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PLAT OF ANNEXATION

TO THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PARCEL 1:

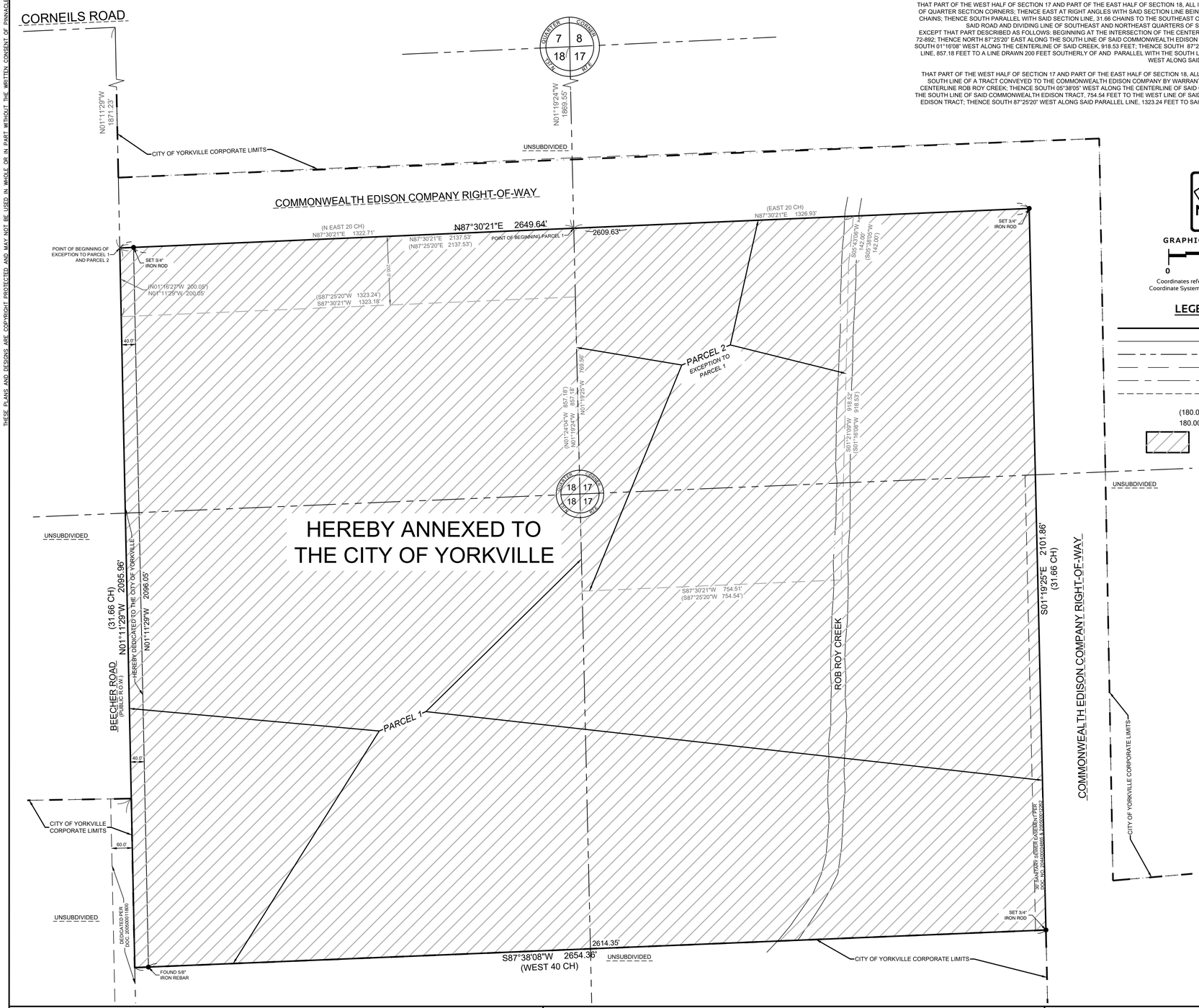
THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SECTION LINE BETWEEN SECTIONS 17 AND 18, 11.66 CHAINS NORTH OF QUARTER SECTION CORNERS; THENCE EAST AT RIGHT ANGLES WITH SAID SECTION LINE BEING ALSO THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892, A DISTANCE 20 CHAINS; THENCE SOUTH PARALLEL WITH SAID SECTION LINE, 31.66 CHAINS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE WEST, 40 CHAINS TO THE CENTER OF PUBLIC ROAD; THENCE NORTH ALONG CENTER OF SAID ROAD AND DIVIDING LINE OF SOUTHEAST AND NORTHEAST QUARTERS OF SAID SECTION 18, 31.66 CHAINS TO THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE EAST TO THE SECTION LINE, 20 CHAINS TO THE PLACE OF BEGINNING;
EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

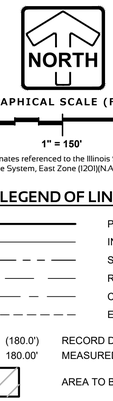
PARCEL 2:

THAT PART OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BEECHER ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT NO. 72-892; THENCE NORTH 87°25'20" EAST ALONG THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 2137.53 FEET TO THE CENTERLINE ROB ROY CREEK; THENCE SOUTH 05°38'05" WEST ALONG THE CENTERLINE OF SAID CREEK, 142.0 FEET TO AN ANGLE POINT IN SAID CREEK; THENCE SOUTH 01°16'08" WEST ALONG THE CENTERLINE OF SAID CREEK, 918.53 FEET; THENCE SOUTH 87°25'20" WEST PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT, 754.54 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 01°24'04" WEST ALONG SAID WEST LINE, 857.18 FEET TO A LINE DRAWN 200 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID COMMONWEALTH EDISON TRACT; THENCE SOUTH 87°25'20" WEST ALONG SAID PARALLEL LINE, 1323.24 FEET TO SAID CENTER LINE OF BEECHER ROAD; THENCE NORTH 01°16'27" WEST ALONG SAID CENTER LINE, 200.05 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

CONTAINING 5,565,138 SQUARE FEET OR 127.7580 ACRES.

PIN: 02-17-300-001 & 02-18-400-001





Coordinates referenced to the Illinois State Plane Coordinate System, East Zone (I2OI)(N.A.D. 1983/2011).

LEGEND OF LINES

- PARCEL BOUNDARY
- INTERIOR BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- EASEMENT LINE

(180.0') RECORD DIMENSION
180.00' MEASURED DIMENSION

AREA TO BE ANNEXED

CITY COUNCIL CERTIFICATE

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE CITY OF YORKVILLE BY THE COUNCIL OF SAID CITY ON THE _____ DAY _____ OF A.D. 20___.

_____
(NAME - PRINT)

_____
(SIGNATURE) CITY OF YORKVILLE MAYOR

_____
(NAME - PRINT)

_____
(SIGNATURE) CITY CLERK

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAS CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, 20__.

_____
NOTARIZED OWNER(S) SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____ , A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ , 20__ .

_____
NOTARY PUBLIC

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE

OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, A.D., AT

_____ O'CLOCK____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
RECORDER OF DEEDS

THIS PLAT IS BEING SUBMITTED BY:
NAME: _____
ADDRESS: _____
_____

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3296, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF YORKVILLE, ILLINOIS.

AUGUST 29, 2025

_____
PAUL A. KUBICEK
PLS #035-003296
EXPIRES NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
PAUL A. KUBICEK
035-003296
OAK CREEK, WI
STATE OF ILLINOIS

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
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ENGINEERING I NATURAL RESOURCES I SURVEYING
ILLINOIS OFFICE:
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EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

C1 YORKVILLE SUBDIVISION PHASE II

YORKVILLE, ILLINOIS

PLAT OF ANNEXATION

REVISIONS

PEG JOB No.: 6097.50
PEG PM:
DATE: 8/29/2025
SCALE: 1"=150'
DRAFTED BY: TLS

SHEET 1 OF 1

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SURVEY

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