



SITE LOCATION MAP
NOT TO SCALE

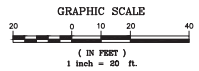
PRELIMINARY/FINAL PLAT OF SUBDIVISION SAR ESTATE SUBDIVISION

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

PIN NOS: 08-08-202-028 (PARCEL 1)
08-08-202-052 (PARCEL 2)



SCALE: 1" = 20'
BASIS OF BEARING -
WEST LINE OF BLOCK 3 IN
ARTHUR T. MCINTOSH AND CO'S
DUPAGE FARMS
(AS MONUMENTED N02°17'45"W)



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

LEGEND

- UNDERLYING LOT LINE
- - - EASEMENT LINE
- SUBDIVISION BOUNDARY LINE/PROPERTY LINE
- CONCRETE MONUMENT
- - - RIGHT OF WAY CENTERLINE

ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- M - MEASURED
- R - RECORD
- S.F. - SQUARE FEET

SURVEYOR NOTES

1. 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS.

OWNER/DEVELOPER:

SAR ESTATE, LLC
SELVEI RAJUMAR
3644 WHITE EAGLE DR.
NAPERVILLE, IL 60564

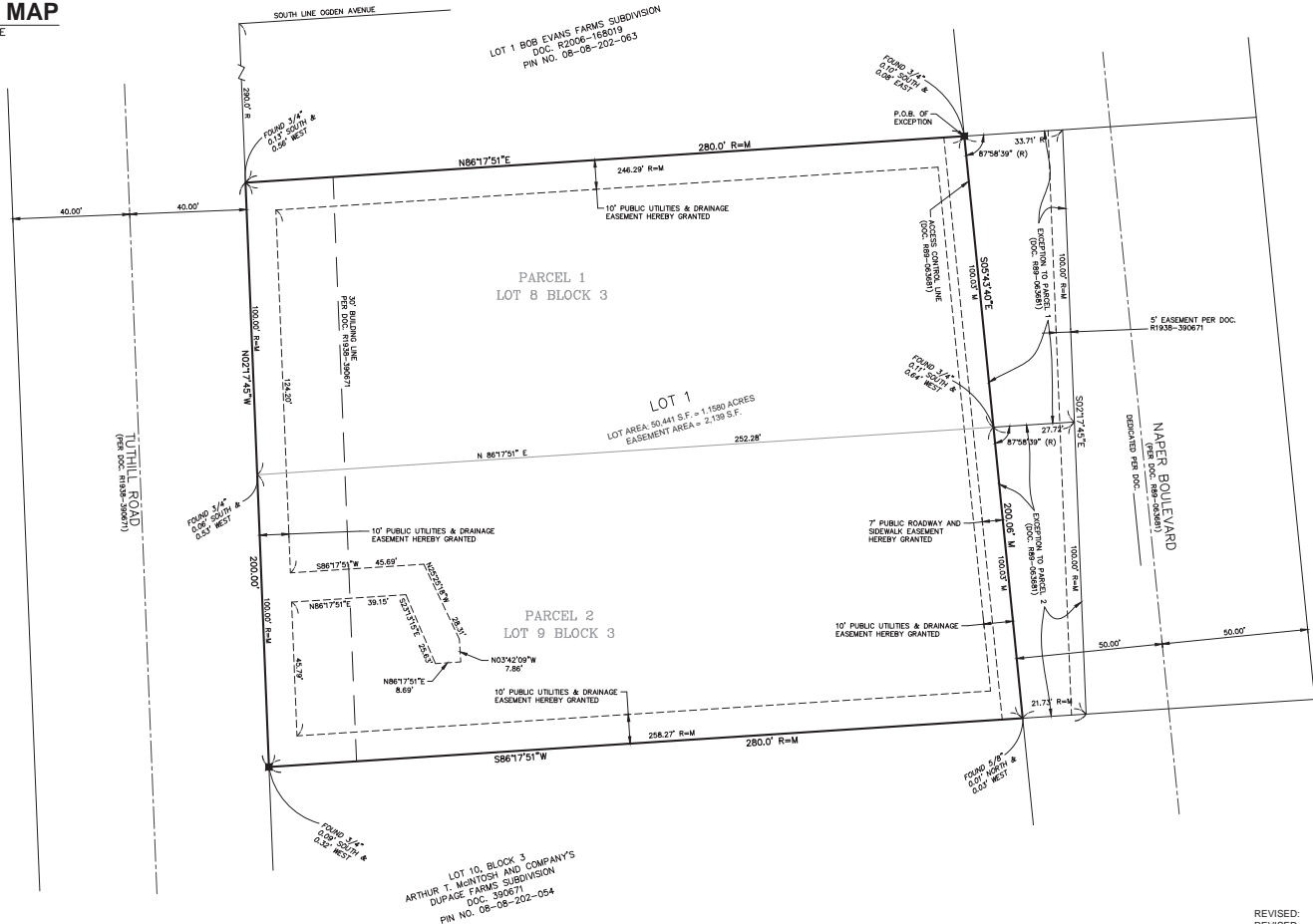
CITY OF NAPERVILLE PROJECT NO.: 18-10000101

INTECH CONSULTANTS, INC.

1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
LISLE, ILLINOIS 60532
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

REVISED: 11-26-18
REVISED: 10-25-18
REVISED: 9-19-18
REVISED: 9-5-18
PREPARED: 8-23-18

SHEET No. 1 of 2 JOB No.: 2018-003



PRELIMINARY/FINAL PLAT OF SUBDIVISION SAR ESTATE SUBDIVISION

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

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 KNOWLEDGE AND ADOPT THE SAME UNDER STYLE AND THE TITLE THEREON AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE (OWNER'S NOTARY)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

(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 (TITLE) _____ AND (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 NOTARIAL SEAL.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.

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____.

SIGNATURE _____ SIGNATURE _____
ILLINOIS LICENSED PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER

STATE LICENSE NUMBER _____

LICENSE EXPIRATION DATE _____

OWNER COMPANY NAME: _____

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

PUBLIC ROADWAY AND SIDEWALK EASEMENT PROVISIONS

A PERMANENT PUBLIC ROADWAY AND SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ITS SUCCESSORS AND ASSIGNS OVER THE AREAS MARKED "PUBLIC ROADWAY AND SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, AND REPAIR THE PUBLIC ROADWAY AND SIDEWALK WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY IMPROVEMENTS BY SAID CITY OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR PEDESTRIAN TRAFFIC AND FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC ROADWAY AND SIDEWALKS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

PRINT MORTGAGEE NAME _____ AS MORTGAGEE, UNDER THE PROVISIONS OF A

CERTAIN MORTGAGE DATED _____, 20____ AND RECORDED IN

THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE

DATE _____ DAY OF _____ AS DOCUMENT NO. _____

HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE (MORTGAGEE NOTARY)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

(TITLE) _____ 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

THEREIN SET FORTH _____ AS MORTGAGEE, FOR THE USES AND PURPOSES

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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 "PLATS" 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 ANTENNA 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 OVER, UPON, 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 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:

UNIT SCHOOL DISTRICT 203
203 WEST HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

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 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 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: _____ MAYOR ATTEST: _____ 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: _____ CHAIRMAN ATTEST: _____ SECRETARY

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.

ON _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

DU PAGE 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.

DATED THIS _____ DAY OF _____, 20____.

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 8 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DU PAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 390671 IN DU PAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 8 IN BLOCK 3 OF ARTHUR T. MCINTOSH AND COMPANY'S DU PAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT NO. 390671 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 248.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 87 DEGREES, 59 MINUTES, 39 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 100.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE EAST ALONG THE SAID SOUTH LINE WHICH FORMS AN ANGLE OF 87 DEGREES, 59 MINUTES, 39 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 27.72 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE NORTH ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 33.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 9, (EXCEPT THE EAST 27.72 FEET AS MEASURED ON THE NORTH LINE AND 21.73 FEET AS MEASURED ON THE SOUTH LINE AS TAKEN FOR ROAD PURPOSES BY DOCUMENT R89-063881) IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S DU PAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE ZONING 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.

I, FURTHER STATE THAT THE LAND AREA INCLUDED IN THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DU PAGE, ILLINOIS, PANEL 0801 OF 1006, MAP NUMBER 17043C0801H, EFFECTIVE DATE, DECEMBER 16, 2004. "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

DATED THIS _____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587

LICENSE EXPIRATION/RENEWAL DATE: 11-30-2018

REVISED: 11-26-18
REVISED: 10-25-18
REVISED: 8-19-18
REVISED: 8-5-18
PREPARED: 8-23-18

INTECH CONSULTANTS, INC.
1980 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
LISLE, ILLINOIS 60532
PHONE: 630-964-6656
ILLINOIS REGISTRATION NO. 184-001940

SHEET No. 2 of 2 JOB No.: 2018-003

EXHIBIT B