

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.

SURVEYOR'S NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

LEGEND/ABBREVIATIONS

BOUNDARY ————— EXISTING LOT LINE

------ CENTER LINE

TO BE VACATED

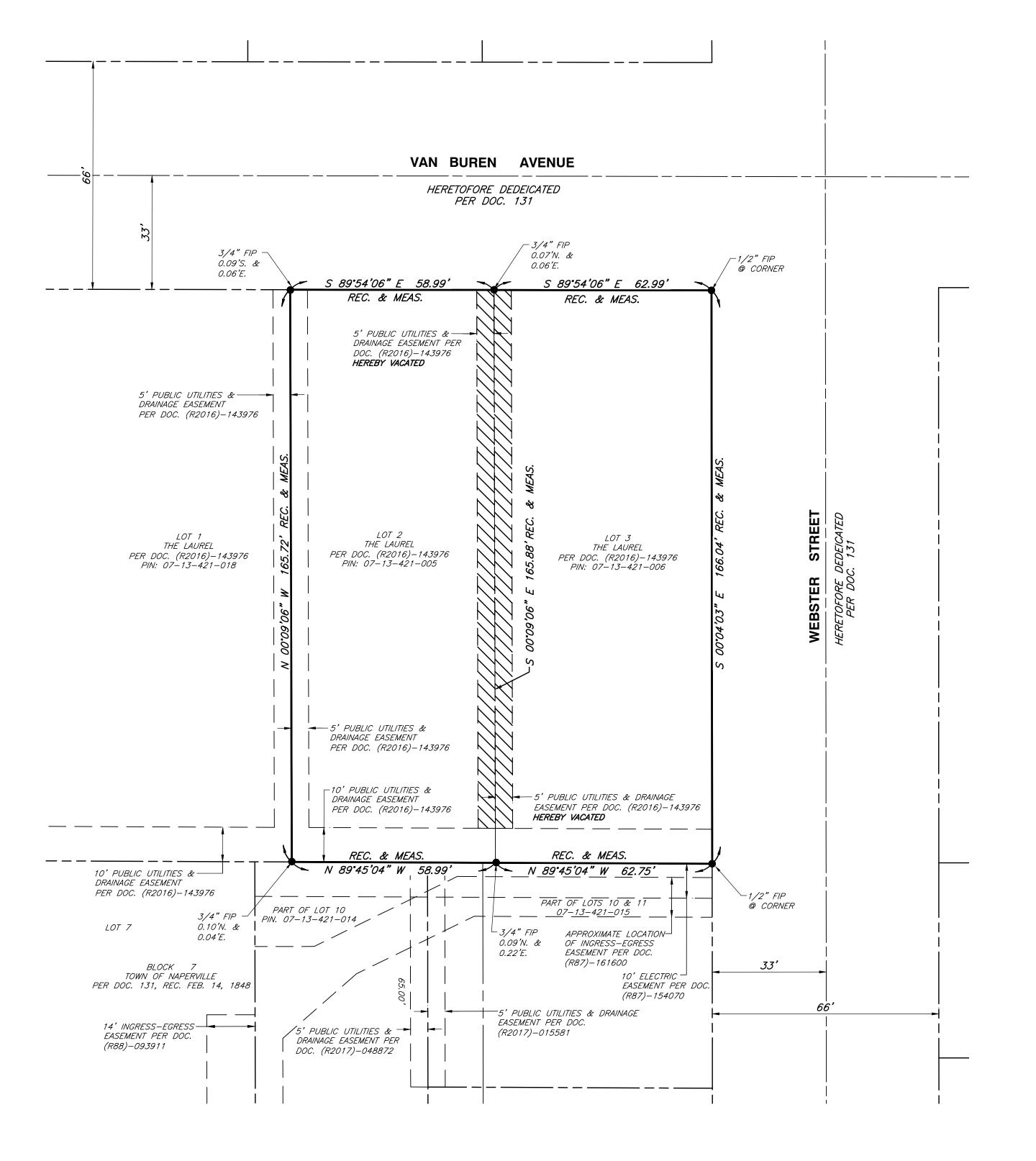
FOUND MONUMENT

— — — EXISTING EASEMENT LINE EXISTING EASEMENT

MEAS.

F.I.P.

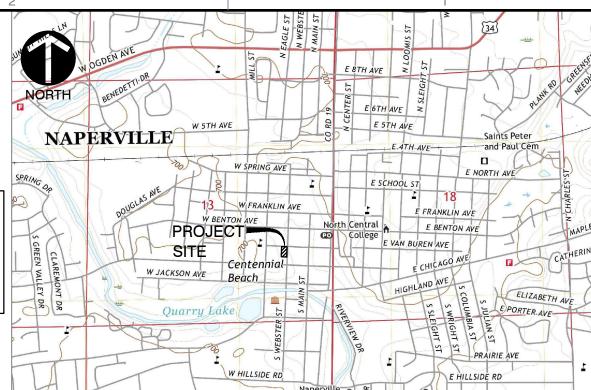
RECORD DIMENSION MEASURED DIMENSION FOUND IRON ROD FOUND IRON PIPE



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: <u>NAPERVILLE CITY CLERK</u> 400 SOUTH EAGLE STREET NAPERVILLE, IL 60540



LOCATION MAP

MAP PROVIDED BY USGS DATED 2021

779 S.F. (0.018 AC.)

628 S.F. (0.014 AC.)

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.)

LEGAL DESCRIPTION OF PROPERTY

VACATING

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 EXISTING PLATS 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 05/06/202	24			
			1230 East Diehl Road Suite 200			
C		Environmental	Naperville, IL 60563 Ph: 630.963.6026			

*DIGITAL SIGNATURE ON FILE

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

www.cecinc.com

JGC APPROVED BY: APRIL 10, 2024 DWG SCALE: 1"=20' PROJECT NO: 341-027.0005

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

Consultants, Inc.

DRAWING NO.: SHEET 1 OF 2

CITY PROJECT NUMBER 24-10000035

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE	OWNER'S CERTIFICATE STATE OF ILLINOIS 2 CC
STATE OF ILLINOIS SS COUNTY OF DUPAGE SS	STATE OF ILLINOIS SS COUNTY OF DUPAGE SS THIS IS TO CERTIFY THAT
	THIS IS TO CERTIFY THAT IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED 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
APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.	PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.
DATED THIS DAY OF, A.D., 20	DATED AT, ILLINOIS, THIS DAY OF, A.D., 20 CITY DATE MONTH
ZONING ADMINISTRATOR	OWNER:
CITY OF NAPERVILLE TRANSPORTATION, ENGINEERING AND DEVELOPMENT BUSINESS GROUP	BY: ATTEST: ATTEST: SIGNATURE
	TITLE.
	PRINT TITLE PRINT TITLE
DUPAGE COUNTY RECORDER'S CERTIFICATE	NOTARY'S CERTIFICATE OWNER
STATE OF ILLINOIS SS COUNTY OF DUPAGE	STATE OF ILLINOIS SS COUNTY OF DUPAGE SS
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON	I,, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
	PRINT NAME IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
THE DAY OF, A.D. 20	, AND,, AND, NAME TITLE NAME TITLE
AT O'CLOCKM.	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 AND AND, TITLE TITLE RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY
RECORDERS OF DEEDS	SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE 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 DATE MONTH
	NOTARY PUBLIC SIGNATURE
	PRINT NAME
	MY COMMISSION EXPIRES ON, A.D., 20
	MONTH DATE
	MORTGAGEE'S CERTIFICATE
	STATE OF
	COUNTY OF)
	, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED, A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF
	DUPAGE COUNTY, ILLINOIS ON THE
	OF, A.D., 20 DAY MONTH YEAR
	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:
	STATE OF
	COUNTY OF \{ SS
	THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
	(NAME) (TITLE) AND (NAME)
	OF AND (NAME) OF (TITLE) OF 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) 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 _____

<u>140011</u>	GAS COMPANY	
STATE OF } COUNTY OF }	SS	
VACATION OF THE EASEMENT(S)	DESIGNATED TO BE VACATED HEREON DAY OF	,A.D.,
20		
	NICOR GAS COMPANY	
	BY:	
	TITLE:	
<u>COMMONWE</u>	ALTH EDISON COMPANY	
STATE OF } COUNTY OF }	SS	
•	DESIGNATED TO BE VACATED HEREON	
APPROVED AND ACCEPTED THIS 20	S DAY OF	,A.D.,
20	COMMONWEALTH EDISON COMPANY	
	BY:	
	TITLE:	
	<u>AT&T</u>	
STATE OF } COUNTY OF }	SS	
	DESIGNATED TO BE VACATED HEREON DAY OF	,A.D.,
	AT&T	
	BY:	
	TITLE:	
STATE OF } COUNTY OF }	COMCAST	
•		
	DESIGNATED TO BE VACATED HEREON DAY OF	,A.D.,
	COMCAST	
	BY:	
	TITLE:	
	ASTOLIND	
STATE OF}	ASTOUND SS	
•		
	SS	,A.D.,
VACATION OF THE EASEMENT(S) APPROVED AND ACCEPTED THIS	SS DESIGNATED TO BE VACATED HEREON	,A.D.,



STATE OF } SS	
VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS DAY OF 20	,A.D.,
NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES — ELECTRIC	
BY:	
TITLE:	

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER

STATE 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:							
TITI C.							

Consultants, Inc.

Civil & Environmental

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

ET CHECKED BY:
APRIL 10, 2024 DWG SCALE:
 JGC
 APPROVED BY:
 TDW

 NONE
 PROJECT NO:
 341-027.0005

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SHEET 2 OF 2