



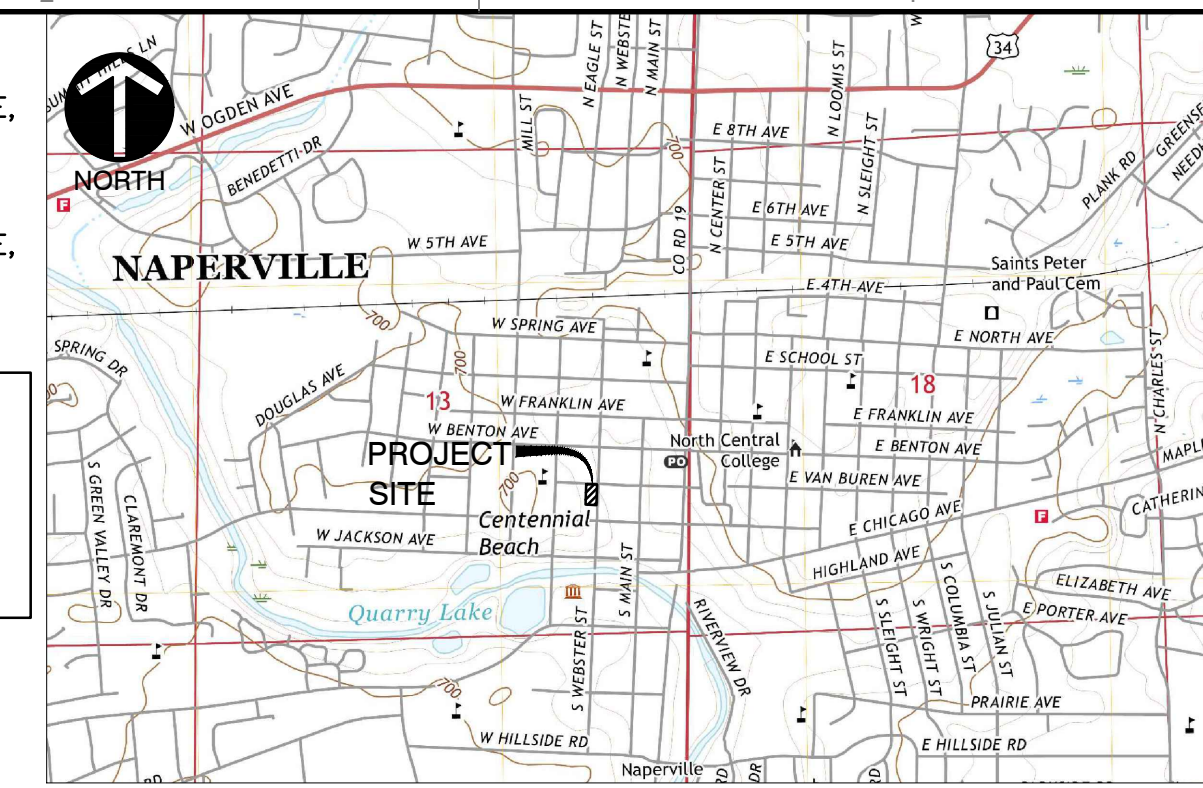
# 212 & 204 WEST VAN BUREN AVENUE PLAT OF VACATION

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

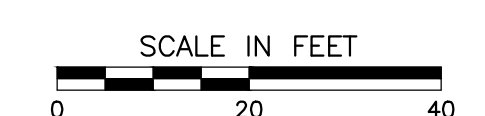
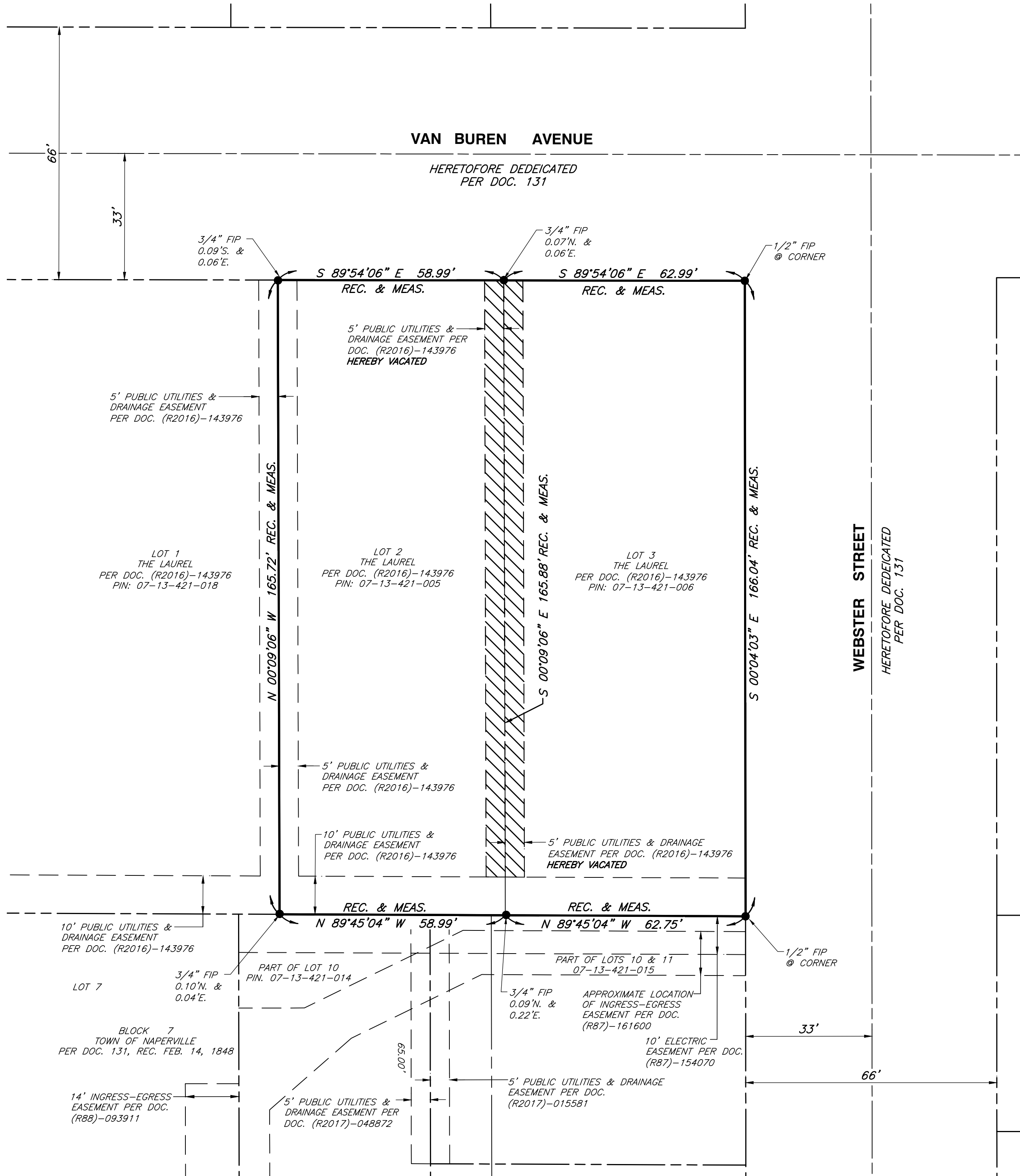
DRAWN BY: ET | CHECKED BY: JGC | APPROVED BY: \*TDW  
DATE: APRIL 10, 2024 | DWG SCALE: 1"=20' | PROJECT NO: 341-027.0005

PLAT OF VACATION  
212 & 204 WEST VAN BUREN AVENUE  
NAPERVILLE, ILLINOIS 60540  
DRAWING NO.: **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

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