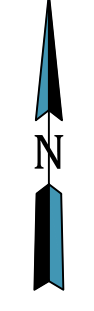


PARCEL AREA
TOTAL: 2.423,041 SQ. FT. 55.625 ACRES

PLAT OF ANNEXATION TO THE CITY OF GENEVA, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN

P.I.N.: 12-12-300-071



SCALE: 1" = 100'

MEASURED BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM ILLINOIS EAST, NORTH AMERICAN DATUM OF 1983 BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
_____	BOUNDARY
_____	EXISTING LOTS
_____	RIGHT-OF-WAY
_____	CENTERLINE
_____	SECTION LINE
_____	EXISTING CITY OF GENEVA, ILLINOIS ANNEXATION BOUNDARY

SURVEY NOTES

1. THIS SURVEY IS NOT MEANT TO CONFORM TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
2. ALL AREAS ARE MORE OR LESS.

VICINITY MAP (NOT TO SCALE)



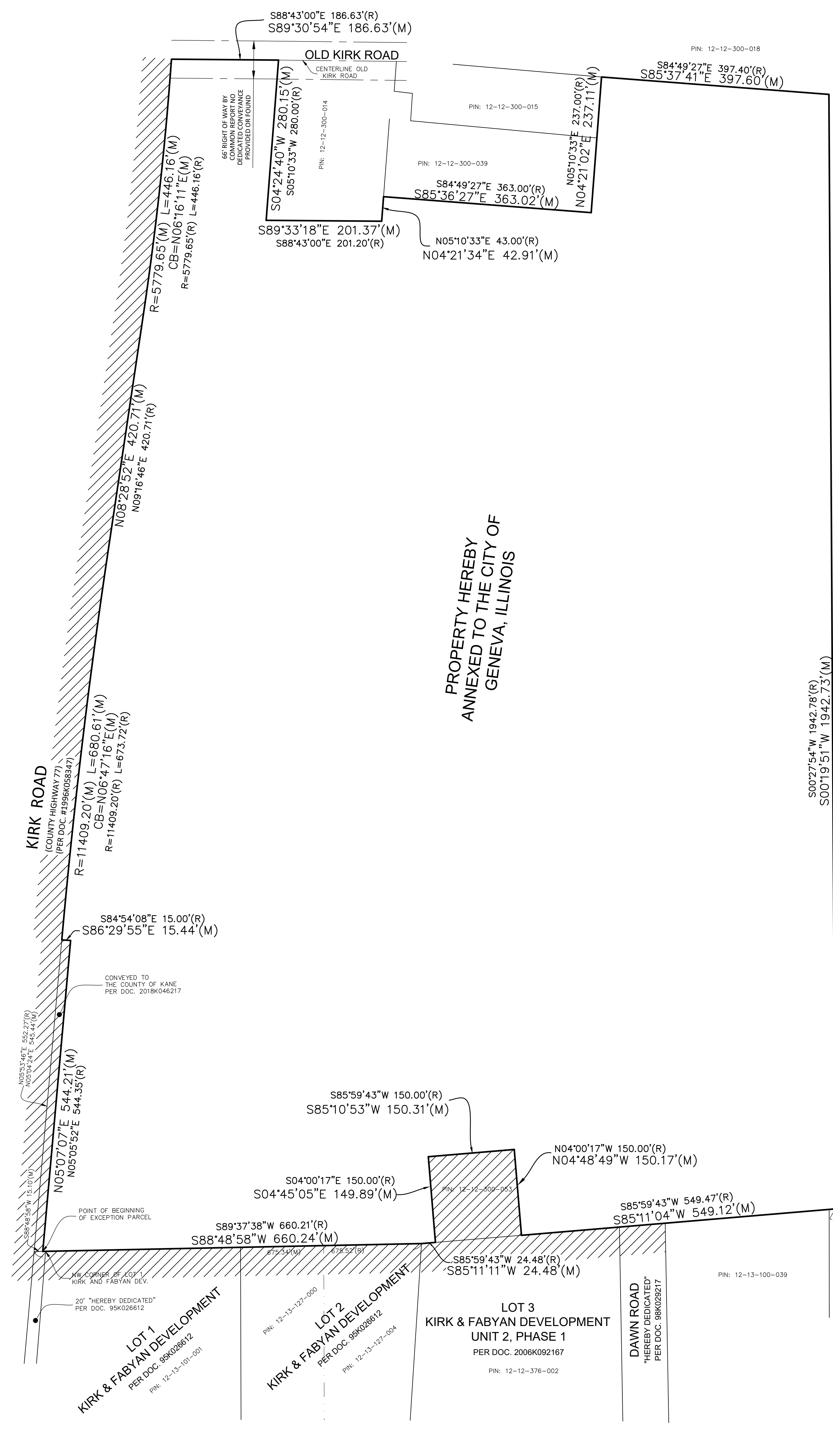
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES 17 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 298.98 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO H.H. SIMPSON BY WARRANTY DEED RECORDED AS DOCUMENT 1271011; THENCE NORTH 0 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE 132.0 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 00 SECONDS WEST 470.60 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS EAST 413.30 FEET TO THE FORMER CENTER LINE OF COUNTY FARM ROAD; THENCE SOUTH 82 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID FORMER CENTER LINE 100.60 FEET; THENCE NORTH 0 DEGREES 15 MINUTES 00 SECONDS WEST 420.20 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 43 SECONDS WEST ALONG A LINE WHICH, IF EXTENDED, INTERSECTS THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM E. SCHULTZ AND WIFE BY DOCUMENT 690638, 154.83 FEET TO THE WESTERLY LINE EXTENDED SOUTHERLY OF LOT 4 OF THE ASSESSMENT MAP OF MARTIN SCHOCK ESTATE ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 20 AT PAGE 23 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS FOR A POINT OF BEGINNING;

THENCE CONTINUING SOUTH 85 DEGREES 59 MINUTES 43 SECONDS WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 549.47 FEET TO A POINT THAT IS 174.48 FEET NORTH 85 DEGREES 59 MINUTES 43 SECONDS EAST OF THE NORTHEAST CORNER OF SAID SCHULTZ TRACT; THENCE NORTH 4 DEGREES 00 MINUTES 17 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150.0 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150.0 FEET; THENCE SOUTH 4 DEGREES 00 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150.0 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 43 SECONDS WEST 24.48 FEET TO THE NORTHEAST CORNER OF SAID SCHULTZ TRACT; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SCHULTZ TRACT 675.52 FEET TO THE EASTERLY LINE OF KIRK ROAD (COUNTY HIGHWAY NO. 77); THENCE NORTH 5 DEGREES 53 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY LINE 522.27 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 11,409.20 FEET TANGENT TO THE LAST DESCRIBED COURSE 673.72 FEET; THENCE NORTH 9 DEGREES 16 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 420.71 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 5,779.65 FEET TANGENT TO THE LAST DESCRIBED COURSE 446.16 FEET TO THE SOUTHERLY LINE OF LOT 5 OF SAID MARTIN SCHOCK ESTATE; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE, BEING ALSO THE CENTER LINE OF OLD KIRK ROAD, 185.63 FEET TO A POINT THAT IS 201.20 FEET NORTH 88 DEGREES 43 MINUTES 00 SECONDS WEST OF THE CENTER LINE OF OLD KIRK RUNNING NORTHERLY; THENCE SOUTH 5 DEGREES 10 MINUTES 33 SECONDS WEST 280.0 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 201.20 FEET; THENCE NORTH 5 DEGREES 10 MINUTES 33 SECONDS EAST 43.0 FEET; THENCE SOUTH 84 DEGREES 49 MINUTES 27 SECONDS EAST PARALLEL WITH A SOUTHERLY LINE OF SAID LOT 5, BEING A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 363.0 FEET; THENCE NORTH 5 DEGREES 10 MINUTES 33 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 237.0 FEET TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE SOUTH 84 DEGREES 49 MINUTES 27 SECONDS EAST ALONG SAID SOUTHERLY LINE 397.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 0 DEGREES 27 MINUTES 54 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 4 AND SAID WESTERLY LINE EXTENDED 3942.78 FEET TO THE POINT OF BEGINNING IN GENEVA TOWNSHIP, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED TO THE COUNTY OF KANE IN DOCUMENT NO. 2018K046217:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED SCALE FACTOR OF 0.9999378737, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN KIRK AND FABYAN DEVELOPMENT, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1995 AS DOCUMENT NO. 95K026612; THENCE SOUTH 88 DEGREES 48 MINUTES 18 SECONDS WEST, 5.03 FEET ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 48 MINUTES 18 SECONDS WEST, 15.09 FEET ALONG SAID WESTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KIRK ROAD (A.K.A. COUNTY HIGHWAY 77) AS DEDICATED PER DOCUMENT NO. 1060798, RECORDED DECEMBER 23, 1965; THENCE NORTH 05 DEGREES 05 MINUTES 52 SECONDS EAST, 546.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 84 DEGREES 54 MINUTES 08 SECONDS EAST, 15.00 FEET TO A POINT ON A LINE 15.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 05 DEGREES 05 MINUTES 52 SECONDS WEST, 544.35 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.



PROPERTY HEREBY ANNEXED TO THE CITY OF GENEVA, ILLINOIS

KIRK ROAD
(COUNTY HIGHWAY 77)
PER DOC. #1996K058347

CONVEYED TO THE COUNTY OF KANE
PER DOC. 2018K046217

POINT OF BEGINNING OF EXCEPTION PARCEL

20' HEREBY DEDICATED
PER DOC. 95K026612

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT 304.

DATED THIS _____ DAY OF _____, 202__.

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT UNDER THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____, 202__.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GENEVA, ILLINOIS AT THE MEETING HELD THE _____ DAY OF _____, 20__.

BY: _____

ATTEST: _____

MAYOR CITY CLERK

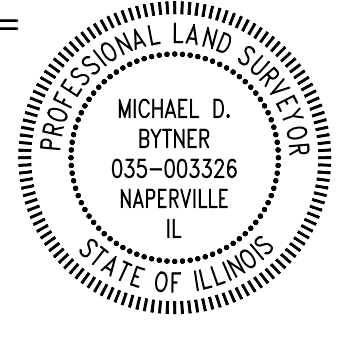
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, MICHAEL D. BYTNER, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE FOLLOWING DESCRIBED PROPERTY:

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 202__.

PROFESSIONAL LAND SURVEYOR NUMBER 035-003326
LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2022.
DESIGN FIRM NUMBER 184004465.



WEAVER CONSULTANTS GROUP
1800 W. MONROE STREET, SUITE 100
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
WWW.WCGROUP.COM

REVISIONS

No.	DATE	REVISION DESCRIPTION

Weaver Consultants Group

PLAT OF ANNEXATION TO THE CITY OF GENEVA, ILLINOIS
KIRK ROAD AND FABYAN PARKWAY
GENEVA, ILLINOIS

PREPARED FOR:
ARCO MURRAY
DESIGN BUILD