



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4g

Title:

Recommendation to approve a Final Plat of Subdivision for First Street Phase III (Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision)

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

On September 6, 2016, the City Council approved Ordinance #2016-Z-18, approving plans for First Street Building #3, including a Preliminary Plat of Subdivision to modify the building lots to reflect the new building footprint for Building #3.

The City has prepared the attached Final Plat of Subdivision. Lot #3 now follows the approved footprint for Building #3.

Additionally, there are minor adjustments to a few of the other lot lines to better reflect the actual constructed footprint of Building #1 and the parking deck, including the dedication of additional street right-of-way at the corner entrance to Building #1.

Because this Final Plat application was filed within 60 days of the Preliminary Plat approval, no Plan Commission review is required.

Staff is currently reviewing and adjusting the easement language on the plat, and the recommendation is subject to resolution of outstanding staff comments prior to City Council action.

Attachments *(please list):*

Application and Plat

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Final Plat of Subdivision for First Street Phase III (Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision)

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

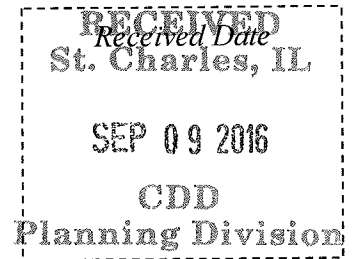


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	First Street Phase 3
Project Number:	2013 -PR- 018
Application Number:	2016 -AP- 032



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	Riverfront property north of Illinois St., east of S. 1st St.	
	Parcel Number (s):	0934127008, 0934127009, 0934127010, 0934127012, 0934127011	
	Proposed Subdivision Name:	Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision	
2. Applicant Information:	Name	City of St. Charles	Phone 630-377-4443
	Address	2 E. Main St. St. Charles, IL 60174	Fax 630-377-4062
			Email rcolby@stcharlesil.gov
3. Record Owner Information:	Name	City of St. Charles and First Street II - ALE Development LLC	Phone
	Address		Fax
			Email

Please check the type of application:

- Subdivision:**
 - Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
 - PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

□ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

□ **SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

□ **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

□ **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

□ **STORMWATER MANAGEMENT PERMIT APPLICATION** (if not already filed)

□ **STORMWATER REPORT**

□ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

□ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension


- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

☐ WORKSHEETS (Residential Development only)

- **PARK AND SCHOOL LAND/CASH WORKSHEETS:** For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- **INCLUSIONARY HOUSING WORKSHEET**

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

City of St. Charles and First Street II-ALE Development LLC

Record Owner	Date
	9/9/16
Applicant or Authorized Agent	Date

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS ___ DAY OF ___ A.D. 20__
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ DO HEREBY CERTIFY
THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT
DATED AT ST. CHARLES, ILLINOIS, THIS ___ DAY OF ___ A.D. 20__

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.
FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT GENEVA, ILLINOIS
THIS ___ DAY OF ___ A.D. 20__

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT ST. CHARLES, ILLINOIS THIS ___ DAY OF ___ A.D. 20__

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED AND ACCEPTED THIS ___ DAY OF ___ A.D. 20__
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS
MAYOR
ATTEND:
CITY CLERK

CERTIFICATION CONCERNING DRAINAGE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DRAINAGE OF SUCH SURFACE WATERS IN POSSIBLE AREAS OR LOCATIONS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE UNDESIRABLE DAMAGE TO ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF ___ A.D. 20__

REGISTERED PROFESSIONAL ENGINEER

OWNER OR AFFORNEY

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBMITTED AFORSAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED THIS ___ DAY OF ___ A.D. 20__

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS ___ DAY OF ___ A.D. 20__ AT ___ ILLINOIS

NOTARY PUBLIC
MY COMMISSION EXPIRES

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III
FIRST STREET REDEVELOPMENT SUBDIVISION

of

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

BLANKET UTILITY AND ACCESS EASEMENT PROVISIONS:

A BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND ITS FRANCHISEES, OVER LOT 4 HEREON PLATTED AND DESIGNATED AS "BLANKET UTILITY AND ACCESS EASEMENT", (OR SIMILAR DESIGNATION), TO CONSTRUCT, REPAIR, REPLACE, REPAIR, RESPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION.

NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES AND APPROVES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS NON-INTERFERING ENCROACHMENT BY FENCES, GARDENS, SHRUBS, AND OTHER LANDSCAPING MATERIAL.

THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY FENCES, TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET UTILITY AND ACCESS EASEMENT", "B.U.A.E." (OR SIMILAR DESIGNATION), WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS OR REPAIRS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, FENCES, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO REMOVE ALL EXCESS DEBRIS AND SPILLS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SAID BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ENLARGING, REPAIRING, REPAIRING, CLEANING AND MAINTAINING ALL CONSTRUCTED IMPROVEMENTS LOCATED ON COMMON LOT 4, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

INGRESS AND EGRESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 (OR ANY PARTS) THEREOF, IN, UPON, OVER AND THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION, HEREON DRAWN, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND GROUND LEVEL OF ANY STRUCTURES EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2 AND LOT 3 THIS PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S SUCCESSORS OR ASSIGNS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBMITTED AFORSAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED THIS ___ DAY OF ___ A.D. 20__

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, _____ AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS ___ DAY OF ___ A.D. 20__ AT ___ ILLINOIS

NOTARY PUBLIC
MY COMMISSION EXPIRES

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY,
ILLINOIS, ON THE ___ DAY OF ___ 20__
AT _____ O'CLOCK, A.M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, PAUL N. MARCHESE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-002461, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION, PHASE III, FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTYFOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS, THIS 7th DAY OF SEPTEMBER, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-002461
My Current License Expires November 30, 2016

PAUL N. MARCHESE
10 MONACO DRIVE
ROSELLE, ILLINOIS 60172
(815) 694-8889
FAX: (815) 694-8889
FILE NO.: 156-14186

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, PANEL NO. 1700-C-02E (DATED AUGUST 1, 2005).

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-002461

SHEET: 1 OF 2

PIN NO.: 09-27-378-001
09-27-378-002
09-27-378-003
09-34-127-001

ADDRESS: FIRST STREET
ST. CHARLES, ILLINOIS

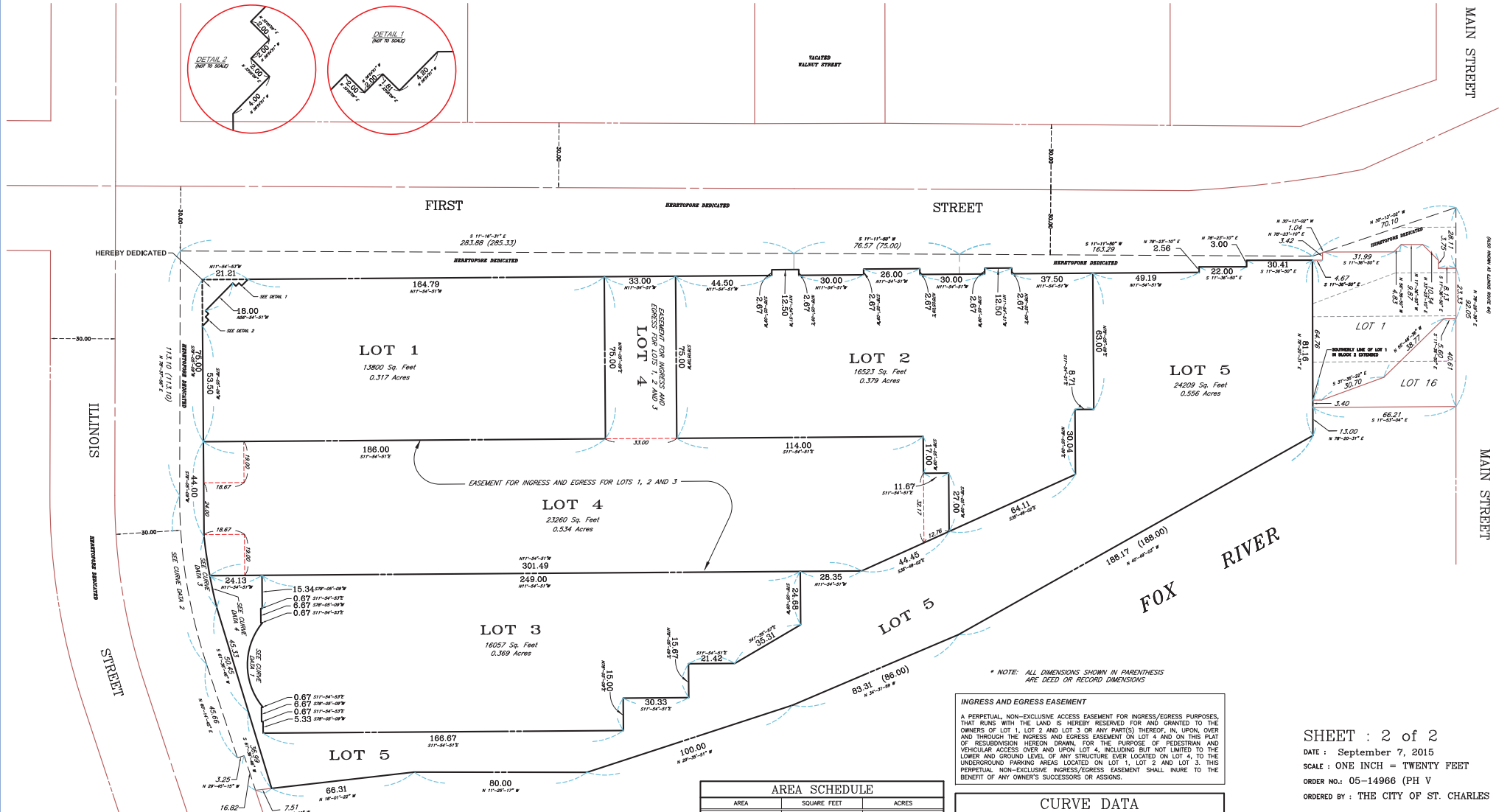
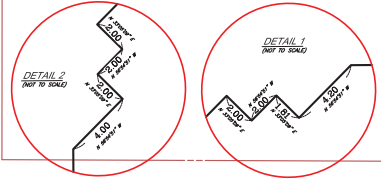
ORDERED BY: CITY OF ST. CHARLES

Please Return the recorded Mylar to:
City of St. Charles
2 E Main Street
St. Charles, IL 60174

PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.
land - marine - construction surveys
19 Illinois St. Phone: (815) 694-8889
Rushville, Illinois 60172 FAX: (815) 694-8889

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

of
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF
OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE
EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

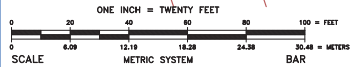


* NOTE: ALL DIMENSIONS SHOWN IN PARENTHESIS ARE DEED OR RECORD DIMENSIONS

INGRESS AND EGRESS EASEMENT
A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OR ANY PARTS THEREOF, IN, UPON, OVER AND THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND GROUND LEVEL OF ANY STRUCTURE EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2 AND LOT 3. THIS PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT SHALL INURE TO THE BENEFIT OF ANY OWNER'S SUCCESSORS OR ASSIGNS.

AREA SCHEDULE		
AREA	SQUARE FEET	ACRES
LOT 1	13800	0.317
LOT 2	16523	0.379
LOT 3	16057	0.369
LOT 4	23260	0.534
LOT 5	24209	0.556
DEDICATION	130	0.003
TOTAL	93999	2.158

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
ONE	30.50	42.31	39.00	S 78°-05'-09"W
TWO	247.30	79.36	79.02	N 69°-26'-21"E
THREE	247.30	33.26	33.23	N 68°-18'-05"E
FOUR	247.30	15.07	15.07	N 66°-12'-28"E



SHEET : 2 of 2
DATE : September 7, 2015
SCALE : ONE INCH = TWENTY FEET
ORDER NO.: 05-14966 (PH V)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.
land - marine - construction surveys
12 Illinois Drive
Methuen, Illinois 60172
Phone : (815) 884-8888
FAX : (815) 884-8889