

PLAT OF ANNEXATION TO THE CITY OF GENEVA, KANE COUNTY, ILLINOIS



PARCEL 1, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11 OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF THE ASSESSMENT MAP OF MARTIN SCHOCK ESTATE AS SHOWN ON THE PLAT THEREOF RECORDED AS DOCUMENT NO. 123491; THENCE SOUTH 89°51' EAST ALONG THE SOUTHERLY LINE OF SAID MARTIN SCHOCK ESTATE 497.16 FEET; THENCE SOUTH 53°04' WEST 2248.35 FEET TO THE NORTHEAST CORNER OF R. HARLAN PAYDON'S SUBDIVISION, TOWN OF GENEVA, KANE COUNTY, ILLINOIS, FOR A POINT OF BEGINNING; THENCE NORTH 03°04' EAST ALONG THE LAST DESCRIBED COURSE 64.4 FEET TO A LINE DRAINING PARALLEL WITH AND 700.0 FEET NORTHERN OF THE CENTER LINE OF FABYAN PARKWAY (MEASURED AT RIGHT ANGLES) THERE; THENCE SOUTHWEST 89°00' WEST PARALLEL WITH SAID CENTER LINE 573.26 FEET TO THE EAST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 869360; THENCE SOUTH 07°22' EAST ALONG SAID EAST LINE 707.08 FEET TO SAID CENTER LINE; THENCE NORTH 88°40'00" EAST ALONG SAID CENTER LINE 50.00 FEET TO THE SOUTHWEST CORNER OF SAID R. HARLAN PAYDON'S SUBDIVISION; THENCE NORTH 03°04' EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 205.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°40'00" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 305.00 FEET TO THE POINT OF BEGINNING; IN GENEVA TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEDICATED FOR THE PURPOSES OF A PUBLIC HIGHWAY BY DEED DATED JANUARY 9, 1970, AND RECORDED FEBRUARY 6, 1970, AS DOCUMENT NO. 1158120; EXECUTED BY R. HARLAN PAYDON AND JACQUELINE PAYDON, HIS WIFE, AND GIVEN TO THE COUNTY OF KANE ACTING BY AND THROUGH THE COUNTY SUPERINTENDENT OF HIGHWAYS OF SAID COUNTY.

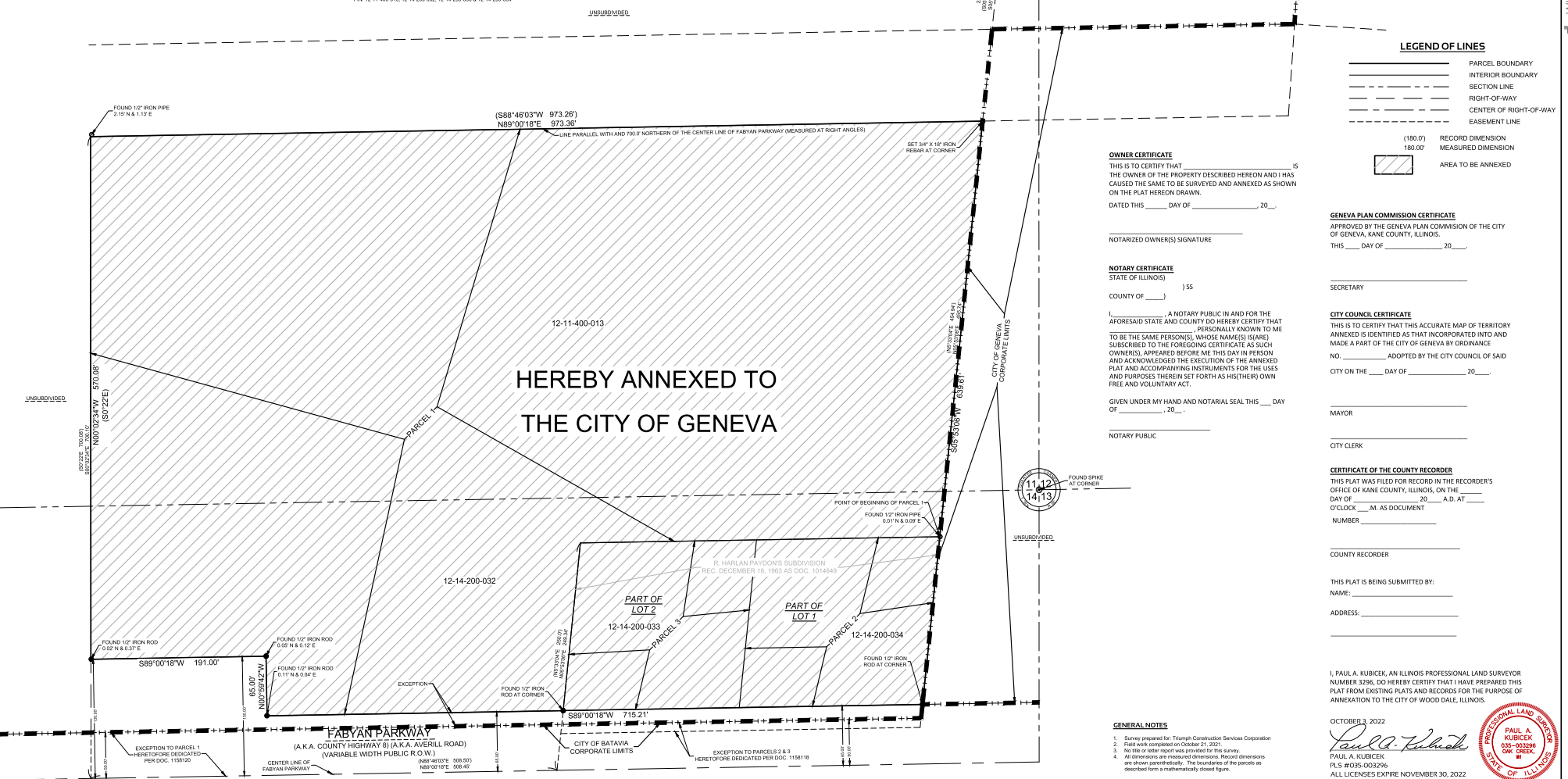
PARCEL 2, LOT 1 OF R. HARLAN PAYDON'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, KANE COUNTY, ILLINOIS, EXCEPT THE SOUTH 100 FEET OF SAID LOT 1 CONVEYED TO THE COUNTY OF KANE, A BODY POLITICAL, BY DEED DATED JANUARY 9, 1970, AND RECORDED FEBRUARY 6, 1970, AS DOCUMENT NO. 1158120; EXECUTED BY R. HARLAN PAYDON AND JACQUELINE PAYDON, HIS WIFE, AND GIVEN TO THE COUNTY OF KANE, A BODY POLITICAL.

PARCEL 3, LOT 2 OF R. HARLAN PAYDON'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, KANE COUNTY, ILLINOIS, EXCEPT THE SOUTH 100 FEET OF SAID LOT 2 CONVEYED TO THE COUNTY OF KANE, A BODY POLITICAL, BY DEED DATED JANUARY 9, 1970, AND RECORDED FEBRUARY 6, 1970, AS DOCUMENT NO. 1158120; EXECUTED BY R. HARLAN PAYDON AND JACQUELINE PAYDON, HIS WIFE, AND GIVEN TO THE COUNTY OF KANE, A BODY POLITICAL.

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 1, AND THE NORTH RIGHT-OF-WAY LINE OF FABYAN PARKWAY AS DEDICATED PER DOCUMENT NO. 1158118, RECORDED FEBRUARY 6, 1970; THENCE SOUTH 88°00'00" WEST, 202.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF SAID LOT 2 IN HARLAN PAYDON'S SUBDIVISION; THENCE SOUTH 05°00'00" WEST, 50.36 FEET ALONG SAID WESTERLY LINE EXTENDED SOUTHERLY TO A POINT ON THE CENTER LINE OF SAID FABYAN PARKWAY AS PER DOCUMENT NO. 1158120, RECORDED FEBRUARY 6, 1970; THENCE SOUTH TO DEGREES 00' MINUTES 18" SECONDS WEST, 50.45 FEET (50.44 FEET RECORD) TO A POINT ON THE WEST LINE OF THE HARLAN PAYDON PROPERTY; THENCE NORTH 00°00'00" WEST, 10.00 FEET ALONG SAID WEST LINE TO A POINT ON A LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF FABYAN PARKWAY AS DEDICATED PER SAID DOCUMENT NO. 1158120; THENCE NORTH 89°00'00" WEST, 18 SECONDS EAST, 191.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00°00'00" WEST, 42 SECONDS EAST, 60.00 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°00'00" WEST, 18 SECONDS EAST, 175.21 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE EASTERLY LINE OF SAID LOT 1 IN HARLAN PAYDON'S SUBDIVISION; THENCE SOUTH 00°00'00" WEST, 50 MINUTES 00" SECONDS WEST, 15.11 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 264,608 SQUARE FEET OR 13.4219 ACRES
P.L. 12-11-400-013, 12-14-200-032, 12-14-200-033 & 12-14-200-034

POINT OF COMMENCEMENT OF PARCEL 1
SW CORNER OF LOT 4 OF THE ASSESSMENT MAP
OF MARTIN SCHOCK ESTATES PER DOC. 123491



LEGEND OF LINES

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

OWNER CERTIFICATE
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAVE 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)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAVE CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

	RECORD DIMENSION
	MEASURED DIMENSION
	AREA TO BE ANNEXED

GENEVA PLAN COMMISSION CERTIFICATE
APPROVED BY THE GENEVA PLAN COMMISSION OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.
THIS ____ DAY OF _____, 20__.

SECRETARY _____

CITY COUNCIL CERTIFICATE
THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE CITY OF GENEVA BY ORDINANCE NO. _____ ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE ____ DAY OF _____, 20__.

MAYOR _____
CITY CLERK _____

CERTIFICATE OF THE COUNTY RECORDER
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____

COUNTY RECORDER _____

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

GENERAL NOTES
1. Survey prepared for Triumph Construction Services Corporation.
2. Field work completed on October 21, 2021.
3. No file or title report was provided for this survey.
4. All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.

OCTOBER 2, 2022
Paul A. Klubiczek
PAUL A. KLUBICZEK
P.L.S. #025-003296
STATE OF ILLINOIS



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

**1203-1205 & 1235
FABYAN PARKWAY
GENEVA, ILLINOIS**

PLAT OF ANNEXATION

REVISIONS	DATE	BY	DESCRIPTION

SHEET 1
REG. JOB NO. _____
REG. JOB DATE _____
DATE _____
SCALE _____

THESE PLANS AND DESIGN ARE COPYRIGHT, PROTECTED, AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

SURVEY