



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4g-2

Title:	Recommendation to Approve a Plat of Vacation between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).
Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee Date: May 8, 2017

Proposed Cost: \$0 Budgeted Amount: \$ Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The construction of the new Cooper's Hawk building located at 3710 E. Main Street required the relocation of public watermain. The remaining easement where the old watermain was located can now be vacated.

Staff has reviewed the attached Plat of Vacation and finds it acceptable.

Attachments *(please list):*

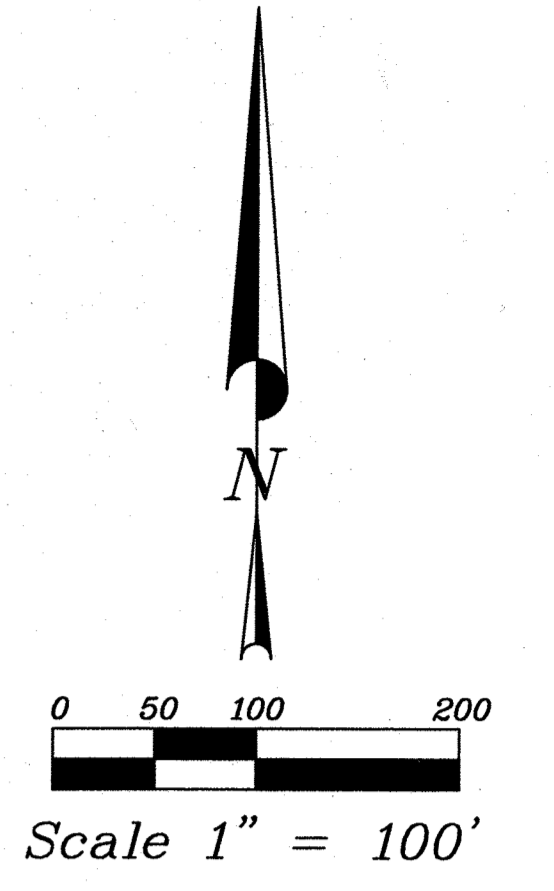
Plat of Vacation

Recommendation/Suggested Action *(briefly explain):*

Staff recommends approval of a Plat of Vacation between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).

PLAT OF VACATION

OF PART OF A 20 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 IN PART OF LOT 1 OF CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, IN KANE COUNTY, ILLINOIS.



BASIS OF BEARINGS:
NAD 83, ILLINOIS STATE PLANE, EAST ZONE (1201)

OWNERS CERTIFICATE

STATE OF California)
(SS
COUNTY OF Napa)

THIS IS TO CERTIFY THAT F. Ron Krausz IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF March, 2017.

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: F. Ron Krausz
F. Ron Krausz, its Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Napa)

On March 3, 2017 before me, Martha A. Muleady, Notary Public,
Date Here Insert Name and Title of the Officer

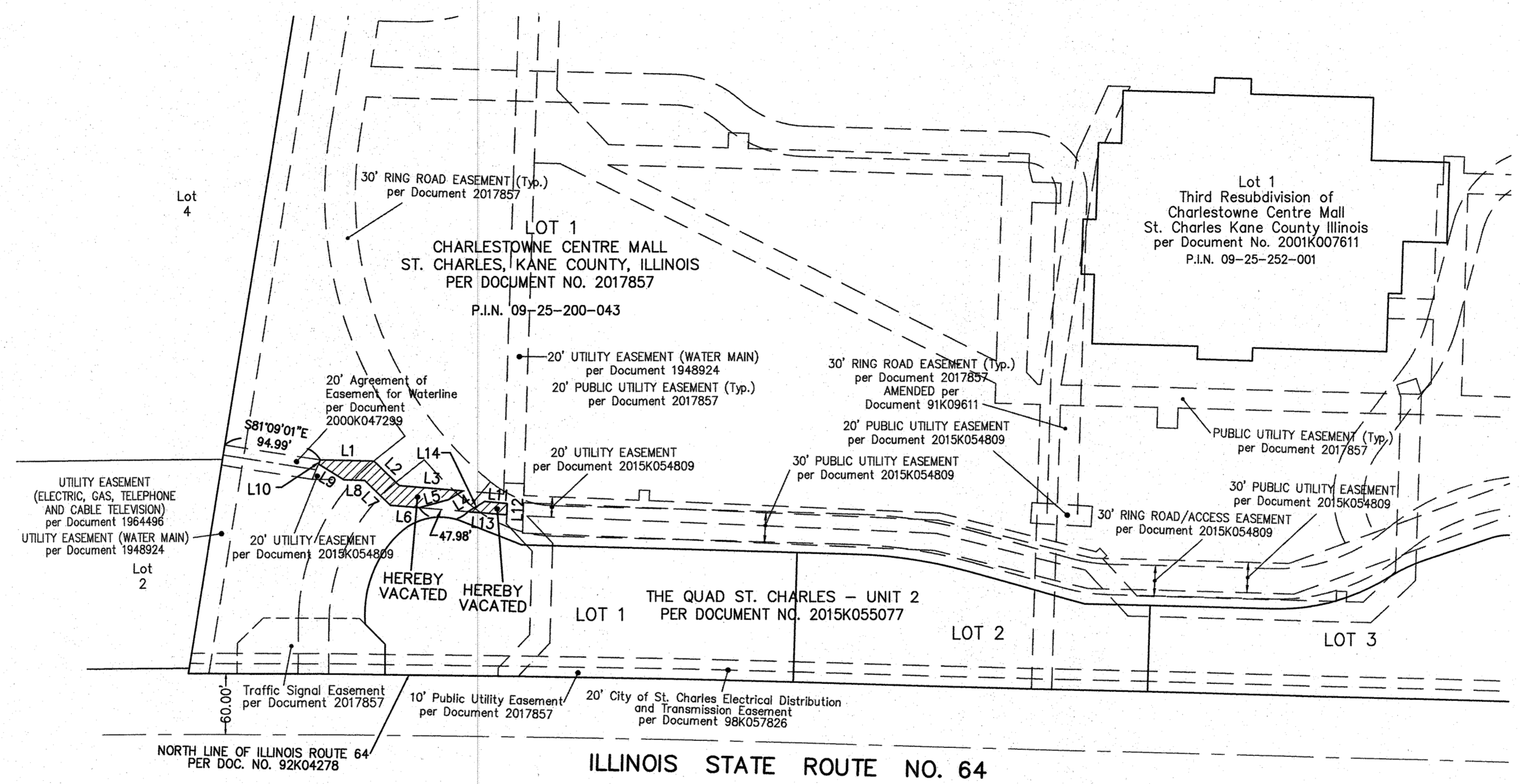
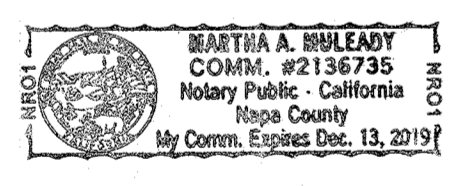
Personally appeared F. RON KRAUSZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Martha A. Muleady
Signature of Notary Public



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°00'52"E	52.96'
L2	S46°17'02"E	34.55'
L3	S85°23'12"E	62.83'
L4	S58°40'15"W	16.69'
L5	S74°34'39"W	29.78'
L6	N85°23'12"W	28.44'
L7	N46°17'02"W	35.09'
L8	N89°00'52"W	20.64'
L9	N58°04'47"W	29.35'
L10	N22°36'43"E	4.36'
L11	S84°45'46"E	22.28'
L12	S01°33'00"W	11.09'
L13	N85°23'12"W	38.47'
L14	N58°40'15"E	19.27'

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 201____

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST _____
CITY CLERK

NOTE

20' PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 AND AS SHOWN HEREON ARE HEREBY VACATED.

Approved: _____
The City of St. Charles

Approved: David A. Velm 3/31/17
Nicor LAND MANAGEMENT AGENT

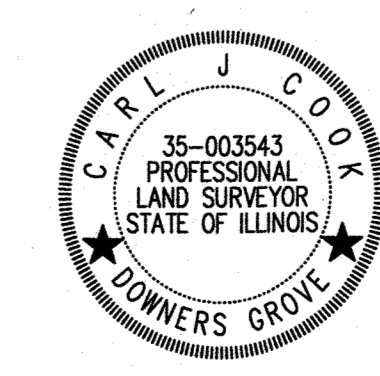
Approved: David J. Hedges 4/4/17
AT&T

Approved: Frank Hatcher 3/31/17
Comcast R.O.W. ENGINEER

STATE OF ILLINOIS)
(SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF VACATING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, 2016.



Carl J. Cook
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, Illinois 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/17

Survey No.:	FO21c
Ordered By.:	THE KRAUSZ COMPANIES
Description:	PLAT OF VACATION
Date Prepared:	DECEMBER 28, 2016
Scale:	1" = 100'
Field Work:	N/A
Prepared By:	CM/REW

REVISED 02-15-17