

GENEVA OAKS BUSINESS PARK RICHMAR REALTY & DEVELOPMENT UNINCORPORATED KANE COUNTY, IL

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LOCATION MAP
 N.T.S.

PREPARED FOR:

**MR. MARK SORRENTINO
 RICHMAR REALTY & DEVELOPMENT CO.
 1051 KETEL AVENUE
 NORTH AURORA, IL 60542**



ENGINEERING
 RESOURCE ASSOCIATES

2416 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902

35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841
 FAX (312) 474-6099

REVISED: MARCH 1, 2023
 REVISED: FEBRUARY 28, 2023
 PLANS DATED: NOVEMBER 16, 2022

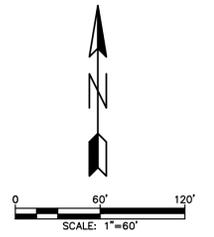
ERA JOB NO.: W20131

PROPERTY EXHIBIT

AREA SUMMARY

LOT #	OWNER	P.I.N.	AREA
LOT 1	FABYAN VACANT II, LLC	12-12-300-067 12-13-100-039	2.392 ACRES
LOT 2	FABYAN VACANT I, LLC	12-12-300-064 12-13-100-012 12-12-300-068 12-13-100-040	2.454 ACRES (GROSS) 0.076 ACRES *(EXISTING R.O.W.) 2.378 ACRES (NET)
LOT 3	GENEVA CONTRACTORS YARD LLC	12-12-300-022 12-13-100-013	2.259 ACRES (GROSS) 0.196 ACRES *(EXISTING R.O.W.) 2.063 ACRES (NET)
LOT 4	FABYAN OFFICE PLAZA LLC	12-12-400-004 12-13-200-001	1.673 ACRES (GROSS) 0.192 ACRES *(EXISTING R.O.W.) 1.481 ACRES (NET)
LOT 5	GENEVA LAND COMPANY LLC	12-12-300-063 12-12-400-029	7.731 ACRES
LOT 6	GENEVA LAND COMPANY LLC	12-12-400-029	2.866 ACRES
TOTAL			19.375 ACRES (GROSS) 0.464 ACRES *(EXISTING R.O.W.) 18.911 ACRES (NET)
DAWN BLVD	PUBLIC RIGHT-OF-WAY DOC. NO. 98K29217	N/A	0.657 ACRES

*NOTE:
BASED UPON MAPS AND PLATS PROVIDED BY THE KANE COUNTY DIVISION OF TRANSPORTATION AND AS DEPICTED ON THE PLAT OF HIGHWAYS RECORDED MAY 14, 2019 AS DOCUMENT 2019K019331 IN KANE COUNTY, ILLINOIS, A 33' RIGHT-OF-WAY (R.O.W.) FOR COUNTY FARM ROAD (A.K.A. AVERILL ROAD) EXISTS OVER THE SOUTHERLY PORTIONS OF PARCELS 1, 2, AND 3 AS SHOWN HEREON. NO EVIDENCE OF THE VACATION OF SAID RIGHT-OF-WAY OVER SAID PARCELS HAS BEEN FOUND, AND THE LEGAL DESCRIPTIONS OF SAID PARCELS DO NOT MAKE EXCEPTIONS FOR OR EXCLUDE SAID RIGHT-OF-WAY.



PREPARED FOR: RICHMAR REALTY AND DEVELOPMENT

DATE PREPARED: SEPTEMBER 17, 2021

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: JPG



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PREPARED FOR:

RICHMAR REALTY AND DEVELOPMENT

TITLE:

GENEVA OAKS BUSINESS PARK

REVISIONS:

DATE	BY	DESCRIPTION
23-3-1	AEC	REVISED PLANS

SCALE: N.T.S.

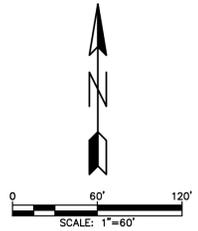
DATE: 04-29-2022

JOB NO: W20131

SHEET 2 OF 3

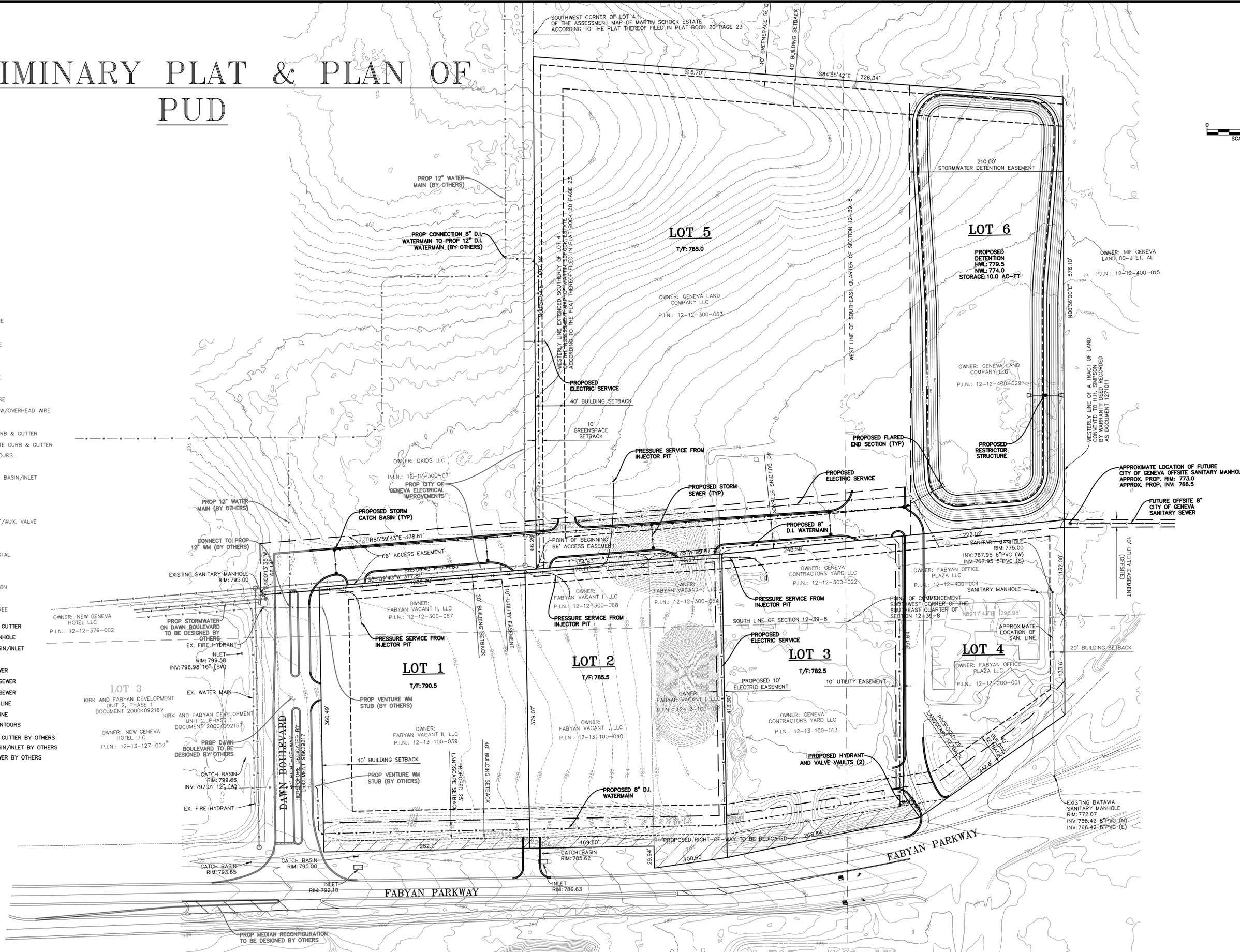
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

PRELIMINARY PLAT & PLAN OF PUD



LEGEND

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. WATER LINE
- = EX. ELECTRIC LINE
- = EX. GAS LINE
- = EX. OVERHEAD WIRE
- = EX. POWER POLE W/OVERHEAD WIRE
- = EX. FENCE LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. DEP. CONCRETE CURB & GUTTER
- = EX. 1 FOOT CONTOURS
- = EX. MANHOLE
- = EX. STORM CATCH BASIN/INLET
- = EX. DOWNSPOUT
- = EX. CLEANOUT
- = EX. GAS METER
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. SIGN
- = EX. UTILITY PEDESTAL
- = EX. LIGHT POLE
- = EX. SPOT ELEVATION
- = EX. DECIDUOUS TREE
- = PROP. CURB AND GUTTER
- = PROP. STORM MANHOLE
- = PROP. CATCH BASIN/INLET
- = PROP. CLEANOUT
- = PROP. STORM SEWER
- = PROP. SANITARY SEWER
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- = PROP. 1 FOOT CONTOURS
- = PROP. CURB AND GUTTER BY OTHERS
- = PROP. CATCH BASIN/INLET BY OTHERS
- = PROP. STORM SEWER BY OTHERS



DRAWN BY: CNB CHECKED BY: TBM APPROVED BY: JPG		35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902	PREPARED FOR: RICHMAR REALTY AND DEVELOPMENT	TITLE: GENEVA OAKS BUSINESS PARK	REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>23-3-1</td> <td>AEC</td> <td>REVISED PLANS</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	23-3-1	AEC	REVISED PLANS	SCALE: 1"=60' DATE: 04-29-2022 JOB NO: W20131 SHEET 3 OF 3
DATE	BY	DESCRIPTION												
23-3-1	AEC	REVISED PLANS												