

PRELIMINARY / FINAL PLAT OF SUBDIVISION GLACIER PARK RESUBDIVISION NO. 10

BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN:
07-22-102-023
07-22-102-024

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



LOT AREA TABLE		
LOT NO.	SQUARE FEET	ACRES
1	331,697	7.61
2	532,240	12.22
3	29,153	0.67
4	71,842	1.65
5	789,777	18.13
6	407,971	9.37
TOTAL	2,162,680	49.65

- SUBDIVISIONS REFERENCED ON THIS PLAT:
1. GLACIER PARK RESUBDIVISION NO. 1, RECORDED MARCH 28, 1990 AS DOCUMENT R90-036578
 2. HERITAGE SQUARE, NAPERVILLE, RECORDED JULY 28, 1992 AS DOCUMENT R92-143318
 3. GLACIER PARK RESUBDIVISION NO. 9, RECORDED SEPTEMBER 30, 1998 AS DOCUMENT R98-201335
 4. JEFFERSON AVENUE SUBDIVISION, RECORDED APRIL 20, 1999 AS DOCUMENT R99-08740
 5. WESTRODGE COURT SUBDIVISION RECORDED OCTOBER 17, 2000 AS DOCUMENT R2000-162239
 6. GLACIER PARK - FORT HILL RESUBDIVISION RECORDED AUGUST 6, 1996 AS DOCUMENT R96-128776

CONTACT INFORMATION

OWNER
NAME:
Brixmor Holdings 6 SPE, LLC, ATTN: Joel Staffilino

ADDRESS:
8700 West Bryn Mawr Avenue Suite 1000-S
Chicago, IL 60631

TELEPHONE:
(847) 652-4113

EMAIL:
joel.staffilino@brixmor.com

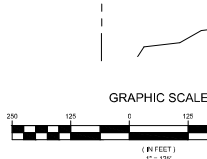
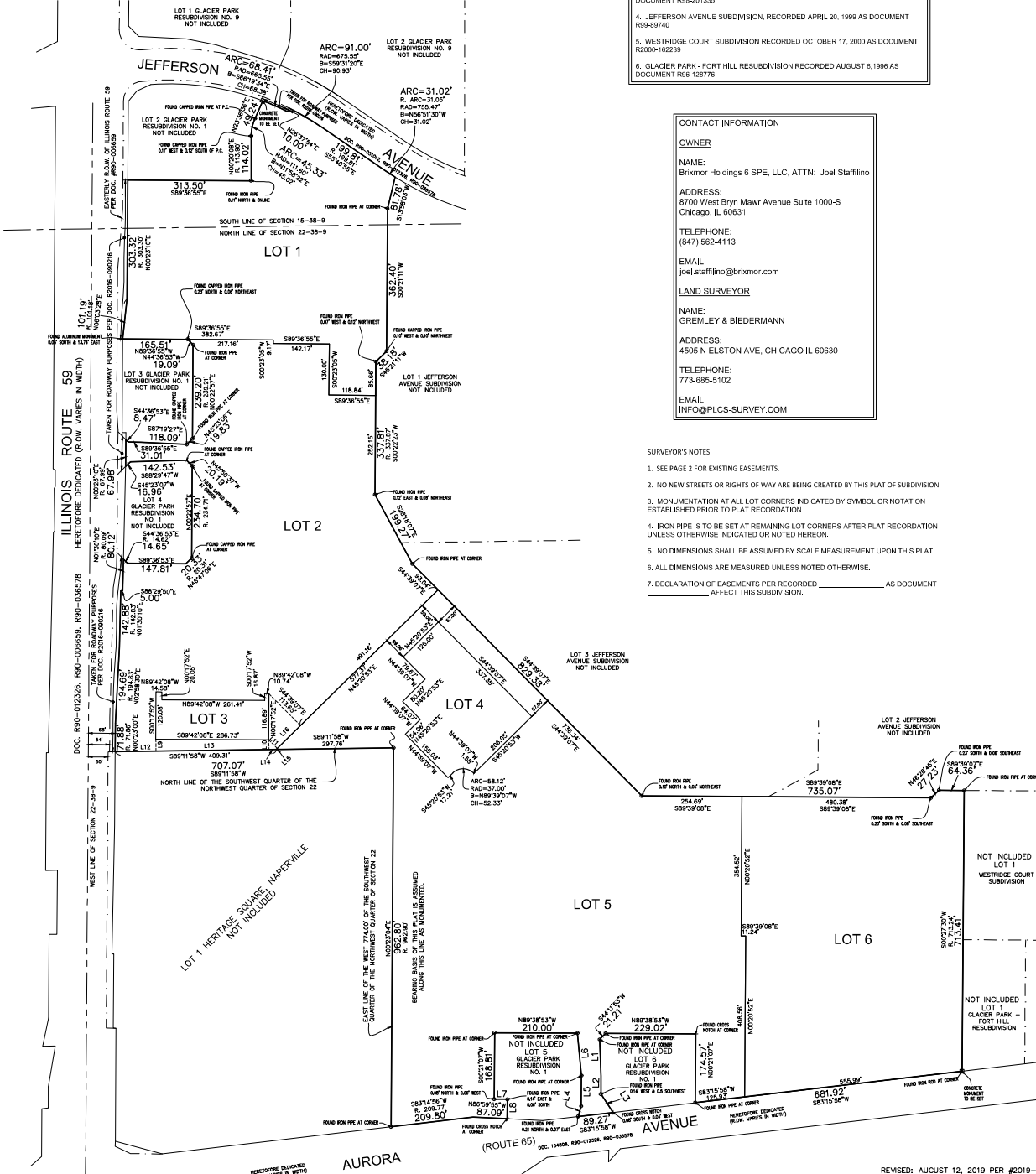
LAND SURVEYOR
NAME:
GREMLEY & BIEDERMANN

ADDRESS:
4505 N ELSTON AVE, CHICAGO IL 60630

TELEPHONE:
773-686-5102

EMAIL:
INFO@PLCS-SURVEY.COM

- SURVEYOR'S NOTES:
1. SEE PAGE 2 FOR EXISTING EASEMENTS.
 2. NO NEW STREETS OR RIGHTS OF WAY ARE BEING CREATED BY THIS PLAT OF SUBDIVISION.
 3. MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.
 4. IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.
 5. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.
 6. ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.
 7. DECLARATION OF EASEMENTS PER RECORDED _____ AS DOCUMENT _____ AFFECT THIS SUBDIVISION.



LEGEND

- IRON PIPE
- + CUT CROSS
- CONCRETE MONUMENT

ABBREVIATIONS

- R = RECORD MEASUREMENT
- RAD = RADIUS
- B = CHORD BEARING
- CH = CHORD DISTANCE

LINE TABLE			LINE TABLE		
L1	S01°57'21"E	92.27'	L9	S00°48'02"E	30.31'
L2	S00°21'07"W	46.76'	L10	S00°48'02"E	24.81'
L3	S33°59'12"E	55.70'	L11	S44°39'07"E	30.92'
L4	N16°20'04"E	27.69'	L12	N89°11'58"E	103.83'
L5	N00°21'07"E	77.46'	L13	N89°11'58"E	286.67'
L6	N00°40'54"E	108.05'	L14	N89°11'58"E	18.81'
L7	S89°25'57"E	33.36'	L15	N45°20'53"E	3.63'
L8	S00°21'07"W	49.72'	L16	N45°20'53"E	82.58'

REVISED: AUGUST 12, 2019 PER #2019-27024 [RJT]
REVISED: JULY 3, 2019 PER #2019-26878 [RJT]
REVISED: JULY 1, 2019 PER #2019-26878 [RJT]

ORDERED BY: DYNEL GOSSETT PLLC
ADDRESS: WESTRODGE COURT SHOPPING CENTER

GREMLEY & BIEDERMANN
PLCS CORPORATION
AUSTIN, TX 78701
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 686-5102 Email: INFO@PLCS-SURVEY.COM

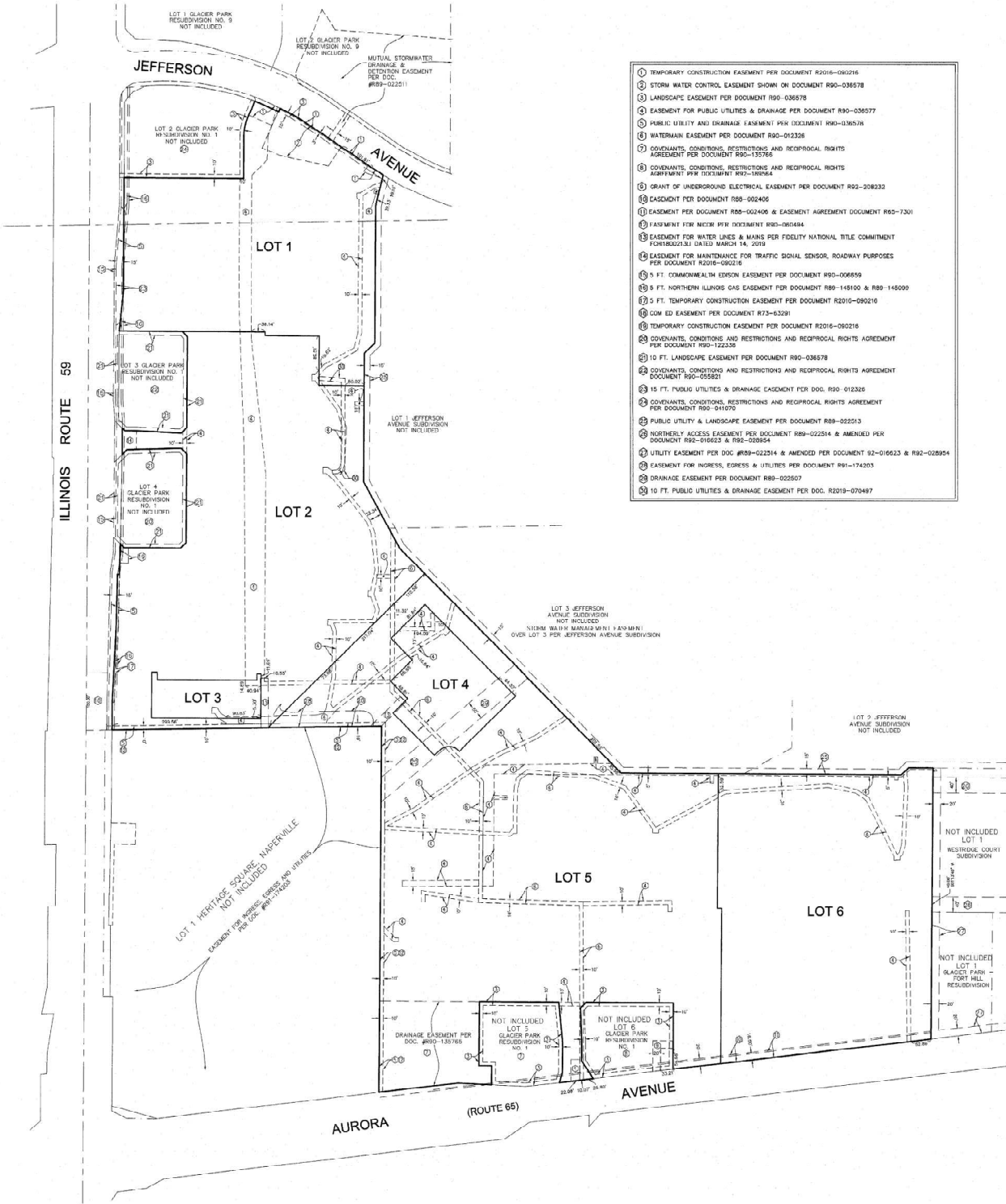
DATE: JUNE 10, 2019
SCALE: 1"=40' PER
PAGE NO: 1 OF 3

2019-26602-003

CITY PROJECT NUMBER 19-1000078

PRELIMINARY / FINAL PLAT OF SUBDIVISION
GLACIER PARK RESUBDIVISION NO. 10

EXISTING EASEMENTS



- ① TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R2016-080216
- ② STORM WATER CONTROL EASEMENT SHOWN ON DOCUMENT R90-036578
- ③ LANDSCAPE EASEMENT PER DOCUMENT R90-036578
- ④ EASEMENT FOR PUBLIC UTILITIES & DRAINAGE PER DOCUMENT R90-036577
- ⑤ PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R90-036576
- ⑥ WATERMAIN EASEMENT PER DOCUMENT R90-012326
- ⑦ COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT PER DOCUMENT R90-135766
- ⑧ COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT PER DOCUMENT R92-180664
- ⑨ GRANT OF UNDERGROUND ELECTRICAL EASEMENT PER DOCUMENT R92-308232
- ⑩ EASEMENT PER DOCUMENT R88-002406
- ⑪ EASEMENT PER DOCUMENT R88-002406 & EASEMENT AGREEMENT DOCUMENT R90-7301
- ⑫ EASEMENT FOR NICEI PER DOCUMENT R90-065484
- ⑬ EASEMENT FOR WATER LINES & MAINS PER FIDELITY NATIONAL TITLE COMMITMENT FORTSMULLER DATED MARCH 14, 2019
- ⑭ EASEMENT FOR MAINTENANCE FOR TRAFFIC SIGNAL SENSOR, ROADWAY PURPOSES PER DOCUMENT R2016-080216
- ⑮ 5 FT. COMMONWEALTH EDISON EASEMENT PER DOCUMENT R90-068559
- ⑯ 5 FT. NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT R88-145100 & R88-145000
- ⑰ 5 FT. TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R2016-080216
- ⑱ COM ED EASEMENT PER DOCUMENT R73-63291
- ⑲ TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R2016-080216
- ⑳ COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT PER DOCUMENT R90-132239
- ㉑ 10 FT. LANDSCAPE EASEMENT PER DOCUMENT R90-036578
- ㉒ COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT DOCUMENT R90-055821
- ㉓ 15 FT. PUBLIC UTILITIES & DRAINAGE EASEMENT PER DEC. R90-012326
- ㉔ COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT PER DOCUMENT R90-041070
- ㉕ PUBLIC UTILITY & LANDSCAPE EASEMENT PER DOCUMENT R88-022513
- ㉖ NORTHERLY ACCESS EASEMENT PER DOCUMENT R89-022514 & AMENDED PER DOCUMENT R92-016623 & R92-028954
- ㉗ UTILITY EASEMENT PER DEC. #89-022514 & AMENDED PER DOCUMENT 92-016623 & R92-028954
- ㉘ EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOCUMENT R91-174263
- ㉙ DRAINAGE EASEMENT PER DOCUMENT R89-022507
- ㉚ 10 FT. PUBLIC UTILITIES & DRAINAGE EASEMENT PER DEC. R2019-070497

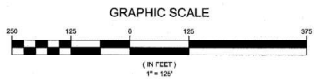


EXHIBIT B

REVISED: SEPTEMBER 26, 2019
 REVISED: AUGUST 12, 2019 PER #2019-27024 [RJT]
 REVISED: JULY 3, 2019 PER #2019-26576 [RJT]
 REVISED: JULY 1, 2019 PER #2019-28878 [RJT]

DESIGNED BY: DORRIS COSSETT PLLC
 CHECKED BY: JEFFREY J. COOPER
 ADDRESS: WESTFIELD COURT SHOPPING CENTER
 WESTFIELD, ILLINOIS 60185

GREMLEY & BIEDERMANN
 P.L.L.C. CORPORATION
 4225 NORTH EASTERN AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 665-0102, FAX: (773) 665-0103, EMAIL: INFO@G&B-SURVEY.COM

ORDER NO. 2019-26602-003 DATE: APR 02, 2019 PAGE NO. 2 OF 3
 SCALE: 1" = 120' FILE NO. 19-1000078

PRELIMINARY / FINAL PLAT OF SUBDIVISION
GLACIER PARK RESUBDIVISION NO. 10

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER 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 AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____,
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____

_____ AND _____
TITLE PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY APPEARED

TITLE TITLE
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____,
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ DAY OF _____, 20____,
DATE MONTH

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20____,

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____,

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____,

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
- 2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS

INDIAN PRAIRIE SCHOOL DISTRICT 204 780 SHORELINE DRIVE, AURORA, IL 60504

OWNER NAME _____

BY: _____ ATTEST: _____

ITS _____ ITS _____

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____,
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ DAY OF _____, 20____,
DATE MONTH

DUPAGE COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____,

AT _____ O'CLOCK _____ M.

RECORDED BY DEEDS _____

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ COUNTY CLERK OF DU PAGE 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 THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____,

COUNTY CLERK _____

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION THIS _____ DAY OF _____, A.D., 20____,

COUNTY ENGINEER _____

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 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.

SIGNATURE DATE _____, A.D., 20____

PRINT

REGION ONE ENGINEER _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20____,

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION / RENEWAL DATE _____

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROBERT G. BIEDERMANN A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBMITTED

LOT 1 IN GLACIER PARK RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF LOT 4 IN GLACIER PARK SUBDIVISION, A SUBDIVISION OF PART OF SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1990 AS DOCUMENT 190-03678 IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES IN CASE NO. 12 CD 00005, AS DISCLOSED BY FINAL JUDGMENT ORDER RECORDED AUGUST 25, 2016 AS DOCUMENT R016-09015 AND DESCRIBED IN EXHIBIT A, B, C AND D, ALONG WITH PERMANENT EASEMENT FOR PLACEMENT, USE AND MAINTENANCE FOR TRAFFIC SIGNAL AND RELATED ROADWAY PURPOSES AFFECTING THE LAND DESCRIBED AS EXHIBIT E ATTACHED THERETO AND ORDER VESTING TITLE RECORDED AUGUST 25, 2016 AS DOCUMENT R016-09015.

CONTAINING 2,162,880 SQUARE FEET OR 49.85 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN "OTHER AREAS" ZONE X, WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBMITTED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO SO.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A FIELD MEASUREMENTS COMPLETED ON MAY 5, 2019.

SIGNED ON _____

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2020

REVISED: AUGUST 12, 2019 PER #2019-27024 [RJT]
REVISED: JULY 3, 2019 PER #2019-26878 [RJT]
REVISED: JULY 1, 2019 PER #2019-26878 [RJT]

ORDERED BY: DIANE GOSSETT PLLC
ADDRESS: WESTBROOK CLOUT SHOPPING CENTER
GREMLEY & BIEDERMANN
PLLC CORPORATION
4555 NORTH ELSTON AVENUE, CHICAGO, IL 60630
Telephone: (773) 485-5102 Email: info@gbllc.com
DATE: JUNE 10, 2019
TIME: 1:04 + 125 FEET
SCALE: 1"=40'
PAGE NO: 3 OF 3
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EXHIBIT B