, OGLE COUNTY,
ILLINOIS.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007856-0010



LEGAL DESCRIPTION - DETENTION EASEMENT VACATION

PART OF THE WESTERLY 350.00 FEET (MEASURED ALONG THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 64) OF THAT PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF SAID CENTERLINE AND NORTHERLY OF THE NORTH LINE OF UNIT 2 IN THE ST. CHARLES "ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT", ST. CHARLES, KANE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SAID ILLINOIS STATE ROUTE NO. 64), BEING DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 2 IN AMLI AT ST. CHARLES LOT 2 & LOT 3 RESUBDIVISION PER DOCUMENT NO. 2002X09888; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE ROUTE NO. 64, 350.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN WARWICK SUBDIVISION PER DOCUMENT NO. 2003K125034; THENCE SOUTH 01 DEGREES 01 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 1,033.34 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS EAST, 75.00 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 22 SECONDS EAST, 430.00 FEET; THENCE NORTH 46 DEGREES 27 MINUTES 22 SECONDS EAST, 124.45 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS EAST, 842.00 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 22 SECONDS EAST, 37.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 38 SECONDS WEST, 265.00 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 22 SECONDS EAST, 400.00 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 09 SECONDS EAST 309.98 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, 20.02 FEET TO THE POINT OF BEGINNING, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION - WATERMAIN & SANITARY EASEMENT VACATION

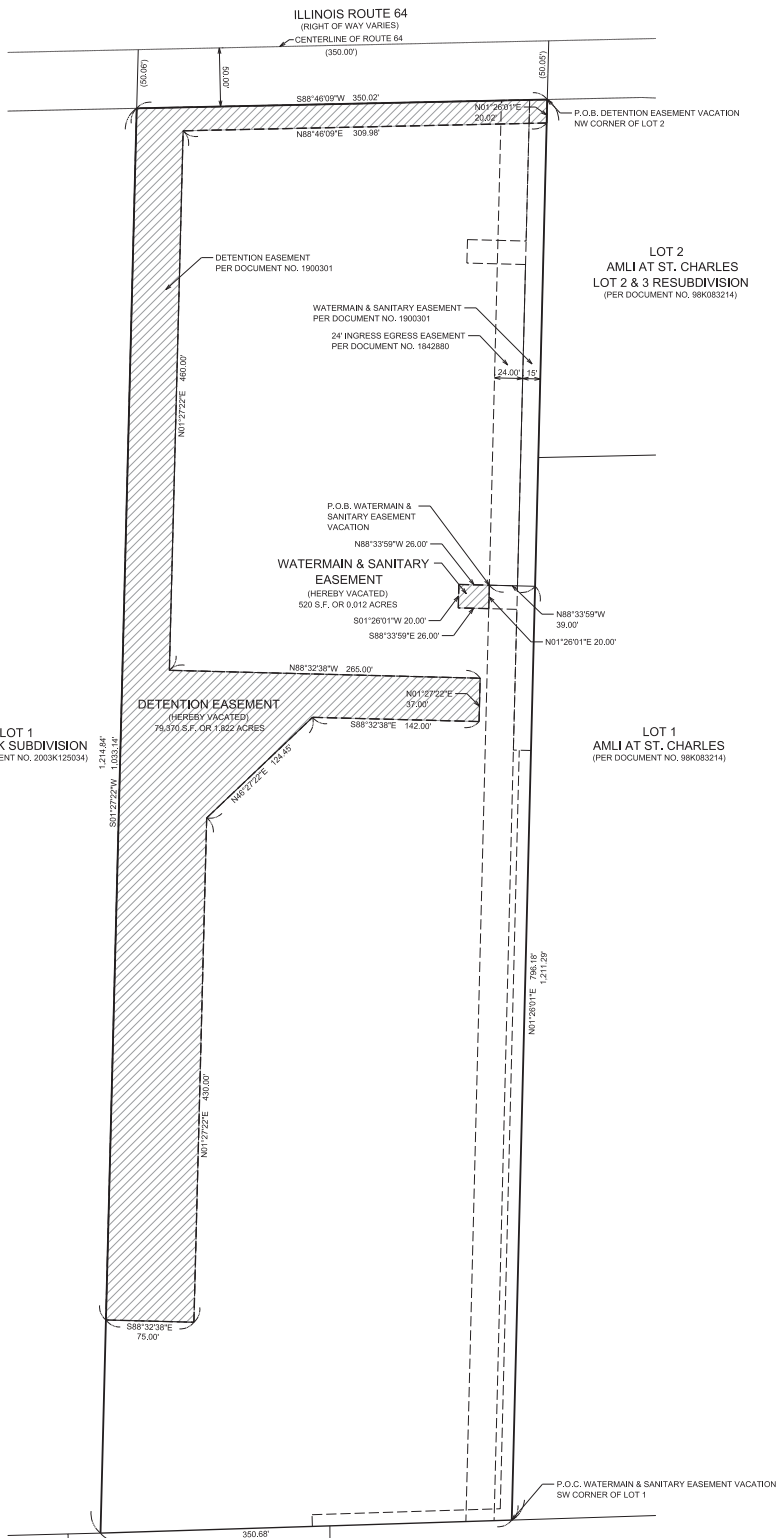
PART OF THE WESTERLY 350.00 FEET (MEASURED ALONG THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 64) OF THAT PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF SAID CENTERLINE AND NORTHERLY OF THE NORTH LINE OF UNIT 2 IN THE ST. CHARLES "ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT", ST. CHARLES, KANE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SAID ILLINOIS STATE ROUTE NO. 64), BEING DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF LOT 1 IN AMLI AT ST. CHARLES PER DOCUMENT NO. 98K083214; THENCE NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 736.38 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST, 39.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST, 26.00 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 01 SECONDS WEST, 20.00 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST, 26.00 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

THE WESTERLY 350.00 FEET (MEASURED ALONG THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 64) OF THAT PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF SAID CENTERLINE AND NORTHERLY OF THE NORTH LINE OF UNIT 2 IN THE ST. CHARLES "ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT", ST. CHARLES, KANE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SAID ILLINOIS STATE ROUTE NO. 64), IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

LOT 1
WARWICK SUBDIVISION
(PER DOCUMENT NO. 2003K125034)



LOT 4
UNIT NO. 2 THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT
(PER DOCUMENT NO. 98K083214)

STATE OF ILLINOIS)
COUNTY OF OGLE) SS.

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007856-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS VACATION PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF JANUARY, A.D. 2024, AT ROCHELLE, ILLINOIS.

Rudy P. Dixon
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832
LICENSE EXPIRES, NOVEMBER 30, 2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SURVEYORS NOTES:

- 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 2. BEFORE STARTING ANY CONSTRUCTION OF PARTS THEREOF, THE SURVEYOR SHOULD BE CONTACTED FOR RECOMMENDATIONS AND ADVICE.
- 3. REFER TO THE BEARING, DISTANCE AND LOCAL OBSERVATIONS FOR RESTRICTIONS, BEARING LINES AND DISTANCES.
- 4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 5. REFER TO THE BEARING, DISTANCE AND LOCAL OBSERVATIONS FOR RESTRICTIONS, BEARING LINES AND DISTANCES.
- 6. PARTIAL DIMENSIONS AND/OR BEARINGS WITHIN PARENTS ARE APPROXIMATE AND NOT RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

Table with columns for EASEMENT, P.O.C., P.O.B., PER CITY COMMENTS, and DATE. Includes entries for Detention Easement and Watermain & Sanitary Easement.

Table with columns for PROJECT NUMBER, DRAWN BY, CHECKED BY, DATE, and other project details.

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE, SUITE 325, LISLE, IL 60532
PHONE: (1) (630) 598-0007

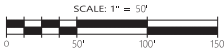
DETENTION EASEMENT PLAT

LEGAL DESCRIPTION

THE WESTERLY 350.00 FEET (MEASURED ALONG THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 64) OF THAT PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF SAID CENTERLINE AND NORTHERLY OF THE NORTH LINE OF UNIT 2 IN THE ST. CHARLES "ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT", ST. CHARLES, KANE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SAID ILLINOIS STATE ROUTE NO. 64), IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

PLEASE RETURN THE RECORDED MYLAR TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, NAD 83.

LEGEND
PROPERTY LINE
DETENTION EASEMENT HEREBY GRANTED
P.O.B. POINT OF BEGINNING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN THE PLAT ENVELOPE NO. _____.

COUNTY RECORDER

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____,
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST: _____
CITY CLERK

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
COUNTY OF OGLE) SS.
I HEREBY DESIGNATE _____ AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 2024, A.D., AT ROCHELLE, OGLE COUNTY, ILLINOIS.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007856-0010



STORMWATER DETENTION EASEMENT PROVISIONS

STORMWATER DETENTION EASEMENT PROVISIONS: A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

LEGAL DESCRIPTION - DETENTION EASEMENT

PART OF THE WESTERLY 350.00 FEET (MEASURED ALONG THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 64) OF THAT PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF SAID CENTERLINE AND NORTHERLY OF THE NORTH LINE OF UNIT 2 IN THE ST. CHARLES "ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT", ST. CHARLES, KANE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF SAID ILLINOIS STATE ROUTE NO. 64), BEING DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 2 IN AMLI AT ST. CHARLES LOT 2 & LOT 3 RESUBDIVISION PER DOCUMENT NO. 2002X09894; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE ROUTE NO. 64, 350.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN WARWICK SUBDIVISION PER DOCUMENT NO. 2003K125034; THENCE SOUTH 00 DEGREES 55 MINUTES 04 SECONDS EAST, 458.54 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 56 SECONDS WEST, 20.1 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 27 MINUTES 22 SECONDS WEST ALONG SAID EAST LINE, 735.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 11 MINUTES 33 SECONDS EAST ALONG NORTH LINE OF UNIT NO. 2, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT PER DOCUMENT NO. 38083214, 195.62 FEET; THENCE NORTH 06 DEGREES 14 MINUTES 56 SECONDS WEST, 76.03 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 11 SECONDS EAST, 556.29 FEET; THENCE NORTHWESTERLY 87.62 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 29 DEGREES 55 MINUTES 20 SECONDS WEST, 83.30 FEET; THENCE NORTH 61 DEGREES 17 MINUTES 51 SECONDS WEST, 29.11 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 06 SECONDS WEST, 37.43 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 09 SECONDS WEST, 457.38 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 334.20 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, 20.02 FEET; TO THE POINT OF BEGINNING, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF OGLE) SS.

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007856-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS EASEMENT PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF JANUARY, A.D. 2024, AT ROCHELLE, ILLINOIS.

Rudy P. Dixon
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2024



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
THIS IS TO CERTIFY THAT _____ IS (ARE) THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE EASEMENT TO BE SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE EASEMENT BEING GRANTED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF,

DATED AT _____

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

BY: _____
ITS: PRESIDENT

BY: _____
PRESIDENT

NOTARY CERTIFICATE

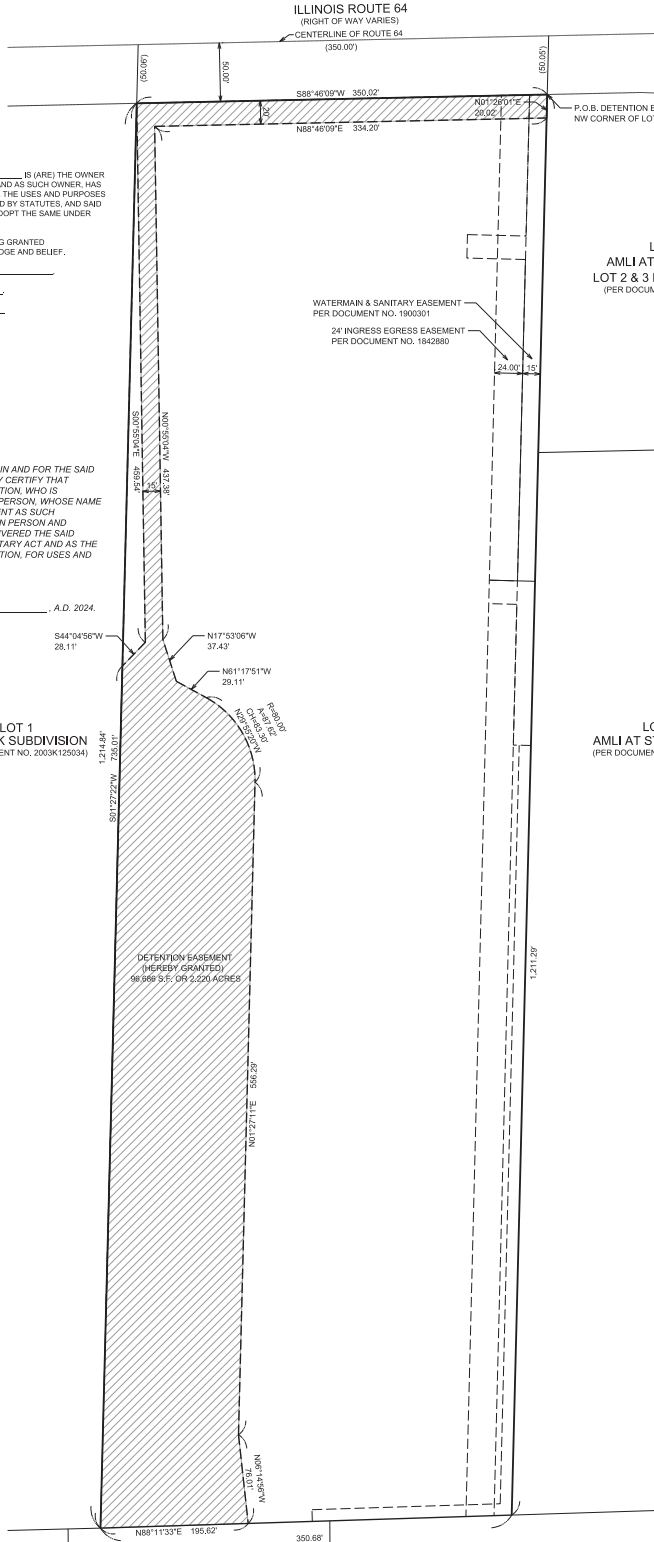
STATE OF ILLINOIS)
COUNTY OF KANE) SS.
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____



LOT 1
WARWICK SUBDIVISION
(PER DOCUMENT NO. 2003K125034)

LOT 2
AMLI AT ST. CHARLES
LOT 2 & 3 RESUBDIVISION
(PER DOCUMENT NO. 2002X09894)

LOT 1
AMLI AT ST. CHARLES
(PER DOCUMENT NO. 98K063214)

LOT 4
UNIT NO. 2 THE "ST. CHARLES" ILLINOIS
INDUSTRIAL DEVELOPMENT OF THE
CENTRAL MANUFACTURING DISTRICT
(PER DOCUMENT NO. 98K063214)

REGIONAL LAND SERVICES
9512 E. FOWLER ROAD
ROCHELLE, ILLINOIS 61088
PHONE: (618) 559-2260

CLIENT:
CAGE CIVIL ENGINEERING
2200 CABOT DRIVE, SUITE 325, LISLE, IL 60532
PHONE: (1) 630) 598-0007

NO.	DESCRIPTION	DATE
1	ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.	
2	BEARINGS STARTING ANY CONSTRUCTION OR SHALL BE ESTABLISHED.	
3	REFER TO SURVEYING PLANS AND LOCAL ORDINANCES FOR RESTRICTIONS, BEARING LINES AND MARKERS.	
4	PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARALLELS ARE APPROXIMATE AND ARE NOT TO BE USED FOR CONSTRUCTION OF RECORDS.	

PROJECT NUMBER	TOWN BY	DATE
23-0200	RPD	12/20/23
SCALE: 1" = 50'	CHECKED BY	DATE
PROJECT WORK SHEET NO.	TOM PETERMAN	12/20/23
PROPERTY ADDRESS:	2651 E. MAIN ST.	ST. CHARLES, IL 60174