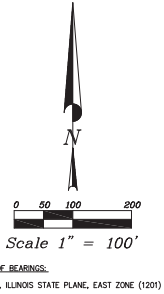
	AGENDA ITEM EXECUTIVE SUMMARY												
	Title:		Recommendation to approve a revised Final Plat of Subdivision for the Quad St. Charles – Unit 1 Resubdivision (theater lot).										
	Presenter:		Russell Colby										
<i>Please check appropriate box:</i>													
	Government Operations				Government Services								
X	Planning & Development – (9/14/15)				City Council								
	Public Hearing												
<table border="1"> <tr> <td>Estimated Cost:</td> <td>N/A</td> <td>Budgeted:</td> <td>YES</td> <td></td> <td>NO</td> <td></td> </tr> </table>							Estimated Cost:	N/A	Budgeted:	YES		NO	
Estimated Cost:	N/A	Budgeted:	YES		NO								
If NO, please explain how item will be funded:													
Executive Summary:													
<p>SC 3800 LLC, the owners of the The Quad St. Charles/Charlestowne Mall, are requesting a second revision to the approved Final Plat of Subdivision that created a subdivided lot for the theater building.</p> <p>The lot was created for the purpose of conveying the property to the theater operators. The City approved the creation of this lot in 2014 and a modification to the lot in May 2015.</p> <p>The theater lot is currently owned by the mall owners and has not yet been conveyed to the theater operator.</p> <p>The mall owners recently determined that a small first floor corridor leading from the theater to the north wing of the mall should have been included in the theater lot. This corridor is structurally part of the theater building and also provides an exit from the theater building to the north parking lot.</p> <p>The mall owners are requesting to revise the approved plat to add this small area to the theater lot.</p> <p>Staff has reviewed the revised plat and has determined the request complies with the Charlestowne Mall PUD ordinance, 2013-Z-19.</p>													
Attachments: <i>(please list)</i>													
Revised Final Plat of Subdivision, Aerial Photo, Ordinance approving the revised 2015 subdivision plat													
Recommendation / Suggested Action <i>(briefly explain):</i>													
Recommendation to approve a revised Final Plat of Subdivision for the Quad St. Charles – Unit 1 Resubdivision (theater lot).													
<i>For office use only:</i>		<i>Agenda Item Number:</i> 3h											

OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

DETAIL "A" - PARCEL 2
(PART OF LOT 1)



Charter One Center
Unit One
per Document No.
R2003-291521

[illegible]

100'	DRAWN BY	CM
------	----------	----

PLAT OF RESUBDIVISION
THE QUAD ST. CHARLES – UNIT 1 RESUBDIVISION

OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

This is to certify that SC 3800 MAIN LLC, a Delaware limited liability company is the owner of the property described in the annexed plat and has caused the same to be surveyed, resubdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adapt the same under the style and title thereon indicated.

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the notarized statement concerning the school district statement to be submitted simultaneously with the Final Plat of Resubdivision for THE QUAD ST. CHARLES – UNIT 1 RESUBDIVISION, in Kane County, Illinois.

To the best of the owner's knowledge the school district(s) in which the tract of land lies, is in the following district(s):
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

Dated this ____ day of _____, 201____.

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, Its Member

NOTARY CERTIFICATE
STATE OF _____)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid,
do hereby certify that _____ of

_____, an _____ corporation,

and _____ of said corporation, personally known to me
to be the same persons whose names are subscribed to the foregoing

Instrument as such _____ and _____
respectively, 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 the uses and purposes
therein set forth, and caused the corporate seal of said corporation to be affixed
thereto as their own free and voluntary act, and as the free and voluntary act of
said corporation for the uses and purposes set forth.

Given under my hand and seal this ____ day of _____, 201____.

By: _____
Notary public Commission Expires _____

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____) SS

This is to certify that _____ is the owner of the property described in the annexed plat and has caused the same to be surveyed, resubdivided, platted, and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adapt the same under the style and title thereon indicated.

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the notarized statement concerning the school district statement to be submitted simultaneously with the Final Plat of Resubdivision for THE QUAD ST. CHARLES – UNIT 1 RESUBDIVISION, in Kane County, Illinois.

To the best of the owner's knowledge the school district(s) in which the tract of land lies, is in the following district(s):
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

Dated this ____ day of _____, 201____.

By: _____

NOTARY CERTIFICATE
STATE OF _____)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid,

do hereby certify that _____ of

_____, an _____ corporation,

and _____ of said corporation, personally known to me
to be the same persons whose names are subscribed to the foregoing

Instrument as such _____ and _____
respectively, 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 the uses and purposes
therein set forth, and caused the corporate seal of said corporation to be affixed
thereto as their own free and voluntary act, and as the free and voluntary act of
said corporation for the uses and purposes set forth.

Given under my hand and seal this ____ day of _____, 201____.

By: _____
Notary public Commission Expires _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS ____ DAY OF _____, 201____, A.D.
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 201____.
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST _____
CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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 BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT THE CITY OF ST. CHARLES, THIS ____ DAY OF _____, A.D. 201____.

BY _____
COLLECTOR OF SPECIAL ASSESSMENTS

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ DO HEREBY CLARIFY THAT THE REQUIRED
IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE
BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND
IMPROVEMENTS.

DATED AT THE CITY OF ST. CHARLES,

THIS ____ DAY OF _____, A.D. 201____.

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS,
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED
TAXES, NO UNPAID CURRENT GENERAL 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 OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS ____ DAY OF _____ IN THE YEAR 201____, A.D.

BY _____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, CARL J. COOK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
035-003543, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 1 IN THE QUAD ST. CHARLES – UNIT 1, BEING A RESUBDIVISION 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 OCTOBER 17, 2014
AS DOCUMENT NUMBER 2014K052334, IN KANE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 1 IN CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY,
ILLINOIS SUBDIVISION, 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 DECEMBER 29, 1989 AS DOCUMENT NUMBER 2017857,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN THE QUAD ST. CHARLES – UNIT 1,
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 2014, AS DOCUMENT NUMBER
2014K052334; THENCE NORTH 01 DEGREES 34 MINUTES 00 SECONDS EAST ALONG THE
EAST LINE OF SAID LOT 1, A DISTANCE OF 55.00 FEET; THENCE SOUTH 88 DEGREES 26
MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, A
DISTANCE OF 19.02 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS WEST, A
DISTANCE OF 24.39 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS WEST,
A DISTANCE OF 0.57 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS WEST,
A DISTANCE OF 0.59 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS WEST,
A DISTANCE OF 0.71 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS WEST,
A DISTANCE OF 27.94 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS
WEST, A DISTANCE OF 1.48 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS
WEST, A DISTANCE OF 1.30 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS
WEST, A DISTANCE OF 0.64 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS
WEST, A DISTANCE OF 1.28 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 00 SECONDS
WEST, A DISTANCE OF 15.63 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY,
ILLINOIS.

DIVIDING THE SAME INTO LOTS AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT
REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN
FEET AND DECIMALS THEREOF.

ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP INDEX HAVING A MAP NUMBER OF 17089BND00C
FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, THE SUBJECT TRACT FALLS
WITHIN PANEL NUMBER 17089C0270H, ACCORDING TO THIS MAP INDEX SHEET WHICH
HAS A MAP REVISION DATE OF JULY 17, 2012, PANEL NUMBER 17089C0270H WAS
NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,
THIS 14th DAY OF APRIL, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003543
JACOB & HEFNER ASSOCIATES, INC.



SURVEY NO.:	F021
ORDERED BY:	THE KRAUSZ COMPANIES
DESCRIPTION:	PLAT OF RESUBDIVISION
DATE PREPARED:	APRIL 14, 2015
SCALE	1" = 100'
DRAWN BY	CM

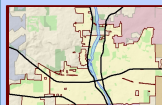


City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Theater Lot Subdivision

RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: May 1, 2015 10:35 AM



0 41 83 Feet

This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174.
Revised for Precision GIS

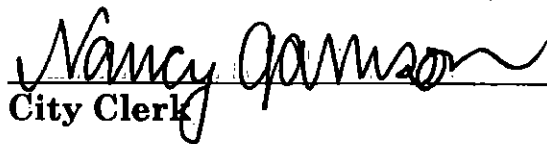
City of St. Charles, Illinois

Ordinance No. 2015-Z-10

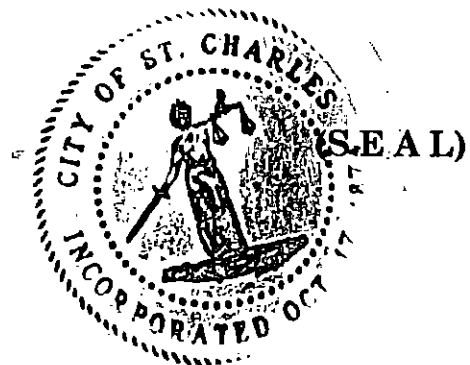
**Motion to approve an Ordinance Granting Approval of
a revised Final Plat of Subdivision for The Quad St.
Charles – Unit 1 Resubdivision (Charlestowne Mall PUD
– The Quad St. Charles).**

**Adopted by the
City Council
of the
City of St. Charles
May 18, 2015**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 23, 2015**



City Clerk



City of St. Charles, Illinois
Ordinance No. 2015-Z-10

**An Ordinance Granting Approval of a revised Final Plat of Subdivision for
The Quad St. Charles – Unit 1 Resubdivision
(Charlestowne Mall PUD – The Quad St. Charles)**

WHEREAS, an a Final Plat of Subdivision for The Quad Unit 1, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty") was approved by Ordinance No. 2014-Z-9, "Ordinance Granting Approval of PUD Preliminary Site Plan, Engineering Plan and Final Plat of Subdivision (Charlestowne Mall PUD – The Quad St. Charles" on May 5, 2014; and

WHEREAS, the Final Plat of Subdivision for the The Quad Unit 1 was recorded in the Kane County Recorder's Office as Document #2014K052334; and,

WHEREAS, the owner of the Subject Realty, SC 3800 Main, LLC, has submitted a revised Final Plat of Subdivision requesting a minor revision to the plat to remove a portion of the lot created for the theater building that contains an open alley corridor providing loading dock access for the mall; and

WHEREAS, the Planning & Development Committee reviewed and recommended approval of the revised Final Plat of Subdivision on or about May 11, 2015; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a revised Final Plat of Subdivision, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved; reduced copies of which are attached hereto and, subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Final Plat of Subdivision for The Quad St. Charles – Unit 1 Resubdivision, prepared by Jacob & Heffner Associates Inc., dated 4/14/15

3. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and subject to the following:

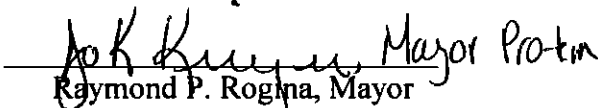
- The Final Plat of Subdivision shall be revised to include a restriction on Lot 2 stating that no building shall be constructed on Lot 2 unless constructed in connection with a building on one of the adjacent lots.

4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May, 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May, 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May, 2015.

 Mayor Pro Tem
Raymond P. Rogina, Mayor

Attest:


Nancy Garrison, City Clerk

Vote:

Ayes: 9

Nays: 0

Absent: 0

Abstain: 0

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____



EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 of the Quad St. Charles – Unit 1 Subdivision, recorded as Document 2014K052334, in the City of St. Charles, Kane County, Illinois.

EXHIBIT "B"

FINAL PLAT OF SUBDIVISION

OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PLAT OF RESUBDIVISION
THE QUAD ST. CHARLES - UNIT 1 RE
 OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8
 OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

LOT 1	83,084 Sq.Ft. or 1.928 Ac.±
LOT 2	1,100 Sq.Ft. or 0.025 Ac.±
TOTAL	85,084 Sq.Ft. or 1.953 Ac.±

The map shows a detailed layout of the property with various lots and streets. Key features include:

- Lot 1:** A large central lot with several sub-lots and dimensions. It includes a "LOT 1 OF CHARLES' FIRST RE-SUBDIVISION" and a "LOT 1 OF CHARLES' SECOND RE-SUBDIVISION".
- Lot 2:** A small lot located to the east of Lot 1.
- Lot 3:** A lot located to the south of Lot 1.
- Streets:** Foxfield Drive, Stuart's Crossing Unit 1, and Illinois Route 64.
- Utility Easements:** Various easements for water, sewer, and gas are shown throughout the map.
- Dimensions:** Numerous dimensions are provided for the lots and streets, including bearings and distances.



**JACOB & HEFNER
ASSOCIATES**
1712 S. Highland Avenue, Suite 100, Commerce, CA 90015
Tel(714) - 865-0211 ext. 244, fax(714) 865-0211
www.jacobandhefner.com
(Habitat International Group Firm)
License No. 134-0075 exp. 2/2011

SURVEY NO.		F001	
ORDERED BY		THE KRAUSZ COMPANIES	
DESCRIPTION		FLAT OF BUCKINGHAM	
DATE PREPARED		APRIL 14, 2016	
SCALE	1" = 100'	DRAWN BY	CM

PLAT OF RESUBDIVISION THE QUAD ST. CHARLES - UNIT 1 RESUBDIVISION

OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

This is to certify that SE JESSE HARRIS LLC, a Delaware limited liability company is the owner of the property described in the attached plat and has caused the same to be surveyed, resubdivided, plotted, and recorded as indicated therein, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title therein indicated.

Pursuant to Section 1-025 of the Plat Act, 765 ILCS 765, this document shall serve as the notated statement concerning the school district statement to be submitted simultaneously with the First Plat of Resubdivision for THE QUAD ST. CHARLES - UNIT 1 RESUBDIVISION, in Kane County, Illinois.

To the best of the owner's knowledge the school district(s) in which the tract of land lies, is in the following district(s):
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 301

Dated this ____ day of _____, 201__.

SE JESSE HARRIS LLC,
a Delaware limited liability company

By:
a Delaware limited liability company,
its Manager

By:
Notary Public, its Signature

NOTARY CERTIFICATE
STATE OF _____)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that _____ of _____, an _____ corporation,

was _____ of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing

instruments on such _____ and _____ respectively, subscribed 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 true and voluntary act of said corporation for the uses and purposes therein set forth, and caused the corporate seal of said corporation to be affixed thereto as their own free and voluntary act, and as the true and voluntary act of said corporation for the uses and purposes set forth.

GIVEN UNDER MY HAND AND SEAL THIS ____ day of _____, 201__.

By: Notary Public Commission Expires _____

STATE OF ILLINOIS)
COUNTY OF _____) SS

This is to certify that _____ is the owner of the property described in the attached plat and has caused the same to be surveyed, resubdivided, plotted, and recorded as indicated therein, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title therein indicated.

Pursuant to Section 1-025 of the Plat Act, 765 ILCS 765, this document shall serve as the notated statement concerning the school district statement to be submitted simultaneously with the First Plat of Resubdivision for THE QUAD ST. CHARLES - UNIT 1 RESUBDIVISION, in Kane County, Illinois.

To the best of the owner's knowledge the school district(s) in which the tract of land lies, is in the following district(s):
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 301

Dated this ____ day of _____, 201__.

By:

NOTARY CERTIFICATE
STATE OF _____)
COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid,

do hereby certify that _____ of _____, an _____ corporation,

was _____ of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing

instruments on such _____ and _____ respectively, subscribed 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 true and voluntary act of said corporation for the uses and purposes therein set forth, and caused the corporate seal of said corporation to be affixed thereto as their own free and voluntary act, and as the true and voluntary act of said corporation for the uses and purposes set forth.

GIVEN UNDER MY HAND AND SEAL THIS ____ day of _____, 201__.

By: Notary Public Commission Expires _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED THIS ____ DAY OF _____, 201__ A.D.
CITY OF ST. CHARLES PLAN COMMISSION

Chairman

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 201__
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

By:
Mayor

Attest:
City Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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 OTHER UNPAID SPECIAL ASSESSMENTS THAT HAVE BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT DATED AT THE CITY OF ST. CHARLES, THIS ____ DAY OF _____, A.D. 201__.

By:
Collector of Special Assessments

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS
I, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED QUANTITIES HAVE BEEN PROVIDED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED AT THE CITY OF ST. CHARLES,
THIS ____ DAY OF _____, A.D. 201__.

Director of Community Development

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF KANE) SS
COUNTY CLERK OF KANE COUNTY, ILLINOIS,
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SHALLS 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 OF THE COUNTY CLERK AT GENEVA, ILLINOIS,
THIS ____ DAY OF _____, IN THE YEAR 201__, A.D.

By:
County Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT I, CARL J. COOK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-083642, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN THE QUAD ST. CHARLES - UNIT 1, BEING A RESUBDIVISION 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 OCTOBER 17, 2014 AS DOCUMENT NUMBER 2014082334, IN KANE COUNTY, ILLINOIS.
OWNING THE SAME IN TO LOTS AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17080C0274M FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, THE SUBJECT TRACT FALLS WITHIN PANEL NUMBER 17080C0274M. ACCORDING TO THIS MAP, SHEET 17080C0274M HAS A MAP REVISION DATE OF JULY 12, 2012. PANEL NUMBER 17080C0274M HAS NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,
THIS 14TH DAY OF APRIL, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-083642
JACOB B. MEYER ASSOCIATES, INC.



SURVEY NO.:	FD01
ORDERED BY:	THE KRAUSE COMPANIES
DESCRIPTION:	PLAT OF RESUBDIVISION
DATE PREPARED:	APRIL 14, 2015
SCALE:	1" = 100'
DRAWN BY:	CM



State of Illinois)
)
Counties of Kane and DuPage) ss.

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

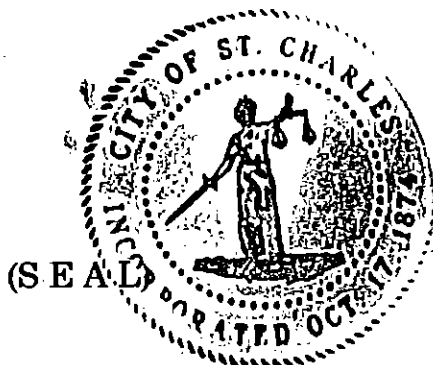
I further certify that on May 18, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-Z-10, entitled

"Motion to approve an Ordinance Granting Approval of
a revised Final Plat of Subdivision for The Quad St.
Charles – Unit 1 Resubdivision (Charlestowne Mall
PUD – The Quad St. Charles)."

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-Z-10, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on May 23, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 18th
day of May, 2015.



Nancy Garrison
Municipal Clerk