

NORTH

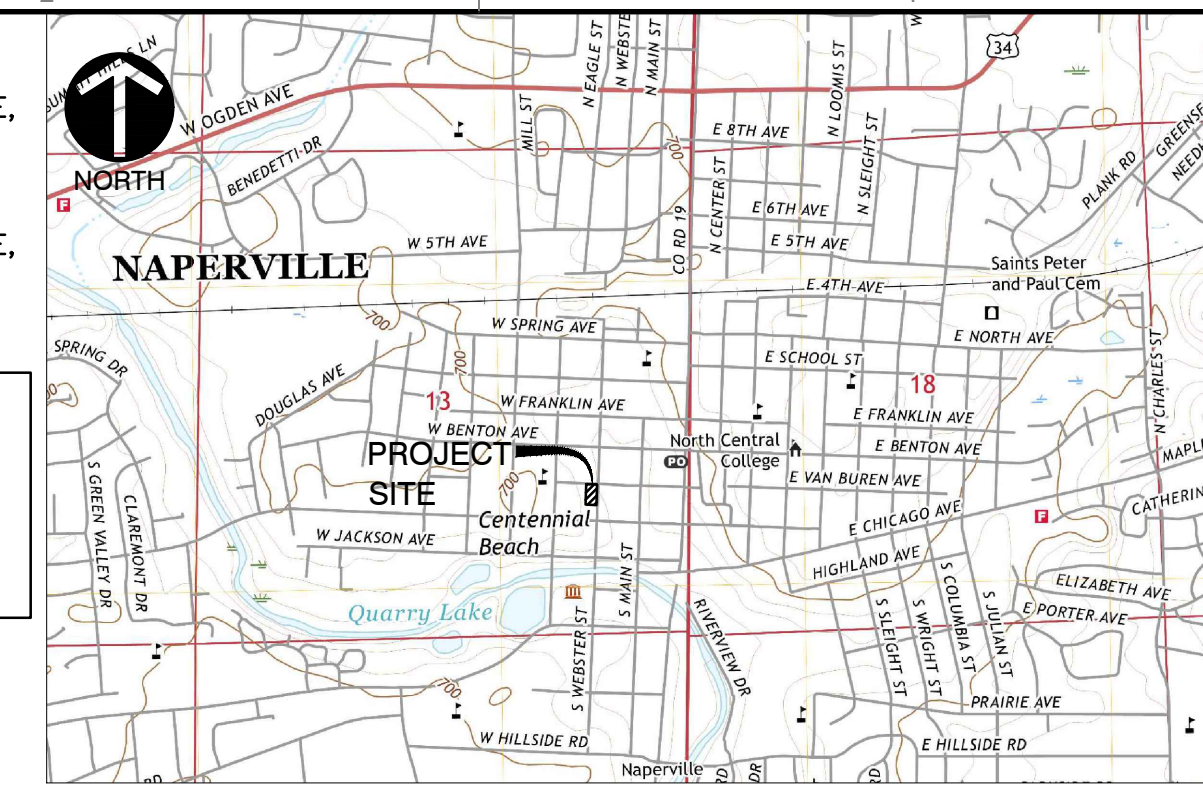
# 212 & 204 WEST VAN BUREN AVENUE PLAT OF VACATION

PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST  
OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-13-421-005  
ADDRESS: 212 WEST VAN BUREN AVENUE,  
NAPERVILLE ILLINOIS 60540

PIN: 07-13-421-006  
ADDRESS: 204 WEST VAN BUREN AVENUE,  
NAPERVILLE ILLINOIS 60540

THIS PLAT HAS BEEN SUBMITTED FOR  
AND RETURN TO:  
NAME: **NAPERVILLE CITY CLERK**  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540



### LOCATION MAP

N.T.S.  
MAP PROVIDED BY USGS DATED 2021

### AREA SUMMARY TABLE

LOT 2 AREA	
9,781 S.F. (0.224 AC.)	
EASEMENTS:	
EXISTING 2,148 S.F. (0.049 AC.)	
VACATING 779 S.F. (0.018 AC.)	
NET AREA 1,369 S.F. (0.031 AC.)	
LOT 3 AREA	
10,433 S.F. (0.224 AC.)	
EASEMENTS:	
EXISTING 1,407 S.F. (0.032 AC.)	
VACATING 779 S.F. (0.018 AC.)	
NET AREA 628 S.F. (0.014 AC.)	

### LEGAL DESCRIPTION OF PROPERTY

LOT 2 AND LOT 3 IN THE LAUREL, BEING A SUBDIVISION OF THE PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2016 AS DOCUMENT R2016-143976, IN DUPAGE COUNTY, ILLINOIS.

### SURVEYOR'S CERTIFICATE

STATE OF INDIANA }  
COUNTY OF MARION }  
I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PREPARED FROM FIELD SURVEYS AND RECORDS FOR THE PURPOSE OF VACATING AN EASEMENT.  
THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. FIELDWORK WAS COMPLETED ON MARCH 04, 2024.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 2024.

TERRY D. WRIGHT  
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35.004007  
LICENSE VALID THROUGH NOVEMBER 30, 2024  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
530 E. OHIO STREET, SUITE G  
INDIANAPOLIS, IN 46204  
PH: 317-655-7777

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/17/2024	REVISED PER CITY REVIEW, DATED 05/06/2024

**CEC**  
Civil & Environmental  
Consultants, Inc.  
1230 East Diehl Road  
Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
www.cecinc.com

PREPARED FOR  
**TRIFOX PROPERTIEZ, LLC**  
1240 NORTH ASHLAND AVENUE, #220912  
CHICAGO, ILLINOIS 60622

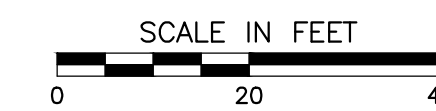
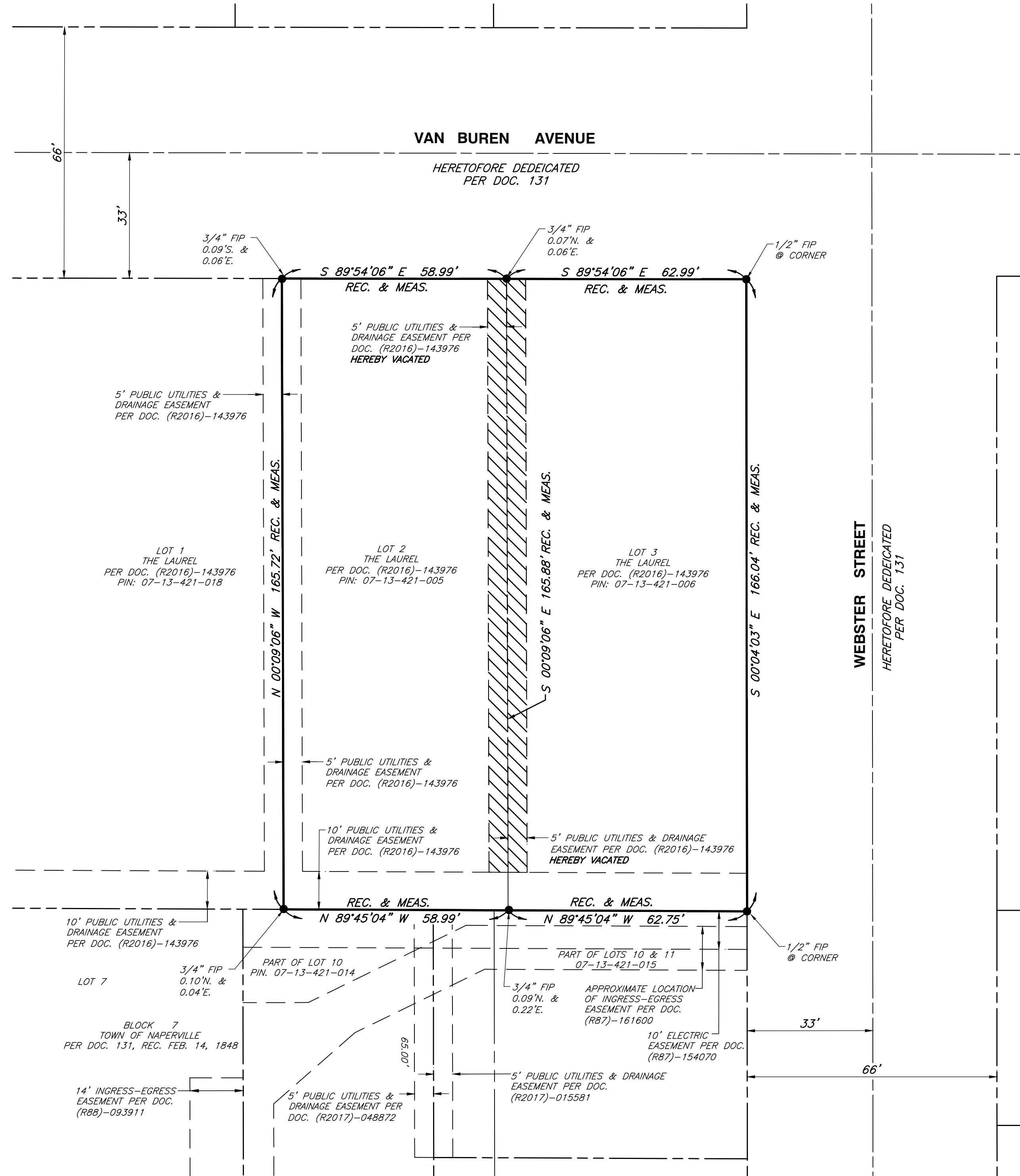
DRAWN BY: ET | CHECKED BY: JGC | APPROVED BY: \*TDW  
DATE: APRIL 10, 2024 | DWG SCALE: 1"=20' | PROJECT NO: 341-027.0005

PLAT OF VACATION  
212 & 204 WEST VAN BUREN AVENUE  
NAPERVILLE, ILLINOIS 60540  
**SV01**  
SHEET 1 OF 2

**SURVEYOR'S NOTES**  
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

### LEGEND/ABBREVIATIONS

- BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT TO BE VACATED
- REC. RECORD DIMENSION
- MEAS. MEASURED DIMENSION
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- FOUND MONUMENT



CITY PROJECT NUMBER 24-10000035

P:\24-0001\24-0001-0271-Survey\Drawings\24-10000035.dwg - 11:50:17 AM 5/17/2024 8:26 AM

**CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ZONING ADMINISTRATOR  
CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING  
AND DEVELOPMENT BUSINESS GROUP

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

AT \_\_\_\_ O'CLOCK \_\_\_\_M.

\_\_\_\_\_  
RECORDERS OF DEEDS

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, A.D., 20\_\_\_\_

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_ SIGNATURE ATTEST: \_\_\_\_\_ SIGNATURE

TITLE: \_\_\_\_\_ PRINT TITLE TITLE: \_\_\_\_\_ PRINT TITLE

**NOTARY'S CERTIFICATE OWNER**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, AND \_\_\_\_\_, OF SAID OWNERS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE

FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_

RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY 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 OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, A.D., 20\_\_\_\_

**MORTGAGEE'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

\_\_\_\_\_, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDERS OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE

\_\_\_\_\_, OF \_\_\_\_\_, A.D., 20\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

PRINT MORTGAGEE NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ 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 \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**NICOR GAS COMPANY**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NICOR GAS COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**COMMONWEALTH EDISON COMPANY**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COMMONWEALTH EDISON COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**AT&T**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

AT&T

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**COMCAST**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COMCAST

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ASTOUND**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ASTOUND

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_



Civil & Environmental  
Consultants, Inc.

1230 East Diehl Road  
Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
www.cecinc.com

**PREPARED FOR**  
**TRIFOX PROPERTIEZ, LLC**  
**1240 NORTH ASHLAND AVENUE, #220912**  
**CHICAGO, ILLINOIS 60622**

DRAWN BY: \_\_\_\_\_ ET CHECKED BY: JGC APPROVED BY: TDW  
DATE: APRIL 10, 2024 DWG SCALE: NONE PROJECT NO: 341-027.0005

PLAT OF VACATION  
212 & 204 WEST VAN BUREN AVENUE  
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:  
**SV01**  
SHEET 2 OF 2

A:\340-020\341-027-0005\Drawings\341-027-0005.dwg - 11/17/2024 8:27 AM