DocId:20214087
Tx:40589006

KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
09/06/2024 10:43 AM
DOC NO. R2024-052130

RECORDING COVER PAGE

KATHLEEN V. CARRIER
DUPAGE COUNTY RECORDER

RETURN TO:

City of Naperville

400 S Eagle St

Naperville IL 60540

KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER
421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 6/14/2021

FINAL PLAT OF SUBDIVISION
FOR
4TH AVENUE TOWNHOMES
NAPERVILLE, ILLINOIS

OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

NORTH

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

Kathleen V. Carrier
DuPage County Recorder

R2024-052130

REVISION RECORD		
NO	DATE	DESCRIPTION
1	06/1/2021	REVISED PER CITY REVIEW DATED JULY 8, 2021

PIN: 08-18-131-014
08-18-131-015
08-18-131-016
08-18-131-017

ADDRESS: 252 E. 4TH AVENUE
NAPERVILLE, IL 60540

262 E. 4TH AVENUE
NAPERVILLE, IL 60540

333 N. LOOMIS STREET
NAPERVILLE, IL 60540

329 N. LOOMIS STREET
NAPERVILLE, IL 60540

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. ■ DENOTES CONCRETE MONUMENT SET
4. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE HEREBY GRANTED FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
6. AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION PER SECTION 7-3-5:5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT THE TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5:5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

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

VICINITY MAP
N.T.S.

LEGEND

———	BOUNDARY PROPERTY LINE
———	ADJACENT PROPERTY LINE
- - - -	UNDERLYING PROPERTY LINE
— — —	EXISTING EASEMENT
———	EXISTING ROADWAY CENTERLINE
- - - -	PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED
- - - -	PROPOSED STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

ABBREVIATIONS

REC.	RECORD DATA
MEAS.	MEASURED DATA
DEED	DEEDED DATA
R.	RADIUS
A.	ARC DATA
R.O.W.	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
P.C.B.M.P.E.	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT
I.P.	IRON PIPE
■	CONCRETE MONUMENT TO BE SET
▨	LIMITS OF PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
▨	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED

AREA SUMMARY TABLE

GROSS AREA:	29,892 S.F. (0.686 ACRES)
NET AREA:	29,892 S.F. (0.686 ACRES)
NO. OF LOTS:	1
EASEMENTS	
P.U. & D.E.	7,626 S.F. (0.175 ACRES)
P.C.B.M.P.E.	1,144 S.F. (0.026 ACRES)

REFERENCE

1. FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS) GEOID18 – U.S. SURVEY FOOT.
2. LOCATION MAP PROVIDED BY GOOGLE EARTH. IMAGERY DATE: 07/18/2018.

CITY PROJECT NO. 21-10000076

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027
www.cecinc.com

FINAL PLAT OF SUBDIVISION
4TH AVENUE TOWNHOMES
Situate In
4TH AVENUE & LOOMIS STREET
NAPERVILLE, ILLINOIS 60540
Made For
BRIDGE STREET PROPERTIES, LLC
P.O. BOX 5726
NAPERVILLE, ILLINOIS

DATE:	06/10/2021	SCALE:	1"=20'	DRAWING NO.:	SV01
DRAWN BY:	SRH	CHECKED BY:	JGC		
PROJECT NO:	302-736.AW00	APPROVED BY:	DRM	SHEET 1 OF 2	

P:\300-0001\302-2361\Survey\Dwg\302736-SV01-FINAL SUB REV.dwg[SHEET] LS(08/13/2021 - mdang) - LD: 8/13/2021 12:24 PM

REVISION RECORD		
NO	DATE	DESCRIPTION
1	08/12/21	REVISED PER CITY REVIEW DATED JULY 6, 2021

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT 4th & Loomis Ltd. 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 Chicago, ILLINOIS,
THIS 16 DAY OF November, A.D., 2023.

BY: Kar (SIGNATURE) ATTEST: RICHARD GARD (SIGNATURE)
TITLE: President (PRINT TITLE) TITLE: [illegible] (PRINT TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

I, Darrius Davis (PRINT NAME) A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

Karli Moyher (PRINT NAME), President (TITLE), AND
Richard Gard (PRINT NAME), Vice President of ACB (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

President (TITLE), AND Vice President (TITLE),

RESPECTFULLY APPEARED 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 NOTORIAL SEAL
THIS 16 (DATE) DAY OF November (MONTH), A.D., 2023.

NOTARY PUBLIC SIGNATURE

DARRIUS DAVIS
Lake County
Commission Number NP0716121
My Commission Expires
Sept. 28, 2026

Darrius Davis
PRINT NAME

MY COMMISSION EXPIRES ON September (MONTH) 28 (DATE), 2026.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. 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 SUBDIVIDED 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 ON, 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 ANY OF THE ABOVE WORK.

MORTGAGEE'S CERTIFICATE

STATE OF INDIANA
COUNTY OF LAKE } SS

~~MARINE BANK~~ AMERICAN COMMUNITY BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED 11/15/2023, A.D., 2023 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ (DATE) DAY OF _____ (MONTH), A.D., 20__ (YEAR) AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS 16th DAY OF November A.D., 2023.

PRINT MORTGAGEE NAME: AMERICAN COMMUNITY BANK OF INDIANA

BY: Brian D Specht ATTEST: Janice L. Hollingshead
ITS: SENIOR VICE PRESIDENT ITS: Commercial Loan Documentation

MORTGAGEE NOTARY'S CERTIFICATE

STATE OF IN
COUNTY OF Lake } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) Brian D. Specht (TITLE) Sr. Vice President
OF American Community Bank AND (NAME) Janice Hollingshead
(TITLE) Commercial Loans OF American Community Bank
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
(TITLE) Sr. Vice President AND (TITLE) Commercial Loans
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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 American Community Bank, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL
THIS 16th DAY OF November, A.D., 2023.
NOTARY PUBLIC

DARRIUS DAVIS
Lake County
Commission Number NP0716121
My Commission Expires
Sept. 28, 2026

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT OR "PCBMPE". THE GRANT OF SAID PCBMPE TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

Kathleen V. Carrier
DuPage County Recorder

R2024-052130

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

I, Jean Kaczmarek, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,
THIS 6th DAY OF September

Jean Kaczmarek
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

THIS INSTRUMENT R2024-052130 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON
THE 16th DAY OF September, A.D., 2024,
AT 10:43 O'CLOCK. AM

RECORDER OF DEEDS

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

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 INSTALLMENT THEREOF, THAT HAVE BEEN APPORTIONED AGAINST ANY OF THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS 20TH DAY OF
FEBRUARY, A.D., 2024.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

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

THE 15th DAY OF February, A.D., 2024.

BY: _____ (MAYOR) ATTEST: _____ (CITY CLERK)

SURFACE WATER STATEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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 9TH DAY OF SEPTEMBER, A.D., 2021.

JAMES G. CANETT
062-046225
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
LICENSE VALID THROUGH NOVEMBER 30, 2021

OWNER: 4th & Loomis Ltd

Kar (SIGNATURE) ATTEST: _____ (SIGNATURE)
TITLE: President (PRINT TITLE) TITLE: _____ (PRINT TITLE)

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

THIS IS TO STATE THAT DOUGLAS R. MCCLINTIC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED "4TH ST TOWNHOMES", DOES HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS 9th OF
SEPTEMBER, A.D., 2021.

DOUGLAS R. MCCLINTIC
035-3029992
NAPERVILLE
ILLINOIS
STATE OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2022

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

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

1. THAT 4th & Loomis Ltd. 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 OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

   NAPERVILLE COMMUNITY UNIT DISTRICT 203
   203 W. HILLSIDE ROAD
   NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: 4th & Loomis Ltd.

BY: Kar ATTEST: _____
ITS: President ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS 27th (DATE) DAY OF November (MONTH) A.D., 2023.

NOTARY PUBLIC

JUDITH MAYHER
Official Seal
Notary Public - State of Illinois
My Commission Expires May 30, 2027

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 150 FEET OF THE SOUTH 50 OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0144J, DATED AUGUST 1, 2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF
SEPTEMBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR
DOUGLAS R. MCCLINTIC
2992
NAPERVILLE
ILLINOIS
STATE OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL
LAND SURVEYOR NO, 2992
LICENSE VALID THROUGH NOVEMBER 30, 2022

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027
www.cecinc.com

FINAL PLAT OF SUBDIVISION
4TH AVENUE TOWNHOMES
Situate In
4TH AVENUE & LOOMIS STREET
NAPERVILLE, ILLINOIS 60540
Made For
BRIDGE STREET PROPERTIES, LLC
P.O. BOX 5726
NAPERVILLE, ILLINOIS

DATE:	06/10/2021	SCALE:	1"=20'	DRAWING NO.: SV01
DRAWN BY:	SRH	CHECKED BY:	JGC	
PROJECT NO:	302-736.AW00	APPROVED BY:	DRM	SHEET 2 OF 2

P:\300-009\302-736\-Survey\Dwg\SV02736-SV01-FINAL SUB REV.dwg[SHEET] LD:(08/10/2021 - fbkirby) - LD: 9/9/2021 12:46 PM