

Ordinance No. 12-87

**ORDINANCE APPROVING CERTAIN PLATS OF EASEMENT,
DEDICATION AND VACATION IN CONNECTION WITH THE PAL LAND, LLC
AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

WHEREAS, the Village of East Dundee, Kane and Cook Counties, Illinois (the “Village”), is a home-rule municipality authorized by Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”), the President and Board of Trustees of the Village (the “Corporate Authorities”), pursuant to Ordinance Nos. 06-40, 06-41 and 06-42, adopted on September 18, 2006, designated a Redevelopment Project Area and approved a Redevelopment Plan for the redevelopment of the Redevelopment Project Area known as the Route 25 Redevelopment Project Area and adopted the TIF Act as applicable to the Redevelopment Project Area; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinance Nos. 10-25, 10-26 and 10-27, adopted on May 17, 2010, designated a Redevelopment Project Area and approved a Redevelopment Plan for the redevelopment of the Redevelopment Project Area known as the Christina Drive Redevelopment Project Area and adopted the TIF Act as applicable to the Redevelopment Project Area; and,

WHEREAS, the Corporate Authorities have determined that the blighting factors in the Route 25 Redevelopment Project Area and the Christina Drive Redevelopment Project Area impair growth and development but for the use of tax increment allocation financing to pay

Redevelopment Project Costs as defined in the TIF Act which necessarily must be incurred to implement the Village's programs of redevelopment; and,

WHEREAS, Pal Land, LLC, a Delaware limited liability company (the "*Developer*") owns and proposes to proceed with the development of approximately a 156 acre business and industrial park in the Village and entered into a Development Agreement (the "*Original Agreement*") with the Village in April of 2008, wherein the Developer agreed to develop portions of its property in phases pursuant to a phasing plan as described in the Original Agreement; and,

WHEREAS, with respect to further development of the Developer's property, the Village and the Developer have concluded that all prior agreements to develop said property in phases are no longer applicable and have determined that it is in the best interest of the Village and the health, safety and welfare of its citizens to come to new understandings regarding the development; and,

WHEREAS, the Developer's has presented a proposal to the Village to continue with the development of its property and the Village has reviewed the Developer's proposal and has approved the terms and conditions pertaining thereto as presented in an Amended and Restated Development Agreement by and between the Village and the Developer (the "*Agreement*").

WHEREAS, in furtherance of the development, the Agreement requires the Developer to convey to the Village certain easements and a right-of-way dedication as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, that the following Plats attached to this Ordinance are hereby approved:

1. Plat of Dedication for Right-of-Way Dedication (Parcel "A") prepared by Gerald L. Heinz & Associates, dated June 26, 2012.
2. Plat of Vacation of Right-of-Way prepared by Gerald L. Heinz & Associates, dated June 26, 2012 (sections of Rock Road).
3. Plat of Easement (Village Utility Easement for water, sanitary sewer or storm drainage) prepared by Gerald L. Heinz & Associates, dated June 26, 2012.
4. Plat of Easement (for Village Sign) prepared by Gerald L. Heinz & Associates, dated October 20, 2012.

This Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED this 14 day of November, 2012, pursuant to a roll call vote as

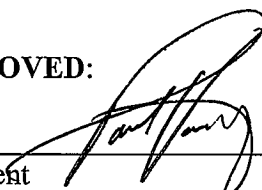
follows:

AYES: Trustees Lynam, Skellicorn, Miller, VanOsterbridge and President Bartels

NAYS: Ø

ABSENT: Trustees Rukolo and Gorman

APPROVED:



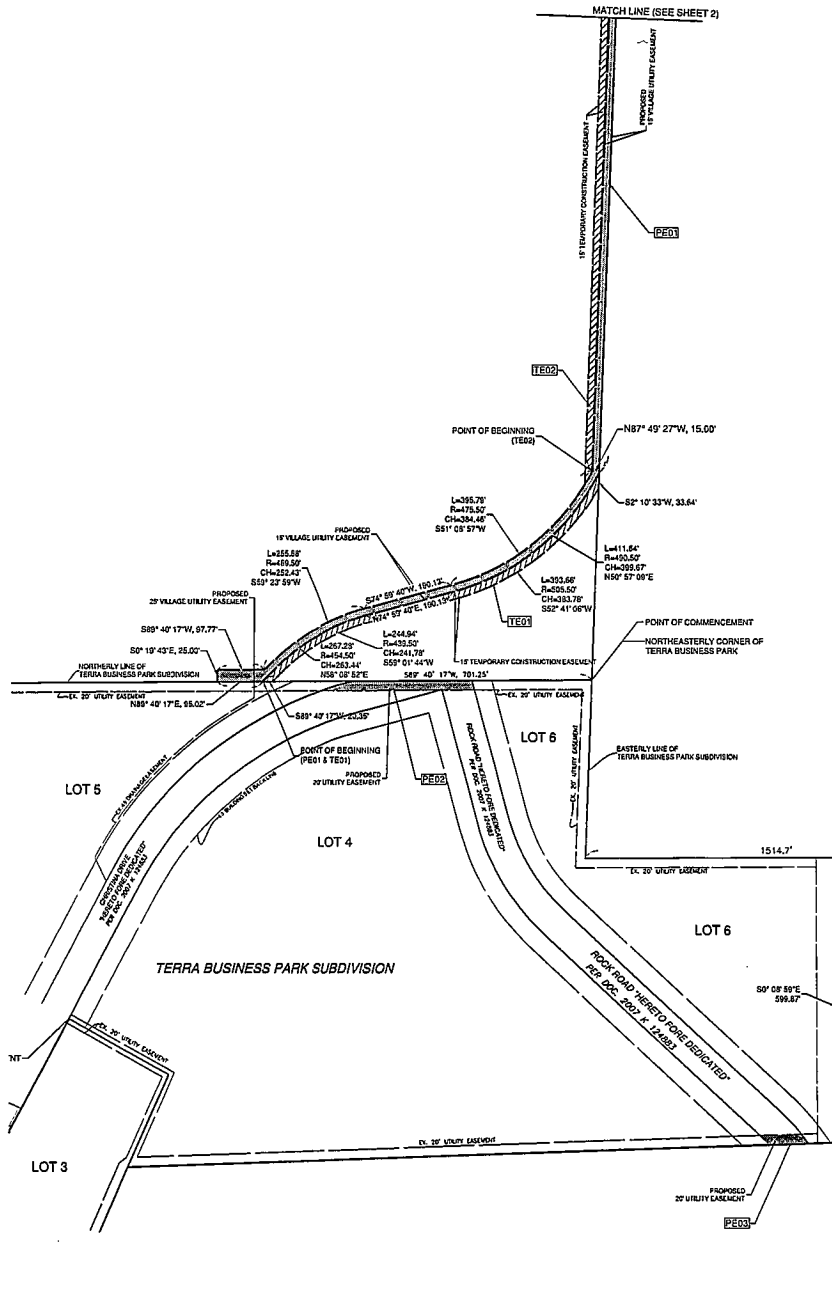
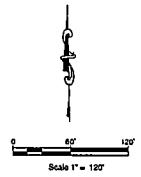
President

Attest:



Village Clerk

EXHIBIT A PLAT OF EASEMENT



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR CONSERVATION EASEMENT, ACCORDING TO THE EASEMENT PROVISIONS, WHICH ARE ATTACHED HERETO.

WITNESS OUR HANDS AND SEALS THIS 2 DAY OF December, A.D. 2012.

*Paul K. K...
By: Joseph...*

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE CONTENTS OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS 2 DAY OF December, A.D. 2012.

Christina Drive
NOTARY PUBLIC

CERTIFICATE OF EASEMENT APPROVAL

STATE OF ILLINOIS }
COUNTY OF KANE } SS.

THIS PLAT OF EASEMENT HAS BEEN APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, ILLINOIS AT A MEETING HELD ON THIS 2 DAY OF December, A.D. 2012.

Christina Drive
VILLAGE PRESIDENT
Christina Drive
VILLAGE CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS.

THIS INSTRUMENT NO. ED-1904 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE 2 DAY OF December, A.D. 2012, AT O'CLOCK, A.M.

COUNTY RECORDER



LEGEND

- RD - INDICATES RECORD DIMENSION
- LD - INDICATES LENGTH OF CURVE
- R - INDICATES RADIUS OF CURVE
- Ch - CHORD LENGTH
- PERM - PERMANENT EASEMENT AREA
- TEMP - TEMPORARY CONSTRUCTION EASEMENT AREA

VILLAGE UTILITY EASEMENT (V.U.E.)

THE VILLAGE OF EAST DUNDEE IS HEREBY GIVEN EASEMENT RIGHTS TO THE PLATTED EASEMENT DESIGNATED "VILLAGE UTILITY" EASEMENT SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE VILLAGE OF EAST DUNDEE, AND ANY OTHER UTILITY EXPRESSLY PERMITTED BY THE VILLAGE. NO PERMANENT BUILDING OR TREES SHALL PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Note: Refer to the recorded Plat of Subdivision in the Recorder's Office of Kane County, Illinois for any easement provisions and covenants, if any, which the subject subdivision, which may affect these lots.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS.
I, JOSEPH D. HEINZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON SUBMITTED WAS PREPARED UNDER MY DIRECT SUPERVISION FOR THE PURPOSE OF PLATTING AN EASEMENT AND THAT IT IS A CORRECT REPRESENTATION OF THE AREA SHOWN THEREON.



Illinois Professional Land Surveyor No. 2051
License Expires 11-30-12
Design Firm Registration No. 184-00216

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

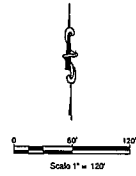
PLAT OF EASEMENT

CHRISTINA DRIVE
EAST DUNDEE, ILLINOIS

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DATE: 06/26/2012
JOB NO.: ED-1904
SCALE: 1"=120'
SHEET 1 of 2

EXHIBIT A PLAT OF EASEMENT



LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT (TE01)

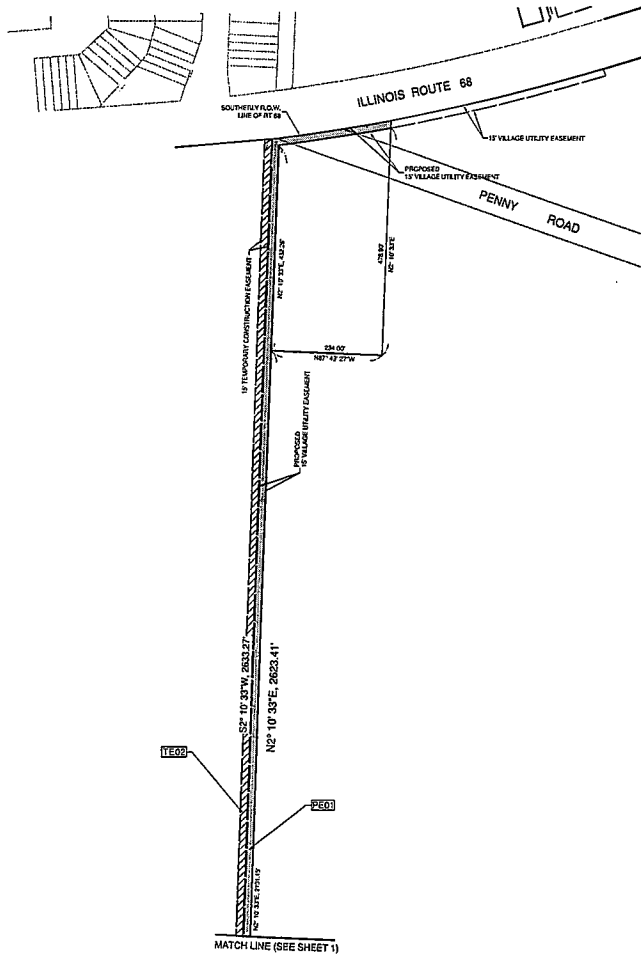
THAT PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K12483; THENCE SOUTH 89 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION FOR A DISTANCE OF 70.25 FEET; FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 454.00 FEET, FOR AN ARC DISTANCE OF 22.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 59 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 100.13 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 402.81 FEET, FOR AN ARC DISTANCE OF 41.64 FEET, TO A POINT ON A LINE DRAWN NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST FROM A POINT ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 154.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; ALSO BEING THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE SOUTH 21 DEGREES 10 MINUTES 33 SECONDS WEST ALONG SAID NORTHERLY EXTENSION, FOR A DISTANCE OF 33.61 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 293.29 FEET, FOR AN ARC DISTANCE OF 293.66 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 59 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 100.13 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 492.50 FEET, FOR AN ARC DISTANCE OF 244.04 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE NORTH 89 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 30.33 FEET, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT (TE02)

THAT PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K12483; THENCE NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION FOR A DISTANCE OF 49.64 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 13.00 FEET, FOR THE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH AND 15.2 FEET WESTERLY OF, AS MEASURED PERPENDICULARLY TO, THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 263.22 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 68; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH A LINE DRAWN NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST FROM A POINT ON THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 154.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 2 DEGREES 10 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 266.61 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 475.40 FEET, FOR AN ARC DISTANCE OF 329.22 FEET, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



LEGAL DESCRIPTION FOR VILLAGE UTILITY EASEMENT (PE01)

THAT PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K12483; THENCE SOUTH 89 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 70.25 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 293.29 FEET, FOR AN ARC DISTANCE OF 293.66 FEET, TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 59 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 100.13 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 402.81 FEET, FOR AN ARC DISTANCE OF 41.64 FEET, TO A POINT ON A LINE DRAWN NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST FROM A POINT ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 154.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; ALSO BEING THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE SOUTH 21 DEGREES 10 MINUTES 33 SECONDS WEST ALONG SAID NORTHERLY EXTENSION, FOR A DISTANCE OF 33.61 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 293.29 FEET, FOR AN ARC DISTANCE OF 293.66 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 59 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 100.13 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 492.50 FEET, FOR AN ARC DISTANCE OF 244.04 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE NORTH 89 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 30.33 FEET, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR UTILITY EASEMENT (PE02)

THAT PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THE NORTHERLY 20.0 FEET OF TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K12483, LYING EASTERLY OF LOT 3 AND WESTERLY OF LOT 6, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR UTILITY EASEMENT (PE03)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THE SOUTHERLY 20.0 FEET OF TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K12483, LYING EASTERLY OF LOT 4 AND WESTERLY OF LOT 7, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Note: Refer to the recorded Plat of Subdivision in the Recorder's Office of Kane County, Illinois for any easement stipulations and covenants, if any, which the subject subdivision, which may affect these lots.

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

PLAT OF EASEMENT

CHRISTINA DRIVE
EAST DUNDEE, ILLINOIS

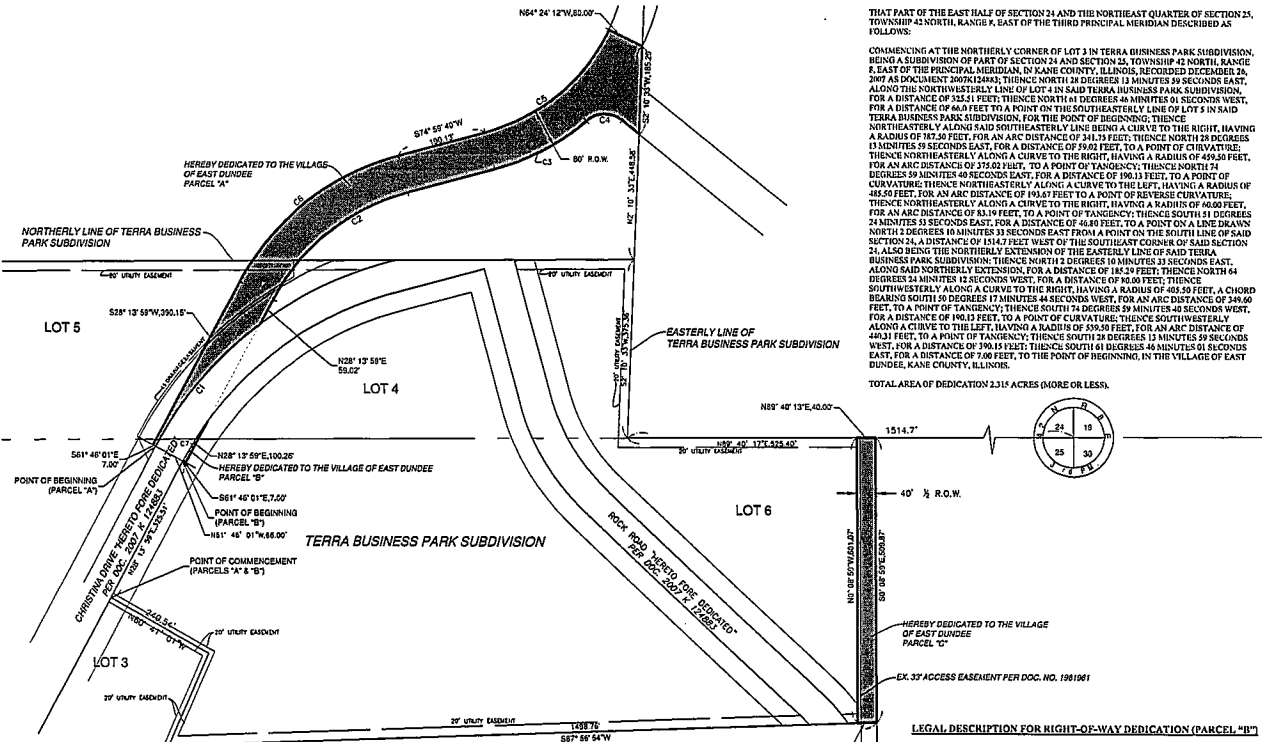
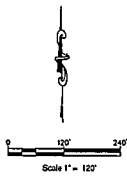
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DATE: 05/26/2012
JOB NO.: ED-1904
SCALE: 1"=120'
SHEET 2 of 2

PLAT OF DEDICATION

IN THE VILLAGE OF EAST DUNDEE, ILLINOIS

BEING A PART OF THE EAST HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION (PARCEL "A")

THAT PART OF THE EAST HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 3 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 200712493; THENCE NORTH 28 DEGREES 13 MINUTES 29 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 4 IN SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 555.5 FEET; THENCE NORTH 41 DEGREES 46 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 460 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 5 IN SAID TERRA BUSINESS PARK SUBDIVISION, FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 187.50 FEET, FOR A DISTANCE OF 592 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 459.50 FEET, FOR AN ARC DISTANCE OF 355.02 FEET, TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 59 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 190.13 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, FOR AN ARC DISTANCE OF 160.5 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, FOR AN ARC DISTANCE OF 83.0 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 51 DEGREES 24 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 16.80 FEET, TO A POINT ON A LINE BEING NORTH 2 DEGREES 10 MINUTES 33 SECONDS EAST FROM A POINT ON THE SOUTHWEST LINE OF SAID SECTION 24, A DISTANCE OF 154 FEET WEST OF THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE NORTH 12 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG SAID NORTHERLY EXTENSION, FOR A DISTANCE OF 18.29 FEET; THENCE NORTH 64 DEGREES 24 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 90.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 492.50 FEET, A CHORD BEARING SOUTH 10 DEGREES 17 MINUTES 44 SECONDS WEST, FOR AN ARC DISTANCE OF 349.60 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 59 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 160.13 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 539.50 FEET, FOR AN ARC DISTANCE OF 149.13 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 13 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 190.13 FEET; THENCE SOUTH 41 DEGREES 46 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 160 FEET, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

TOTAL AREA OF DEDICATION 2.315 ACRES (MORE OR LESS).



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	341.75	787.50	24.87	N40° 39' 57"E	339.08
C6	440.31	539.50	46.76	S51° 35' 50"W	428.19
C5	349.60	405.50	49.40	S50° 17' 44"W	338.88
C4	83.19	60.00	79.44	N88° 52' 00"E	76.68
C3	219.01	485.50	25.85	N62° 04' 17"E	217.16
C2	375.02	459.50	46.76	N51° 35' 50"E	364.69
C7	100.59	721.50	7.99	S32° 13' 37"W	100.50

LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION (PARCEL "B")

THAT PART OF THE EAST HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 3 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 200712493; THENCE NORTH 28 DEGREES 13 MINUTES 29 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 4 IN SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 355.5 FEET, FOR THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 46 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 100.5 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 71.50 FEET, A CHORD BEARING SOUTH 10 DEGREES 17 MINUTES 44 SECONDS WEST, FOR AN ARC DISTANCE OF 160.5 FEET, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

TOTAL AREA OF DEDICATION 0.0107 ACRES (MORE OR LESS).

LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION (PARCEL "C")

THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THE EASTERLY 40.00 FEET OF LOT 6 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 200712493, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

TOTAL AREA OF DEDICATION 0.551 ACRES (MORE OR LESS).

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } ss.
I, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, KANE COUNTY, ILLINOIS, THIS 20 DAY OF DECEMBER, A.D. 2012.

COUNTY CLERK _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } ss.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS, ON THE 20 DAY OF DECEMBER, A.D. 20 12 AT 10:00 O'CLOCK, AM.

COUNTY RECORDER _____

CERTIFICATE OF DEDICATION APPROVAL

STATE OF ILLINOIS }
COUNTY OF KANE } ss.
THIS PLAT OF DEDICATION HAS BEEN APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, ILLINOIS AT A MEETING HELD ON THIS 19 DAY OF DECEMBER, A.D. 2012.
Gerald L. Heinz
VILLAGE PRESIDENT
William Smith
VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } ss.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WITNESS OUR HANDS AND SEALS THIS 20 DAY OF DECEMBER, A.D. 2012.
BY: Gerald L. Heinz
ATTEST:
Boye J. Pal

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } ss.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS 20 DAY OF DECEMBER, A.D. 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

GAIL HESS
Notary Public, State of Illinois

My Commission Expires 02/04/2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } ss.

I, JOSEPH D. HEINZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3551, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

DATED AT EAST DUNDEE, ILLINOIS
THIS 20 DAY OF DECEMBER, 2012. A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3551
JOSEPH D. HEINZ
DESN FROM REGISTRATION NO. 184-002018



GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

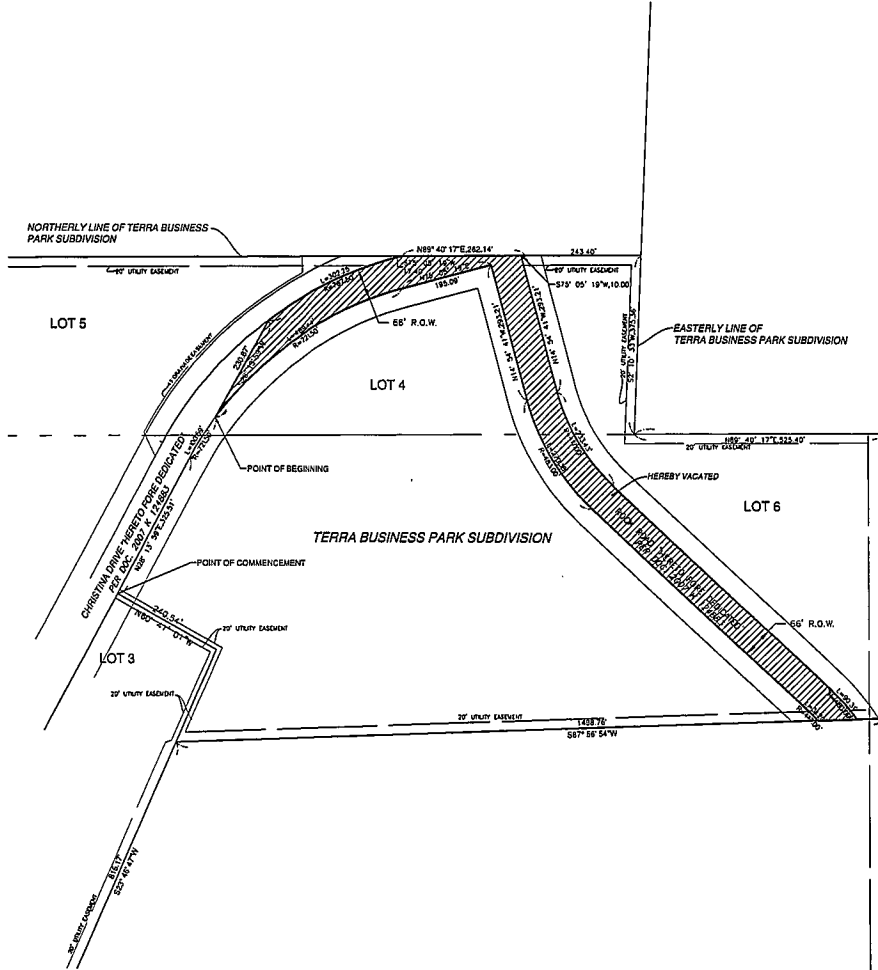
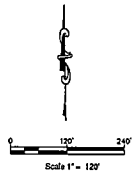
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DATE: 06/20/2012
JOB NO.: S-1904
SCALE: 1"=120'
SHEET 1 of 1

PLAT OF VACATION

IN THE VILLAGE OF EAST DUNDEE, ILLINOIS

BEING A PART OF THE EAST HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



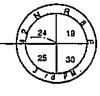
LEGAL DESCRIPTION OF RIGHT-OF-WAY VACATION:

THAT PART OF THE EAST HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

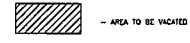
COMMENCING AT THE NORTHERLY CORNER OF LOT 3 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K124843; THENCE NORTH 28 DEGREES 13 MINUTES 59 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF LOT 4 IN SAID TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 323.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00, FOR AN ARC DISTANCE OF 108.59 FEET, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 484.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 79 DEGREES 5 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 27.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TERRA BUSINESS PARK SUBDIVISION; THENCE SOUTH 89 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG SAID NORTHERLY LINE OF TERRA BUSINESS PARK SUBDIVISION, FOR A DISTANCE OF 262.14 FEET; THENCE SOUTH 75 DEGREES 5 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 17.40 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 31.50, FOR AN ARC DISTANCE OF 302.25 FEET; THENCE SOUTH 08 DEGREES 13 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 230.87 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF DEDICATED ROCK ROAD IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K124843, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

TOTAL AREA TO BE VACATED: 2.6459 ACRES (MORE OR LESS)



LEGEND



COUNTY RECORDERS CERTIFICATE
STATE OF ILLINOIS } ss
COUNTY OF KANE } ss
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THIS
DAY OF _____ A.D., 2012 AT _____ O'CLOCK _____ M.
AND RECORDED IN BOOK _____ OF PLATS, PAGE _____

KANE COUNTY RECORDER

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS } ss
COUNTY OF KANE } ss
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, AT
MEETING HELD, ON THIS _____ DAY OF _____ A.D.,
2012 AT _____ O'CLOCK _____ M.
SIGNED: *James Best*
PRESIDENT
ATTEST: _____

SURVEYORS CERTIFICATE
STATE OF ILLINOIS } ss
COUNTY OF KANE } ss
I, Joseph D. Heinz, Illinois Professional Land Surveyor No. 3351, do
hereby certify that I have prepared the plat herein drawn
from existing surveys and instruments of record for the purpose of
vacation of lots as a private street and that said plat correctly represent
the property described in the above caption.



Dated at East Dundee, Illinois
this _____ day of _____, 20____ A.D.
85-Illinois Professional Land Surveyor No. 3351
License Expires 11-30-12
Design Firm Registration No. 184-002048

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

PLAT OF VACATION

CHRISTINA DRIVE
EAST DUNDEE, ILLINOIS

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will be prosecuted to the fullest extent of the law.

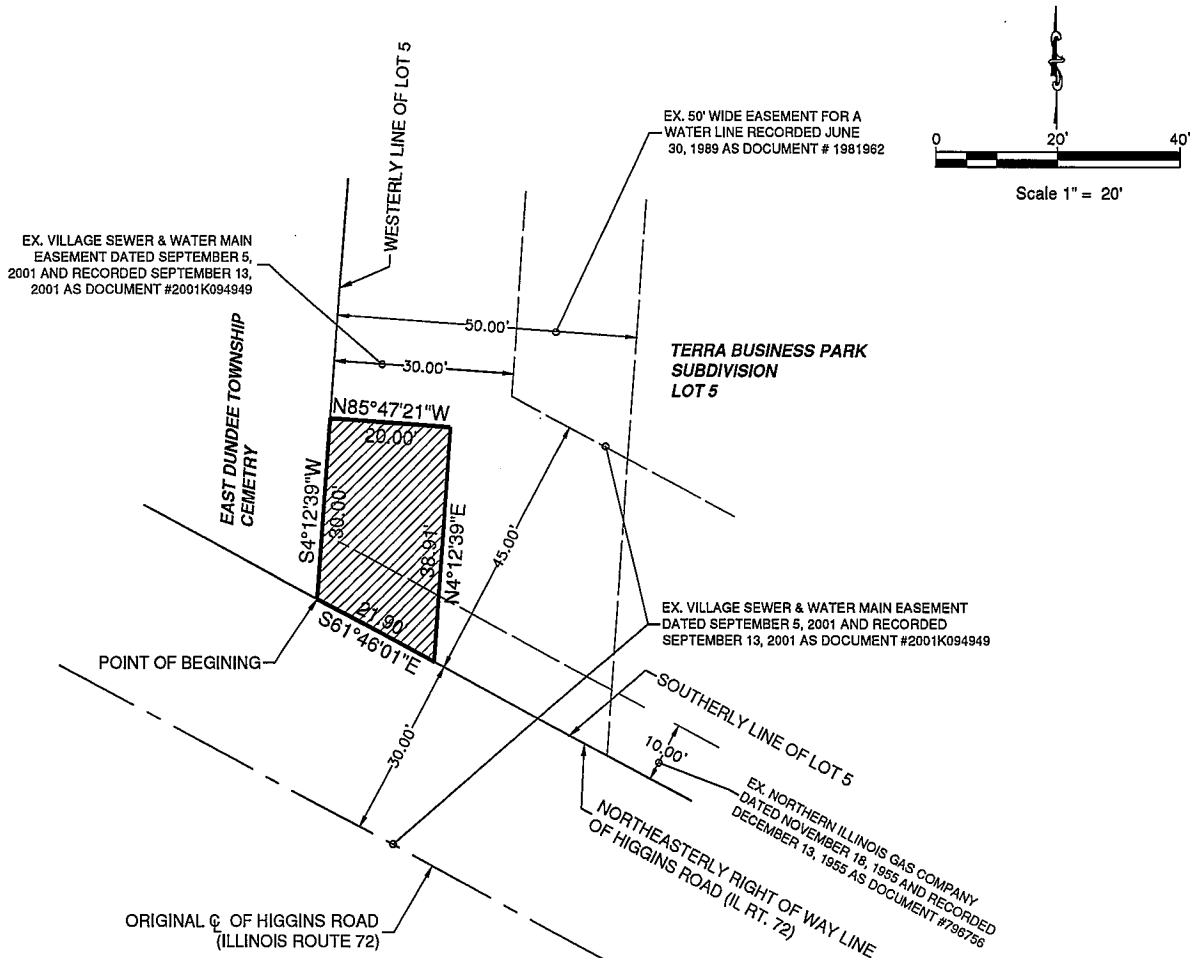
DATE: 08/28/2012
JOB NO.: S-1904
SCALE: 1"=120'
SHEET 1 of 1

PLAT OF EASEMENT

LEGAL DESCRIPTION FOR VILLAGE SIGN EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, RECORDED DECEMBER 26, 2007 AS DOCUMENT 2007K124883; THENCE SOUTH 61 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, FOR A DISTANCE OF 21.90 FEET; THENCE NORTH 4 DEGREES 12 MINUTES 39 SECONDS EAST, PARALLEL TO THE WESTERLY LINE OF SAID LOT 5, FOR A DISTANCE OF 38.91 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 5; THENCE SOUTH 4 DEGREES 12 MINUTES 39 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 5, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



Note: Refer to the Recorder's Office of Kane County, Illinois for additional easement provisions and covenants across the side yard, rear, and frontage of this lot.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS 3 SS
COUNTY OF KANE

I, JOSEPH D. HEINZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED UNDER MY DIRECTION FOR THE PURPOSE OF PLATTING AN EASEMENT AND THAT IT IS A CORRECT REPRESENTATION OF THE AREA SHOWN THEREON.

EAST DUNDEE, ILLINOIS, DATED THIS 29TH DAY OF OCTOBER, A.D. 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003551
LICENSE EXPIRES 11-30-14

GERALD L. HEINZ & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
206 NORTH RIVER STREET
EAST DUNDEE, ILLINOIS 60118

PLAT OF EASEMENT
EAST DUNDEE, ILLINOIS

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DATE: 10/30/2012

JOB NO.: ED-1816

SCALE: 1"=20'
SHEET 1 OF 1