

NORTH

BASIS OF BEARINGS:  
ILLINOIS STATE PLANE  
EAST ZONE

# 1155 AURORA AVENUE

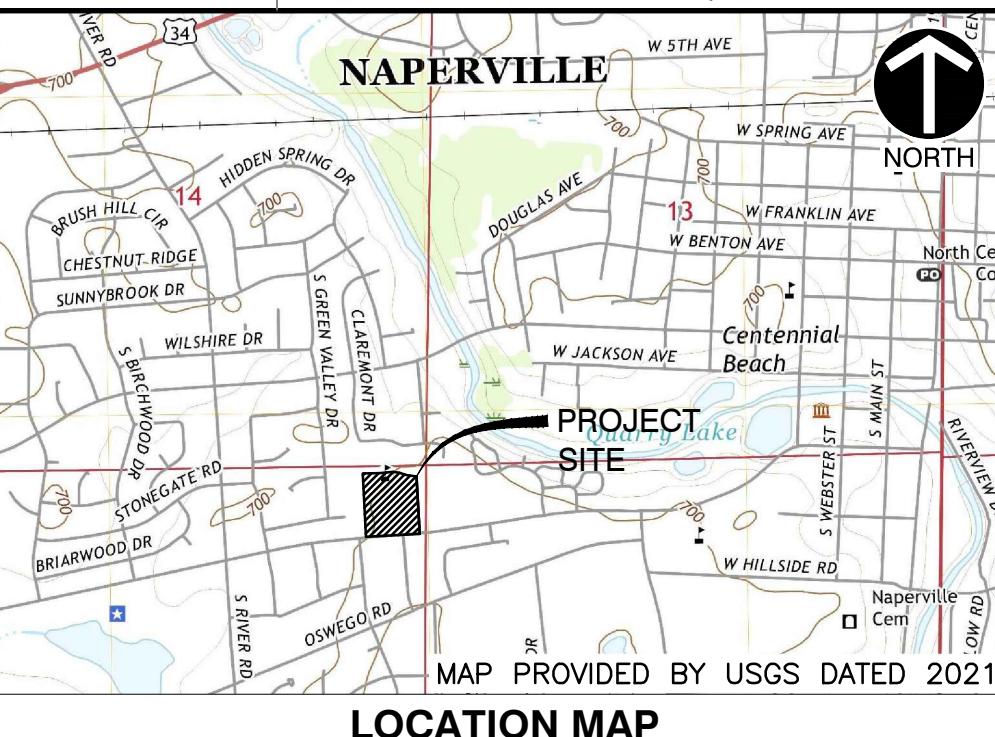
## PLAT OF EASEMENT

PART OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 07-23-208-013

ADDRESS: 1155 AURORA AVENUE,  
NAPERVILLE, ILLINOIS 60540

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



LOCATION MAP

N.T.S.

## PROPOSED EASEMENT AREA:

PUBLIC UTILITIES AND DRAINAGE EASEMENT 9,826 S.F. (0.226 AC.)

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. THESE COORDINATES HAVE BEEN ESTABLISHED UTILIZING A REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
3. THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.004002, EXPIRES APRIL 30, 2025.

## LEGEND &amp; ABBREVIATIONS

BOUNDARY	●	MONUMENTATION FOUND PER FIELD OBSERVATIONS
EXISTING LOT LINE	000.00' MEAS.	MEASURED DATA
SECTION LINE	000.00' REC.	RECORD DATA
BUILDING SETBACK LINE	P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
EXISTING EASEMENT	PIN	PERMANENT INDEX NUMBER
PROPOSED EASEMENT	FIP	FOUND IRON PIPE
CENTER LINE	FIR	FOUND IRON ROD

## LEGAL DESCRIPTION OF PUBLIC UTILITIES AND DRAINAGE EASEMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 742.39 FEET TO THE CENTER LINE OF AURORA ROAD (BEFORE PAVING); THENCE SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 146.0 FEET; THENCE NORTH 04 DEGREES 41 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AURORA AVENUE PER DOCUMENT R76-83595 FOR A POINT OF BEGINNING;

THENCE SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 655.09 FEET TO THE EAST LINE OF A PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED AS DOCUMENT R2004-159735; THENCE NORTH 04 DEGREES 38 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO A LINE 15.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 85 DEGREES 22 MINUTES 51 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 655.08 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

## REVISION RECORD

NO	DATE	DESCRIPTION
1	2/7/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW



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PREPARED FOR:  
CHARLESTON INVESTMENTS, LLC  
933 EAST OGDEN AVENUE  
NAPERVILLE, ILLINOIS 60563

DRAWN BY:	MAJ	CHECKED BY:	TJM	APPROVED BY:	*TJM
DATE:	DECEMBER 20, 2024	DWG SCALE:	1" = 50'	PROJECT NO:	333-244.0004
PLAT OF EASEMENT			DRAWING NO: SV02		
1155 AURORA AVENUE			SHEET 1 OF 2		
NAPERVILLE, ILLINOIS 60540					

CITY PROJECT NUMBER 24-10000142

SCALE IN FEET

