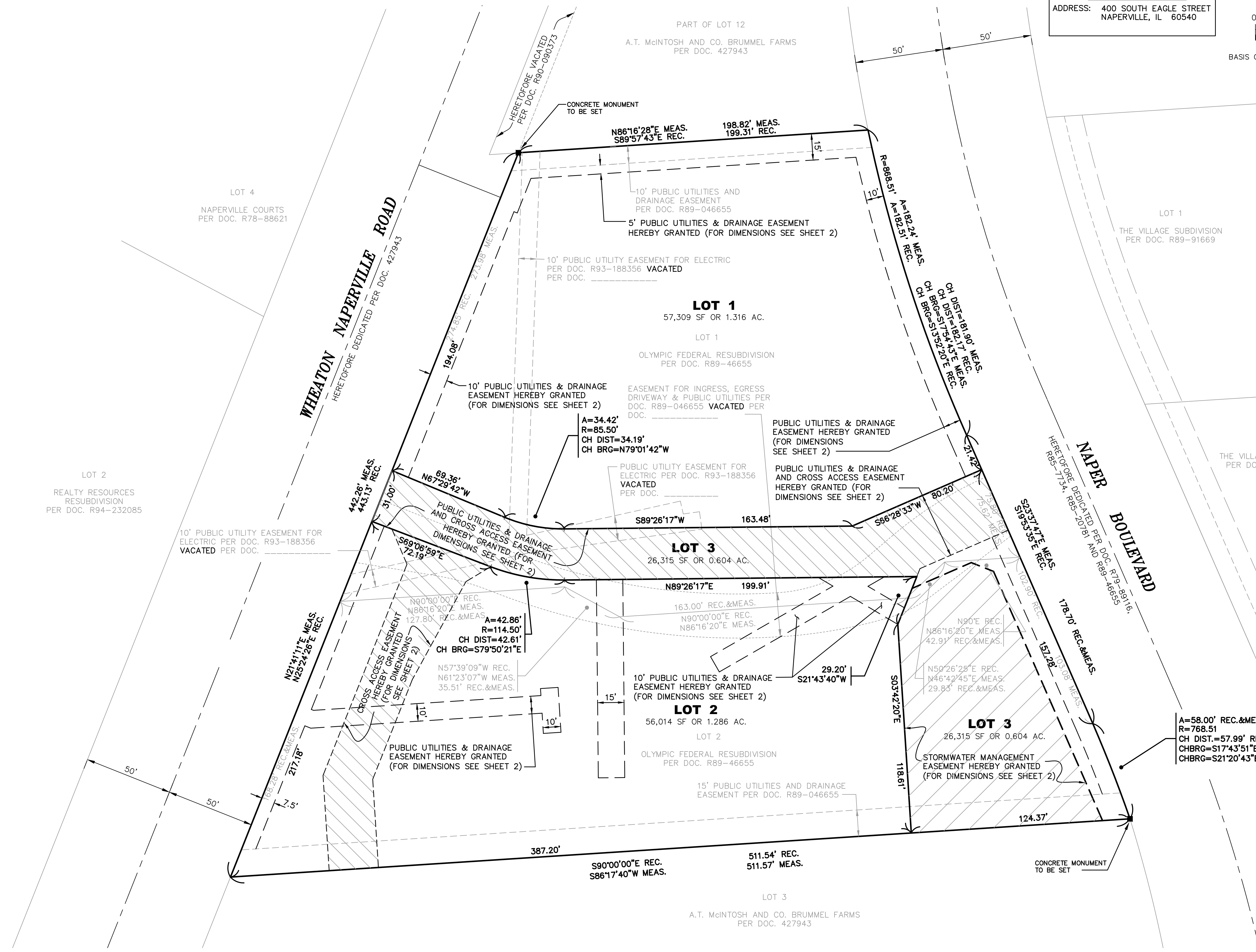
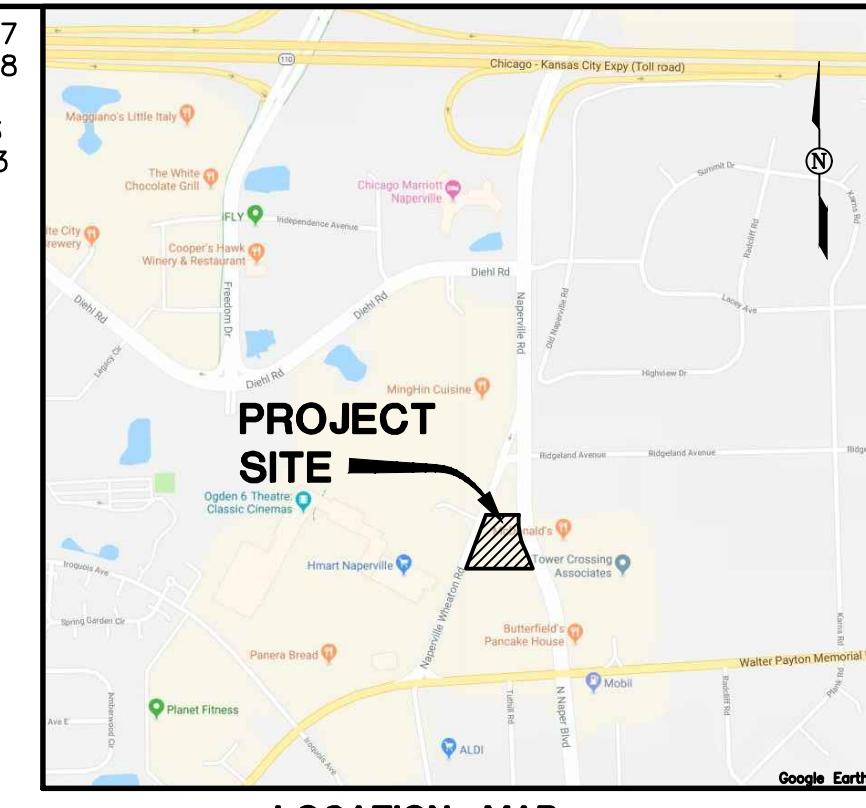
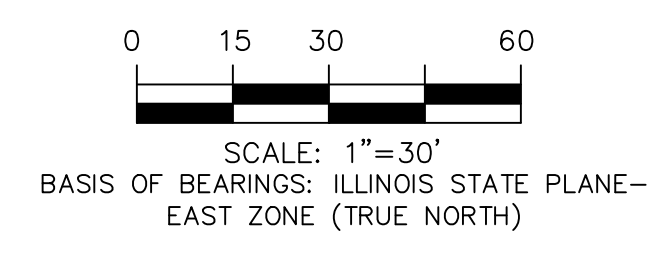


# FINAL PLAT OF SUBDIVISION FOR TARTAN POINT SUBDIVISION NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

P.I.N. 08-08-101-007  
08-08-101-008  
ADDRESS: 1519 NAPER BLVD  
NAPERVILLE, ILLINOIS  
60563



**LINE TYPE LEGEND**

PROPOSED	EXISTING	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
—	—	LOT LINE
—	—	CENTER LINE
—	—	EASEMENT LINE
—	—	ACCESS EASEMENT LINE
—	—	BUILDING LINE
—	—	SECTION LINE
—	—	UNDERLYING LOT LINE
—	—	DRAINAGE & STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
—	—	CROSS ACCESS EASEMENT HEREBY GRANTED

**ABBREVIATIONS**

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

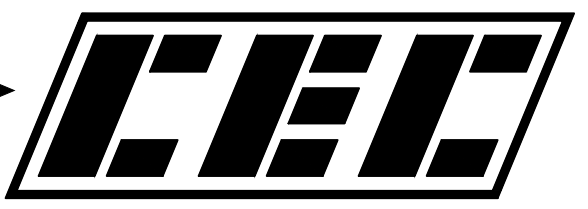
- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  - ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
  - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
  - DENOTES CONCRETE MONUMENT TO BE SET
  - FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 170213 0009 C, DATED MAY 18, 1992.
  - SUBJECT SITE IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.
  - SUBJECT SITE IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.
  - ALL WATER AND SANITARY SERVICES SHALL BE PRIVATELY OWNED AND MAINTAINED.

**AREA SUMMARY TABLE**

AREA	AREA
GROSS BOUNDARY AREA	139,638 S.F. (3.206 AC.)
NET BOUNDARY AREA	139,638 S.F. (3.206 AC.)
ROW DEDICATED	N/A
<b>LOT AREA</b>	
LOT 1	57,309 S.F. (1.316 AC.)
LOT 2	56,014 S.F. (1.286 AC.)
LOT 3	26,315 S.F. (0.604 AC.)
<b>EASEMENT AREA</b>	
DRAINAGE & STORMWATER MANAGEMENT	11,827 S.F. (0.272 AC.)
<b>PUBLIC UTILITIES &amp; DRAINAGE</b>	
EXISTING	9,608 S.F. (0.221 AC.)
PROPOSED	23,597 S.F. (0.542 AC.)
TOTAL	33,205 S.F. (0.762 AC.)
CROSS ACCESS EASEMENT	16,926 S.F. (0.389 AC.)

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**ROAKE AND ASSOCIATES, INC.**  
Part of Civil & Environmental Consultants, Inc.  
1230 E. Diehl Road, Suite 200, Naperville, IL 60563  
Tel. (877) 963-6026 Fax. (630) 963-6027



PREPARED FOR:  
**TARTAN REALTY GROUP, INC.**  
350 WEST HUBBARD STREET, #640  
CHICAGO, ILLINOIS 60654  
TEL. (312) 377-8375  
FAX. (312) 377-8351

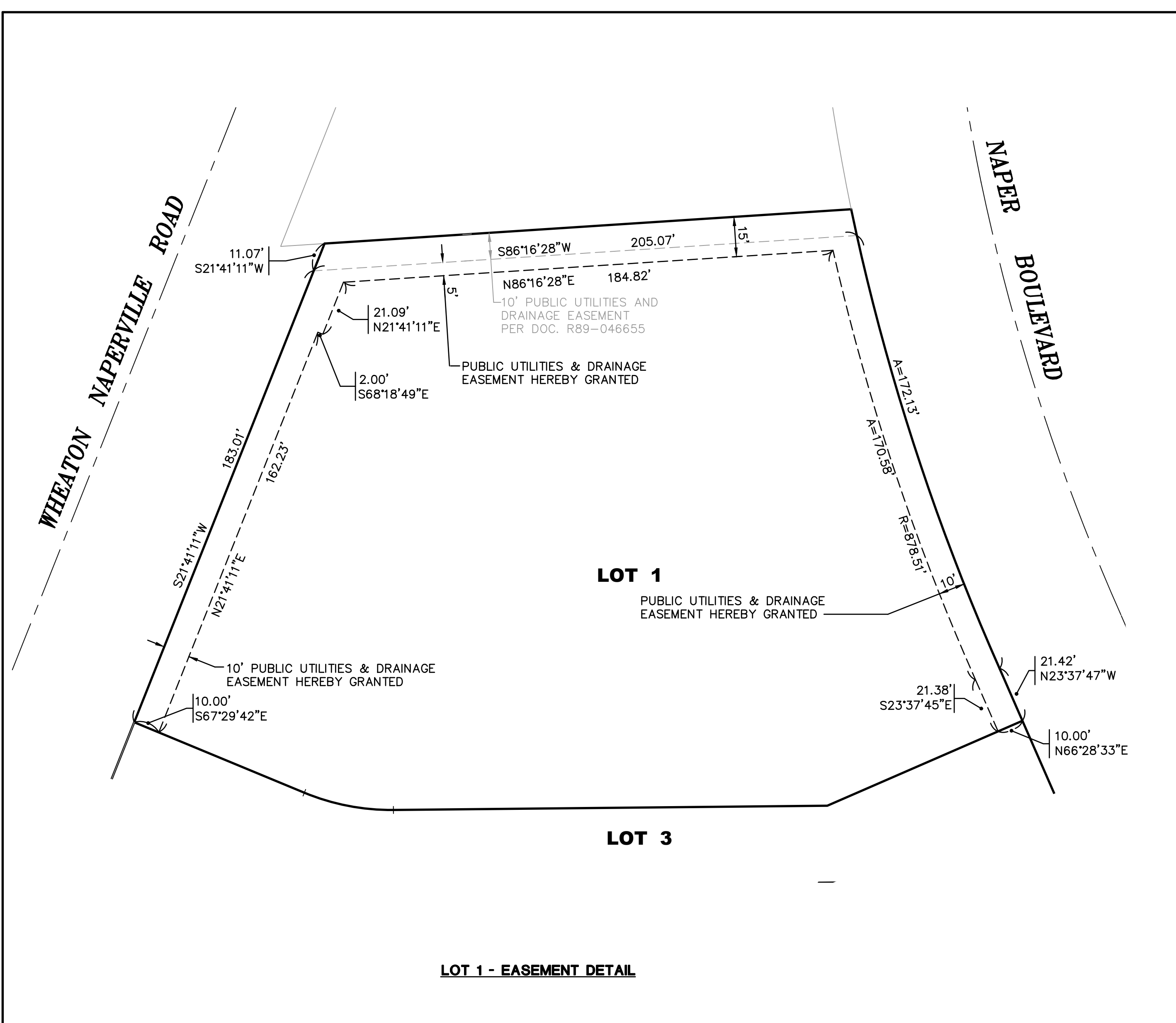
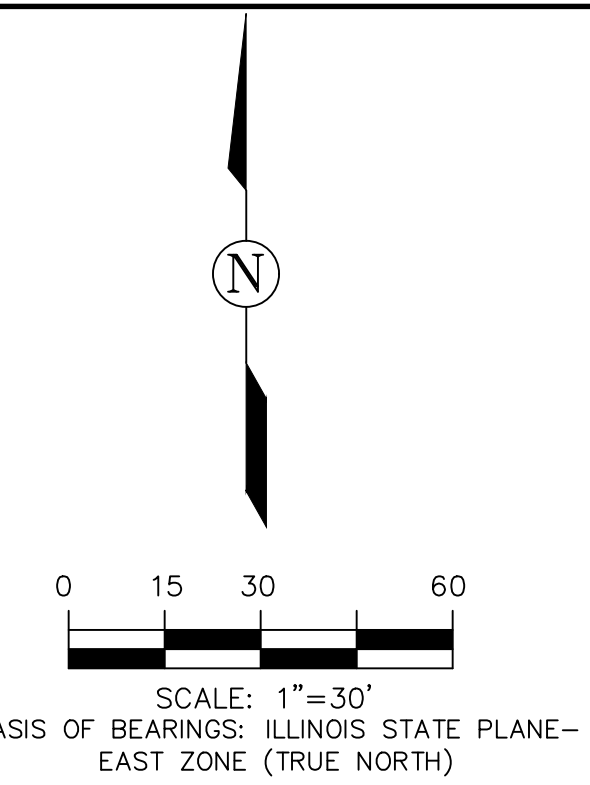
REVISIONS		
NO.	DATE	DESCRIPTION
1	1/24/19	REVISED PER OWNER
2	3/25/19	REV. PER CITY REVIEW DATED 2/19/19 & DUPAGE COUNTY REVIEW DATED 2/20/19
3	4/25/19	REV. PER CITY REVIEW DATED 4/17/19

**TARTAN POINT SUBDIVISION**  
FINAL PLAT OF SUBDIVISION - OVERALL SITE PLAN

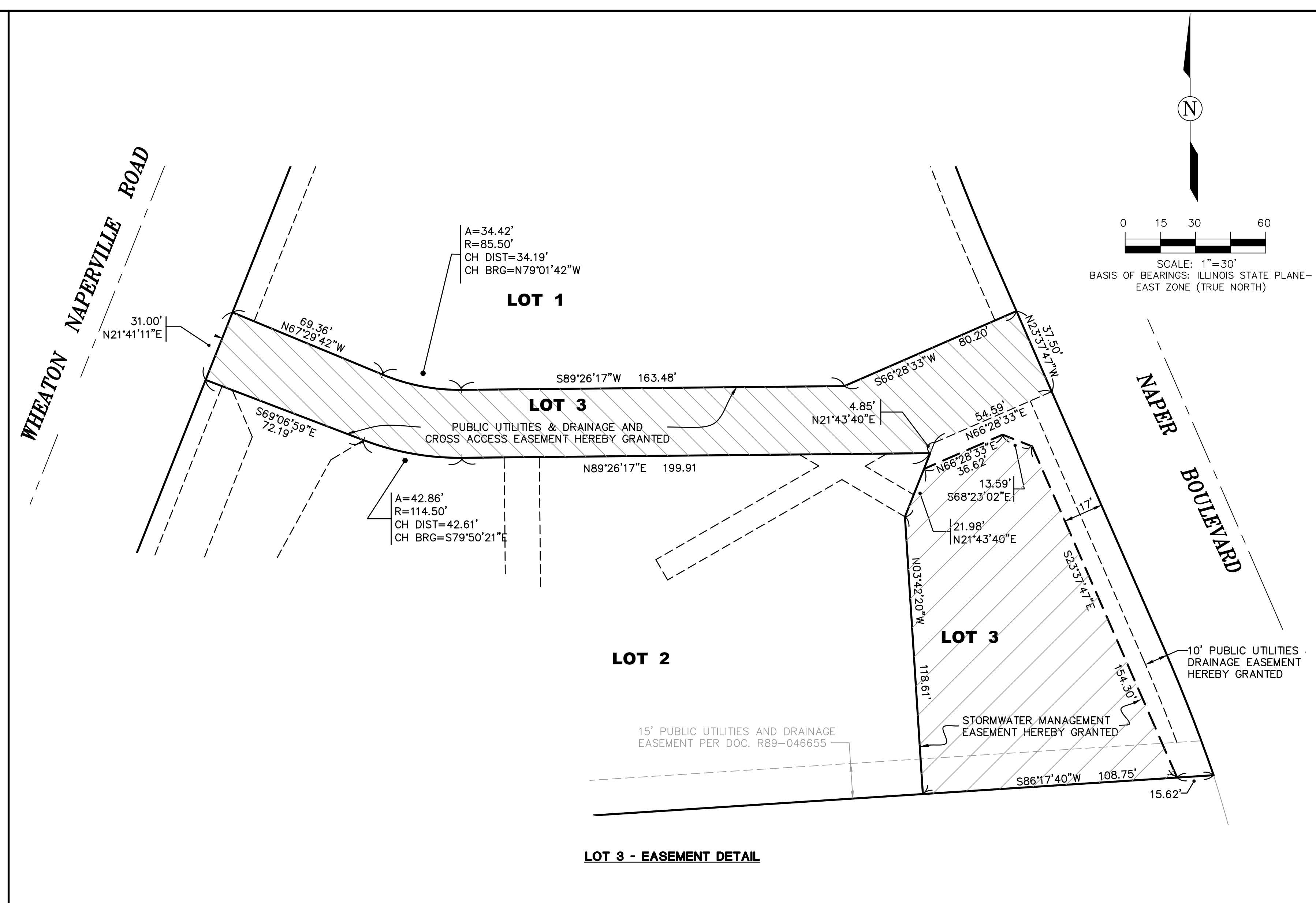
DRN./CKD. BY: SRH/MEF	FILE: 8533PS	FLD. BK./PG.: 273/30-31	SHEET NO. 4
SCALE: 1"=30'	DATE: 01/29/19	JOB NO.: 853.003/190-101	1 OF 4

EXHIBIT B

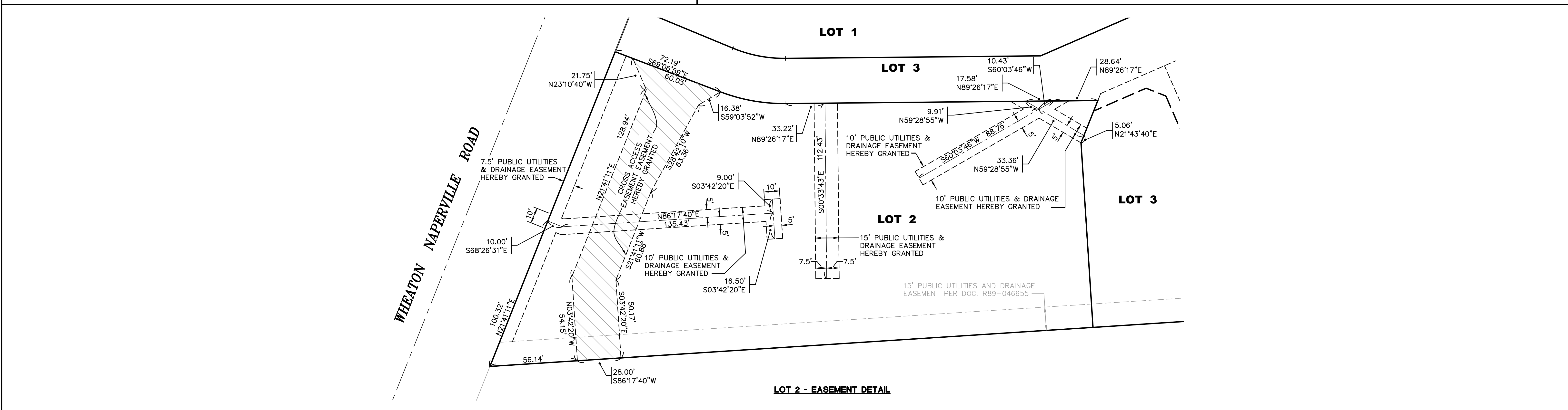




LOT 1 - EASEMENT DETAIL



LOT 3 - EASEMENT DETAIL



LOT 2 - EASEMENT DETAIL

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TARTAN POINT SUBDIVISION			
FINAL PLAT OF SUBDIVISION - EASEMENT DIMENSION DETAIL			
DRN./CKD. BY: SRH/MEF	FILE: 8533PS	FLD. BK./PG.: 273/30-31	SHEET NO. 4
SCALE: 1"=30'	DATE: 01/29/19	JOB NO.: 853.003/190-101	2 OF 4

EXHIBIT B

**(1) OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT

1A. SOS 1519 NAPER, LLC  
1B. DJR ACQUISITIONS 1519 NAPER, LLC  
1C. CCK 1519 NAPER, LLC  
1D. NAPERVILLE NAPER, LLC

ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 2\_\_\_\_\_.  
BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
SOS 1519 NAPER LLC DJR ACQUISITIONS 1519 NAPER LLC

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
CCK 1519 LLC NAPERVILLE NAPER LLC

**(2) OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT ROUTE 34 HOLDINGS, LLC, 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 \_\_\_\_\_ CITY \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 2\_\_\_\_\_.  
BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PRINT TITLE PRINT TITLE

**(3) OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT NAPERVILLE OGDEN BUSINESS COMMUNITY, LLC, 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 \_\_\_\_\_ CITY \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 2\_\_\_\_\_.  
BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ TITLE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PRINT TITLE PRINT TITLE

**(1A) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF DJR 1519 NAPER, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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 \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(1C) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF CCK 1519 NAPER, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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 \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(2) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ 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 NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(3) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ 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 NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(1B) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF DJR ACQUISITIONS 1519 NAPER, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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 \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(1D) NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF NAPERVILLE NAPER, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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 \_\_\_\_\_, 2\_\_\_\_\_.  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 2\_\_\_\_\_.

**(2) MORTGAGEE'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

FIRST BANK FINANCIAL CENTRE, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE VACATION OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**(2) MORTGAGEE NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTFULLY, 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 \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

**(1) MORTGAGEE'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

MARINE BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE VACATION OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**(1) MORTGAGEE NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTFULLY, 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 \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_



PREPARED FOR:  
**TARTAN REALTY GROUP, INC.**  
350 WEST HUBBARD STREET, #640  
CHICAGO, ILLINOIS 60654  
TEL. (312) 377-8375  
FAX. (312) 377-8351

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
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TARTAN POINT SUBDIVISION			
FINAL PLAT OF SUBDIVISION -- OWNER/NOTARY/MORTGAGEE CERTIFICATES			
DRN./CKD. BY: SRH/MEF	FILE: 8533PS	FLD. BK./PG.: 273/30-31	SHEET NO. 4
SCALE: 1"=30'	DATE: 01/29/19	JOB NO.: 853.003/190-101	3 OF 4

EXHIBIT B

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**STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS**

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION EASEMENT AREA ON LOT 3 UNTIL SUCH TIME AS SAID LOT 3 IS CONVEYED TO THE PROPERTY OWNER.

UPON CONVEYANCE, THE PROPERTY OWNER OF LOT 3, SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREA SO THAT IT FUNCTIONS AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE PROPERTY OWNER OF LOT 3 OR THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE PROPERTY OWNER OF SAID LOT 3 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PAY FOR THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREA ON LOT 3 AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON LOT 3 LAND.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.
4. NO PERMANENT BUILDINGS, OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE STORMWATER MANAGEMENT EASEMENT, BUT SAID EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL SAID EASEMENT FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON SAID EASEMENT ONLY AFTER SUBMITTING AND RECEIVING APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON SAID EASEMENT RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.
5. IF THE PROPERTY OWNER OF LOT 3 FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNER OF LOT 3 CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOT, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY THE CITY OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

**PERMANENT ACCESS CONTROL EASEMENT**

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM NAPER BOULEVARD ONTO LOT 1 AND FROM WHEATON NAPERVILLE ROAD ONTO LOTS 1 AND 2 AS SHOWN ON THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT.

**CROSS ACCESS EASEMENT PROVISIONS**

A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR PASSENGER VEHICULAR ACCESS ONLY IS HEREBY GRANTED OVER AND ACROSS THAT PORTION OF THE PROPERTY MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION. THE CROSS ACCESS EASEMENT SHALL RUN ONLY TO THE BENEFIT OF THE PROPERTY KNOWN AS LOT #3 IN THE A.T. MCINTOSH AND COMPANY BRUMMEL FARMS SUBDIVISION RECORDED IN DUPAGE COUNTY AS DOCUMENT NUMBER 427943 ("GRANTEE" OR "GRANTEE PROPERTY") AND IS NOT INTENDED IN ANY WAY AS A PUBLIC DEDICATION. GRANTEE SHALL, AT ITS SOLE EXPENSE, KEEP AND MAINTAIN THE CROSS ACCESS EASEMENT IN GOOD ORDER AND REPAIR AND IMPROVED WITH AN ASPHALT, CONCRETE OR SIMILAR HARD SURFACE OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE PASSENGER VEHICULAR TRAFFIC, EXCLUDING ALL COMMERCIAL VEHICLES AND TRUCKS WHICH SHALL BE PROHIBITED FROM PASSAGE FROM THE GRANTEE PROPERTY. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERCTED ON OR ABOUT THE CROSS ACCESS EASEMENT, EXCEPT AS MAY BE REQUIRED WITH RESPECT TO THE PERIODIC MAINTENANCE, REPAIR OR REPLACEMENT OF THE SURFACE THERETO WITHIN GRANTEE'S SOLE DISCRETION. GRANTEE SHALL HAVE THE RIGHT TO RELOCATE ANY PORTION OF THE CROSS ACCESS EASEMENT AS MAY BE APPROPRIATE IN GRANTEE'S SOLE DISCRETION, BUT SAID RELOCATION SHALL NOT MATERIALLY IMPAIR GRANTEE'S RIGHT OF ACCESS. ANY CONDITIONS PRECEDENT TO THE GRANT OF THE CROSS ACCESS EASEMENT PROVIDED HEREIN BECOMING EFFECTIVE, AND PRIOR TO GRANTEE'S USE OF THE CROSS ACCESS EASEMENT, GRANTEE SHALL REQUIRE

- (I) WRITTEN EVIDENCE OF REASONABLE INSURANCE FROM THE GRANTEE WITHIN GRANTEE'S SOLE DISCRETION, WHICH SHALL SPECIFY THAT SUCH INSURANCE IS PRIMARY AND NON-CONTRIBUTORY.
(ii) A RECIPROCAL CROSS ACCESS EASEMENT GRANT FROM THE GRANTEE TO GRANTEE OR ITS ASSIGN OVER AND ACROSS THE GRANTEE PROPERTY PROVIDING ACCESS THROUGH GRANTEE'S PROPERTY FROM GRANTEE'S PROPERTY TO US ROUTE 34 AND NAPER BLVD WHICH RECIPROCAL EASEMENT IMPROVEMENTS SHALL BE DESIGNED, ENGINEERED, CONSTRUCTED, CONNECTED TO THE PROPERTY LINE AND MAINTAINED AT GRANTEE'S SOLE COST AND EXPENSE.
(iii) THAT AT ALL TIMES THE CROSS ACCESS EASEMENT IS IN EFFECT, GRANTEE SHALL AT ITS SOLE EXPENSE, KEEP AND MAINTAIN THE CROSS ACCESS EASEMENT ON THE GRANTEE PROPERTY IN GOOD ORDER AND REPAIR AND IMPROVED WITH AN ASPHALT, CONCRETE OR SIMILAR HARD SURFACE OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE PASSENGER VEHICULAR TRAFFIC, EXCLUDING ALL COMMERCIAL VEHICLES AND TRUCKS WHICH SHALL BE PROHIBITED FROM PASSAGE FROM THE GRANTEE PROPERTY.
(iv) THAT GRANTEE SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS GRANTEE, ITS DIRECTORS, OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITY, LOSSES, DAMAGES, COSTS, AND EXPENSES (INCLUDING ATTORNEY'S FEES) RESULTING FROM ANY DAMAGE TO GRANTEE'S PROPERTY OR INJURY TO A PERSON TO THE EXTENT CAUSED BY GRANTEE, ITS EMPLOYEES, CONTRACTORS, INVITEES, GUESTS OR AGENTS BY REASON OF THE USE OF THE CROSS ACCESS EASEMENT.
(v) THAT GRANTEE SHALL IMMEDIATELY REPAIR ANY DAMAGE CAUSED TO ANY IMPROVEMENTS WITHIN THE CROSS ACCESS EASEMENT TO THE EXTENT CAUSED BY GRANTEE, ITS EMPLOYEES, CONTRACTORS, INVITEES, GUESTS OR AGENTS.
(vi) THAT NO PARKING SHALL BE PERMITTED WITHIN THE CROSS ACCESS EASEMENT AND
(vii) THAT ALL TIMES THE CROSS ACCESS EASEMENT IS IN EFFECT GRANTEE'S PROPERTY MUST BE UTILIZED FOR GENERAL RETAIL PURPOSES, EXPRESSLY EXCLUDING ANY INDUSTRIAL OR INTENSIVE USES.
GRANTEE SHALL HAVE THE IMMEDIATE RIGHT TO RESTRICT ACCESS TO THE CROSS ACCESS EASEMENT IF GRANTEE FAILS TO SATISFY ANY OBLIGATIONS SET FORTH HEREIN.

**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, CATCHBASINS, 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.

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT \_\_\_\_\_ ARE THE OWNERS 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 SCHOOL DISTRICT 203
203 WEST HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540
OWNERS: 1A SOS 1001 WASHINGTON, LLC
1B DJR ACQUISITIONS 1001 WASHINGTON, LLC
1C CCK 1001 WASHINGTON, LLC
1D NAPERVILLE WASHINGTON, LLC
2 ROUTE 34 HOLDINGS, LLC
3 NAPERVILLE OGDEN BUSINESS COMMUNITY, LLC

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
1A SIGNATURE
TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_
1A PRINT NAME
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
1B SIGNATURE
TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_
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2 PRINT NAME
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
3 SIGNATURE
TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_
3 PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
DATE MONTH

NOTARY PUBLIC

**CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
MAYOR CITY CLERK

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 06225
LICENSE VALID THROUGH NOVEMBER 30, 2019

- OWNERS: 1A SOS 1001 WASHINGTON, LLC
1B DJR ACQUISITIONS 1001 WASHINGTON, LLC
1C CCK 1001 WASHINGTON, LLC
1D NAPERVILLE WASHINGTON, LLC
2 ROUTE 34 HOLDINGS, LLC
3 NAPERVILLE OGDEN BUSINESS COMMUNITY, LLC

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
1A SIGNATURE
TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_
1A PRINT NAME
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
1B SIGNATURE
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2 PRINT NAME
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
3 SIGNATURE
TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_
3 PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
DATE MONTH

NOTARY PUBLIC

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_M,

RECORDER OF DEEDS

**DUPAGE COUNTY DIVISION OF TRANSPORTATION CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 23, NAPERVILLE BOULEVARD PURSUANT TO ILLINOIS REVISED STATUTE CHAPTER 109, PARAGRAPH 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 19\_\_\_\_

SUPERINTENDENT OF HIGHWAYS

**DUPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

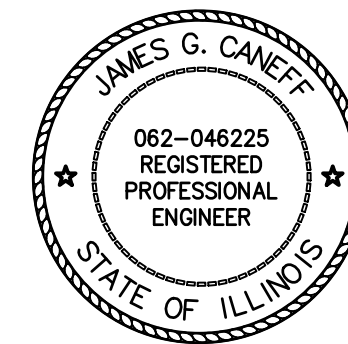
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

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



**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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 "TARTAN POINT SUBDIVISION", DO 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2020

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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.

LOTS 1 AND 2 OLYMPIC FEDERAL RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 10 AND 11 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1989, AS DOCUMENT R89-46655, 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 1702130009C, DATED MAY 18, 1992.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., A SUBSIDIARY OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2021, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

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

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2020



PREPARED FOR:
TARTAN REALTY GROUP, INC.
350 WEST HUBBARD STREET, #640
CHICAGO, ILLINOIS 60654
TEL. (312) 377-8375
FAX. (312) 377-8351

Table with 4 columns: NO., DATE, DESCRIPTION, REVISIONS. Contains revision history for the plat.

**TARTAN POINT SUBDIVISION**

FINAL PLAT OF SUBDIVISION - PROVISIONS & CERTIFICATES

DRN./CKD. BY: SRH/MEF FILE: 8533PS FLD. BK./PG.: 273/30-31 SHEET NO. 4 OF 4
SCALE: 1"=30' DATE: 01/29/19 JOB NO.: 853.003/190-101

EXHIBIT B

