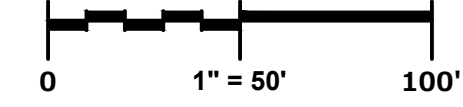


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GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, East Zone (120).

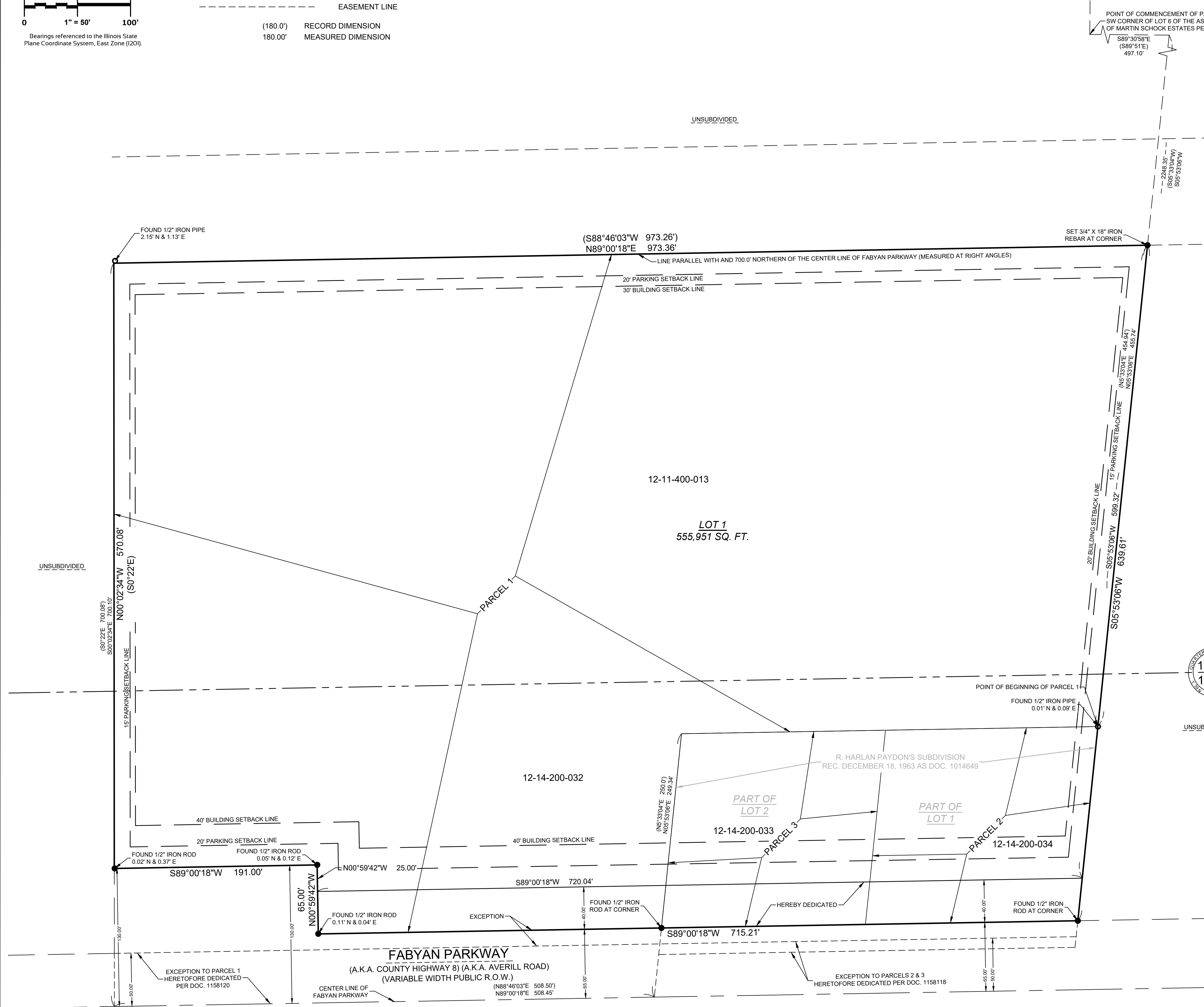
**LEGEND OF LINES**

	PARCEL BOUNDARY
	INTERIOR BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	EASEMENT LINE
	RECORD DIMENSION
	MEASURED DIMENSION

# FABYAN PARKWAY SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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- GENERAL NOTES**
1. Survey prepared for: Triumph Construction Services Corporation
  2. Field work completed on October 21, 2021.
  3. No title or letter 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.

**PLAN | DESIGN | DELIVER**  
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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:  
1051 E. MAIN STREET - SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

## FABYAN PARKWAY SUBDIVISION

GENEVA, ILLINOIS

**FINAL PLAT OF SUBDIVISION**

REVISIONS	

REG. JOB No.	828.00
REG. PM.	JKB
DATE	10/03/2022
SCALE	1"=50'

**SHEET**  
1  
of  
2

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**OWNER'S CERTIFICATE:**

STATE OF ILLINOIS) ) SS  
COUNTY OF \_\_\_\_\_)

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "FABYAN PARKWAY INDUSTRIAL CONSOLIDATION" AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
OWNER

**NOTARY CERTIFICATE:**

STATE OF \_\_\_\_\_)  
COUNTY OF \_\_\_\_\_) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (OWNER) 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

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**KANE COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

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

GIVEN UNDER MY NAME AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COUNTY CLERK

**KANE COUNTY ENGINEER CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COUNTY ENGINEER

**KANE COUNTY HEALTH OFFICER CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
HEALTH OFFICER

**KANE COUNTY PLAT OFFICER CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PLAT OFFICER

**KANE COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF LAKE)

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. AND RECORDED IN PLAT ENVELOPE NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

\_\_\_\_\_  
ANTHONY J. QUIGLEY, P.E.  
REGION ONE ENGINEER

# FABYAN PARKWAY SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11 OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 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 497.10 FEET; THENCE SOUTH 5°33'04" WEST 2248.36 FEET TO THE NORTHEAST CORNER OF R. HARLAN PAYDON'S SUBDIVISION, TOWN OF GENEVA, KANE COUNTY, ILLINOIS, FOR A POINT OF BEGINNING; THENCE NORTH 5°33'04" EAST ALONG THE LAST DESCRIBED COURSE 454.94 FEET TO A LINE DRAWN PARALLEL WITH AND 700.0 FEET NORTHERN OF THE CENTER LINE OF FABYAN PARKWAY (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 88°46'03" WEST PARALLEL WITH SAID CENTER LINE 973.26 FEET TO THE EAST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 986350; THENCE SOUTH 0°22' EAST ALONG SAID EAST LINE 700.08 FEET TO SAID CENTER LINE; THENCE NORTH 88°46'03" EAST ALONG SAID CENTER LINE 508.50 FEET TO THE SOUTHWEST CORNER OF SAID R. HARLAN PAYDON'S SUBDIVISION; THENCE NORTH 5°33'04" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 250.0 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°46'03" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 392.08 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, 1976, AS DOCUMENT NO. 1158120, EXECUTED BY R. HARLAN PAYDON AND JAQUELINE 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 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, KANE COUNTY, ILLINOIS, EXCEPT THE SOUTH TEN (10) FEET OF SAID LOT 1 CONVEYED TO THE COUNTY OF KANE, A BODY POLITIC, BY DEED DATED JANUARY 9, 1970, AND RECORDED FEBRUARY 6, 1970, AS DOCUMENT NO. 1158118, EXECUTED BY R. HARLAN PAYDON AND JACQUELINE PAYDON, HIS WIFE, AND GIVEN TO THE COUNTY OF KANE, A BODY POLITIC.

PARCEL 3: LOT 2 OF R. HARLAN PAYDON'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF GENEVA, KANE COUNTY, ILLINOIS, EXCEPT THE SOUTH TEN (10) FEET OF SAID LOT 2 CONVEYED TO THE COUNTY OF KANE, A BODY POLITIC, BY DEED DATED JANUARY 9, 1970, AND RECORDED FEBRUARY 6, 1970, AS DOCUMENT NO. 1158118, EXECUTED BY R. HARLAN PAYDON AND JACQUELINE PAYDON, HIS WIFE, AND GIVEN TO THE COUNTY OF KANE, A BODY POLITIC.

EXCEPTING THEREFROM: THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS AND THAT PART OF LOTS 1 AND 2 IN R. HARLAN PAYDON'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1963 AS DOCUMENT NO. 1014649 BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED SCALE FACTOR OR 0.9999378737, BEING 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 89 DEGREES 00 MINUTES 18 SECONDS WEST, 392.08 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 DEGREES 53 MINUTES 06 SECONDS 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 89 DEGREES 00 MINUTES 18 SECONDS WEST, 508.45 FEET (510.54 FEET RECORD) TO A POINT ON THE WEST LINE OF THE HARLAN PAYDON PROPERTY; THENCE NORTH 00 DEGREES 02 MINUTES 34 SECONDS WEST, 130.02 FEET ALONG SAID WEST LINE TO A POINT ON A LINE 80.00 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 DEGREES 00 MINUTES 18 SECONDS EAST, 191.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 59 MINUTES 42 SECONDS EAST, 65.00 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 00 MINUTES 18 SECONDS EAST, 715.21 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE EASTERLY LINE OF SAID LOT 1 IN HARLAN PAYDON'S SUBDIVISION; THENCE SOUTH 05 DEGREES 53 MINUTES 06 SECONDS WEST, 15.11 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. CONTAINING 584,656 SQUARE FEET OR 13.4219 ACRES

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS WITHIN ONE AND ONE-HALF (1-1/2) MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF BATAVIA AND THE VILLAGE OF GENEVA, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17089C0331H, EFFECTIVE DATE AUGUST 3, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 3rd DAY OF OCTOBER, 2022.

## FOR REVIEW

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296  
EXPIRES 11/30/2022  
PINNACLE ENGINEERING GROUP, LLC #184006289-0010  
EXPIRES 04/30/2023


**REVISIONS**


REG. JOB No. 828.00  
JOB No. JKB  
DATE 10/03/2022  
SCALE 1"=50'

**SHEET**

2  
9  
2

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SURVEY



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# FABYAN PARKWAY SUBDIVISION

## GENEVA, ILLINOIS

## FINAL PLAT OF SUBDIVISION