

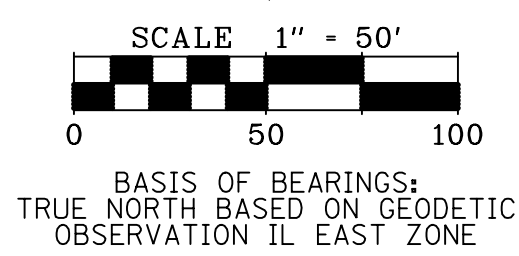
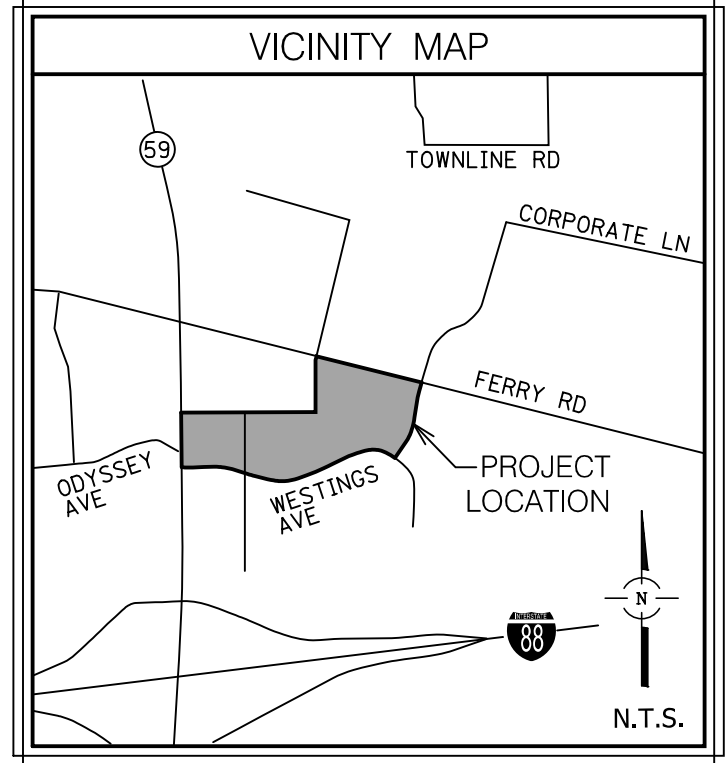
FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

P.I.N.
07-03-103-017-0000
07-03-103-018-0000

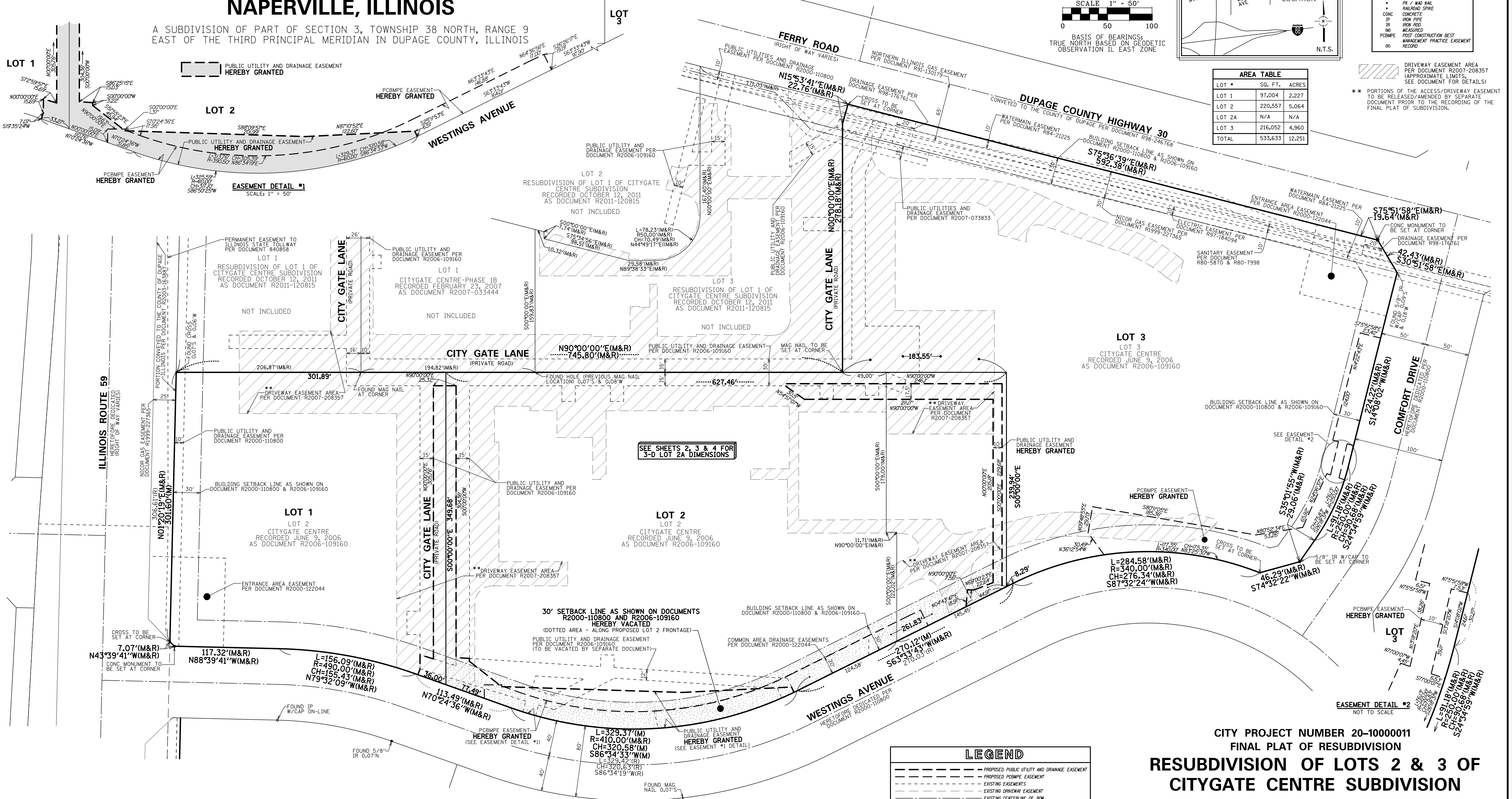
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

| LEGEND | |
|--------|---|
| ■ | CONCRETE MONUMENT |
| ○ | IRON / STEEL ROD |
| × | IRON PIPE |
| + | CUT CROSS |
| • | PK / MAG NAIL |
| • | RAILROAD SPOKE |
| • | CONCRETE |
| • | IRON PIPE |
| • | IRON ROD |
| • | MEASURED |
| • | POST CONSTRUCTION BEST MANAGEMENT PRACTICE EASEMENT RECORD |
| • | DRIVEWAY EASEMENT AREA PER DOCUMENT R2007-208357 (APPROXIMATE LIMITS, SEE DOCUMENT FOR DETAILS) |



| AREA TABLE | | |
|------------|---------|--------|
| LOT # | SQ. FT. | ACRES |
| LOT 1 | 97,004 | 2.227 |
| LOT 2 | 220,557 | 5.064 |
| LOT 2A | N/A | N/A |
| LOT 3 | 216,052 | 4.960 |
| TOTAL | 533,613 | 12.251 |

** PORTIONS OF THE ACCESS/DRIVEWAY EASEMENT TO BE RELEASED/AMENDED BY SEPARATE DOCUMENT PRIOR TO THE RECORDING OF THE FINAL PLAT OF SUBDIVISION.



CITY PROJECT NUMBER 20-1000011
FINAL PLAT OF RESUBDIVISION
**RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION**

| LEGEND | |
|--------|---|
| --- | PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT |
| --- | PROPOSED PCBMP EASEMENT |
| --- | EXISTING EASEMENTS |
| --- | EXISTING DRIVEWAY EASEMENT |
| --- | EXISTING CENTERLINE OF ROW |
| --- | BOUNDARY LINE |
| --- | EXISTING LOT LINE |

| REVISIONS: | |
|------------|--|
| 03/06/2020 | |
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| | |



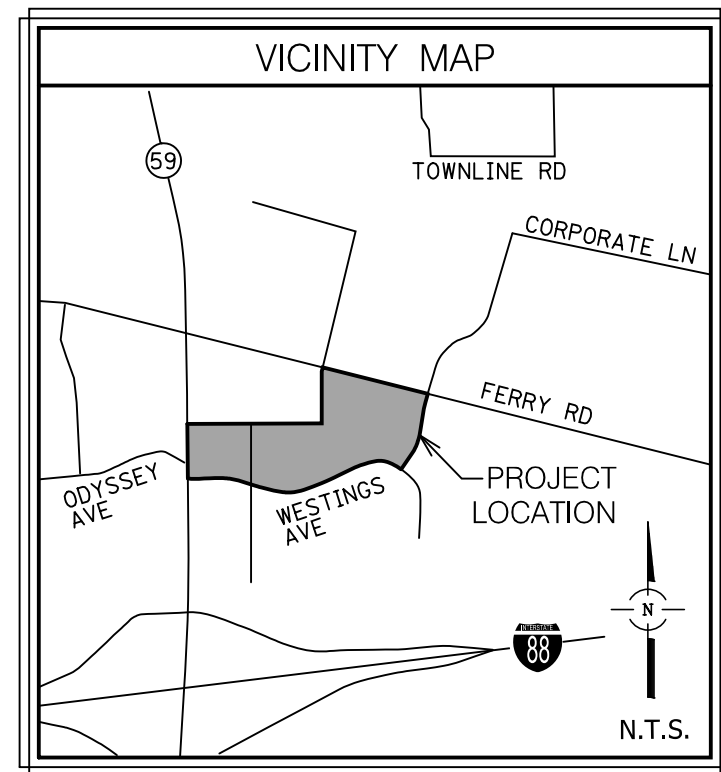
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|----------------------------|
| DATE: 02/03/2020 |
| JOB NO: 4246.12 |
| FILENAME: 4246.12SUB-01 |
| SHEET 1 OF 6 |

PREPARED FOR:
Kimley-Horn

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1001 WARRENVILLE ROAD, SUITE 350,
JOLIET, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

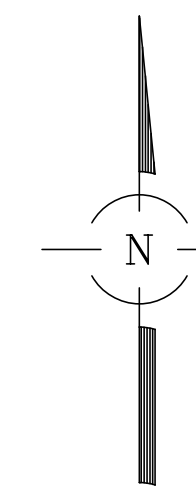


FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

P.L.N.
07-03-103-017-0000
07-03-103-018-0000

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



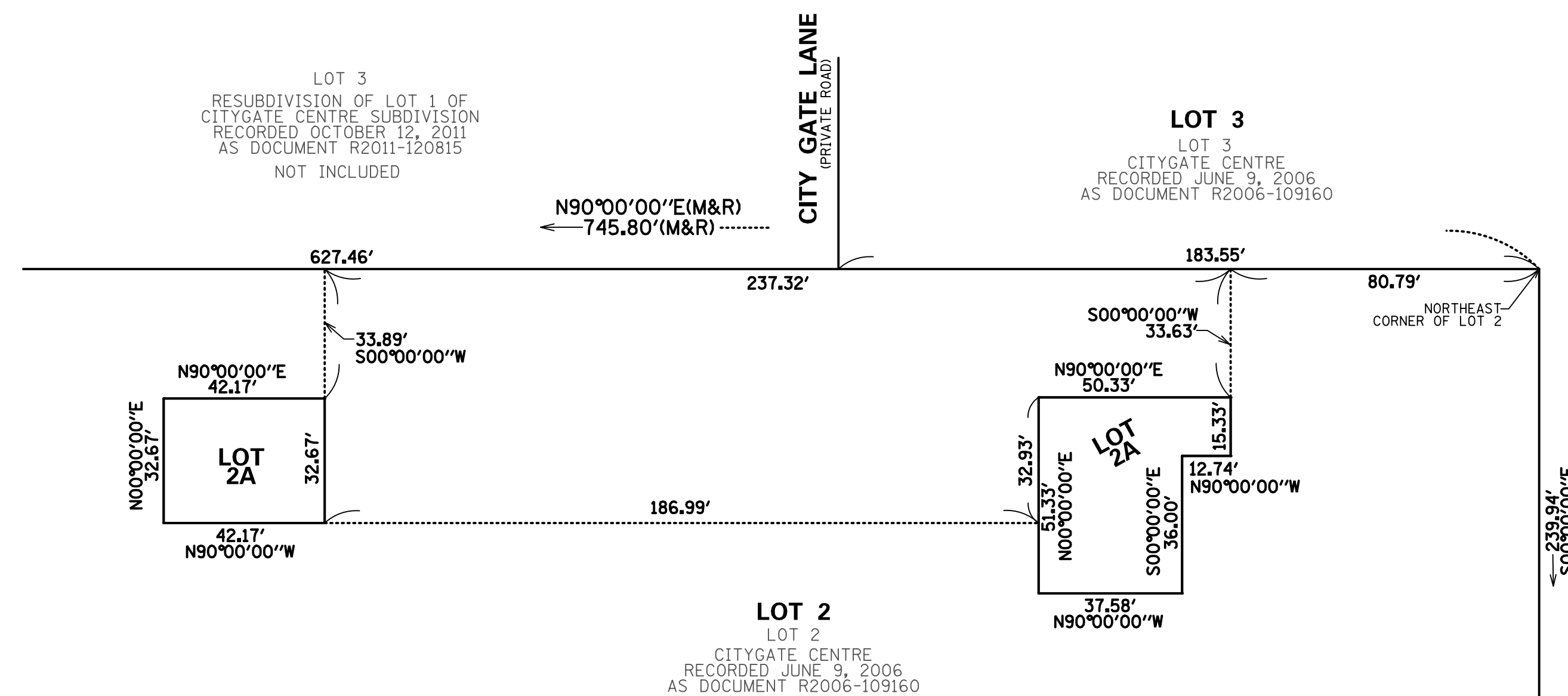
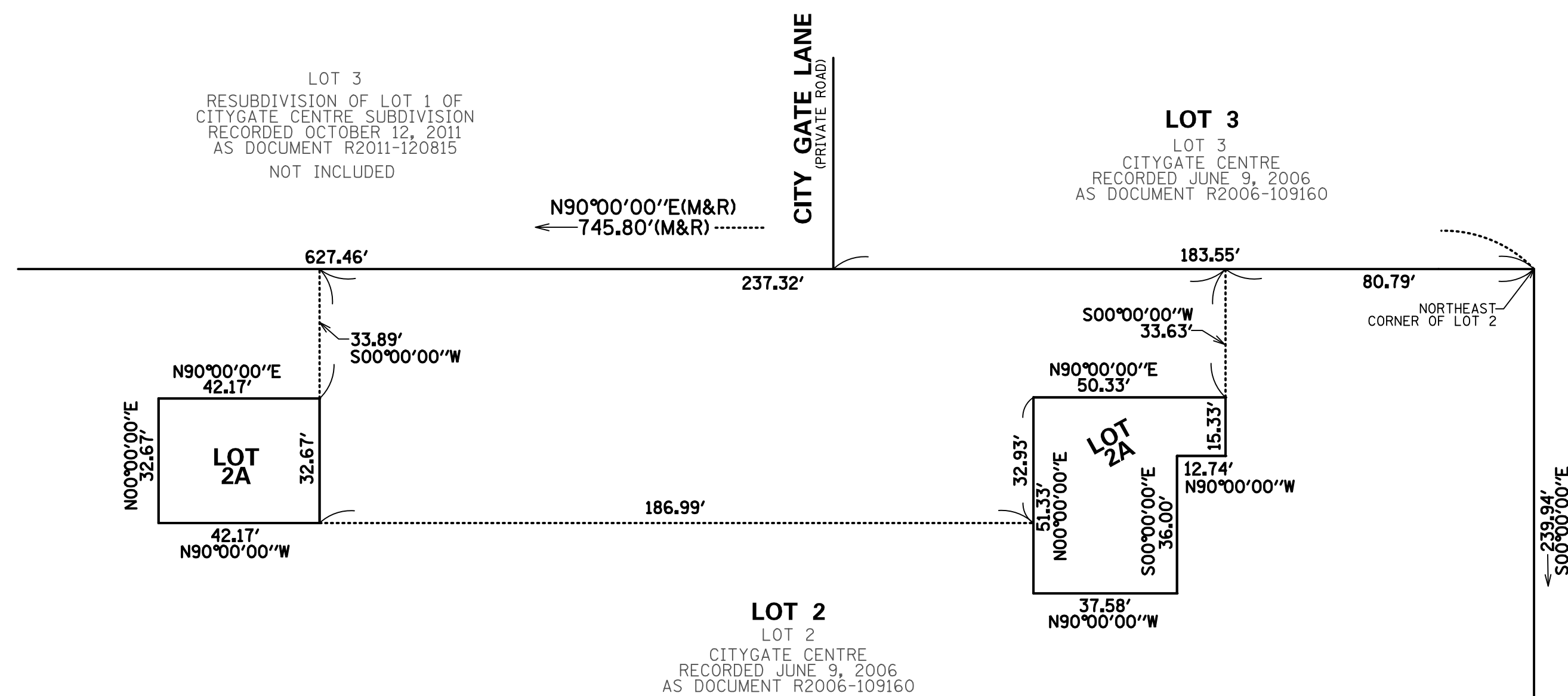
SCALE 1" = 30'
0 30 60

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

| LEGEND | |
|--------|----------|
| (M) | MEASURED |
| (R) | RECORDED |

LEVEL 1
FROM ELEVATION 723.00' TO 737.75'

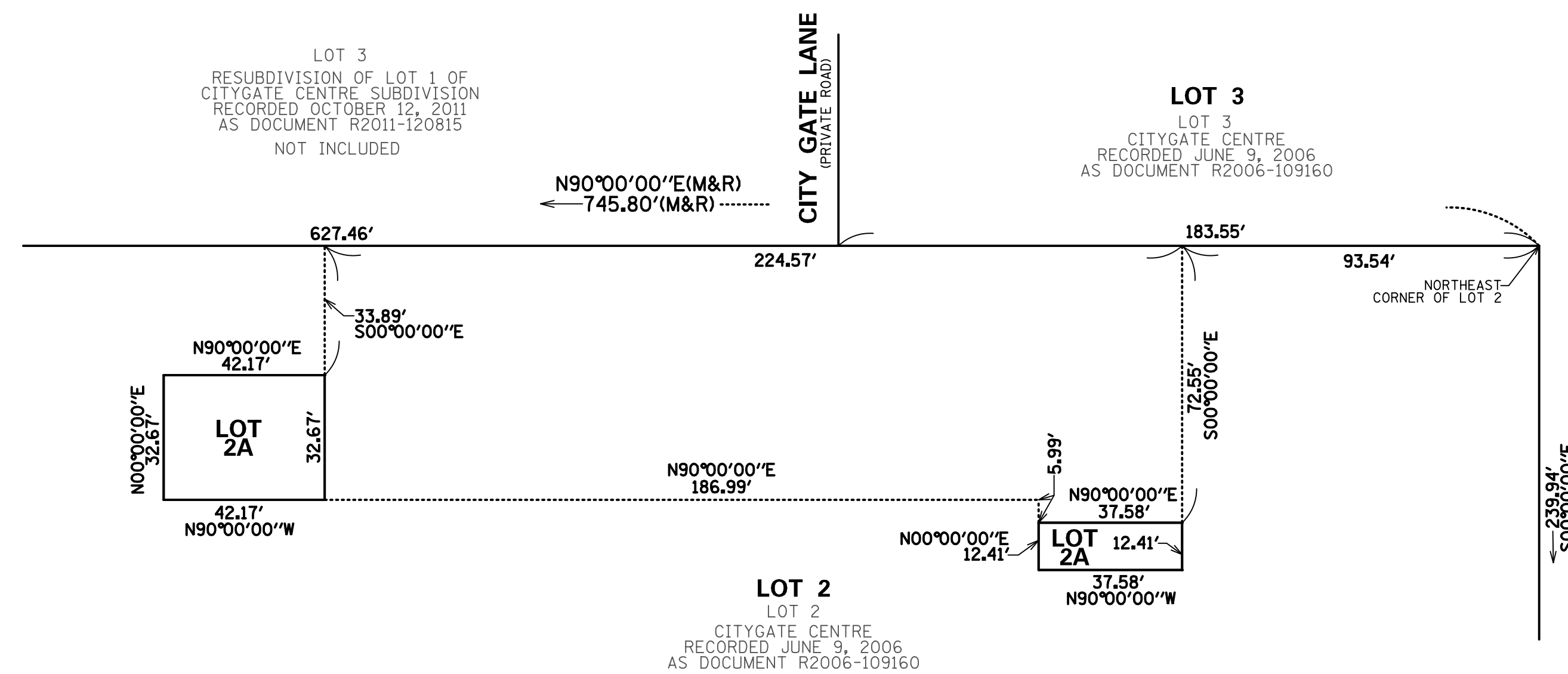
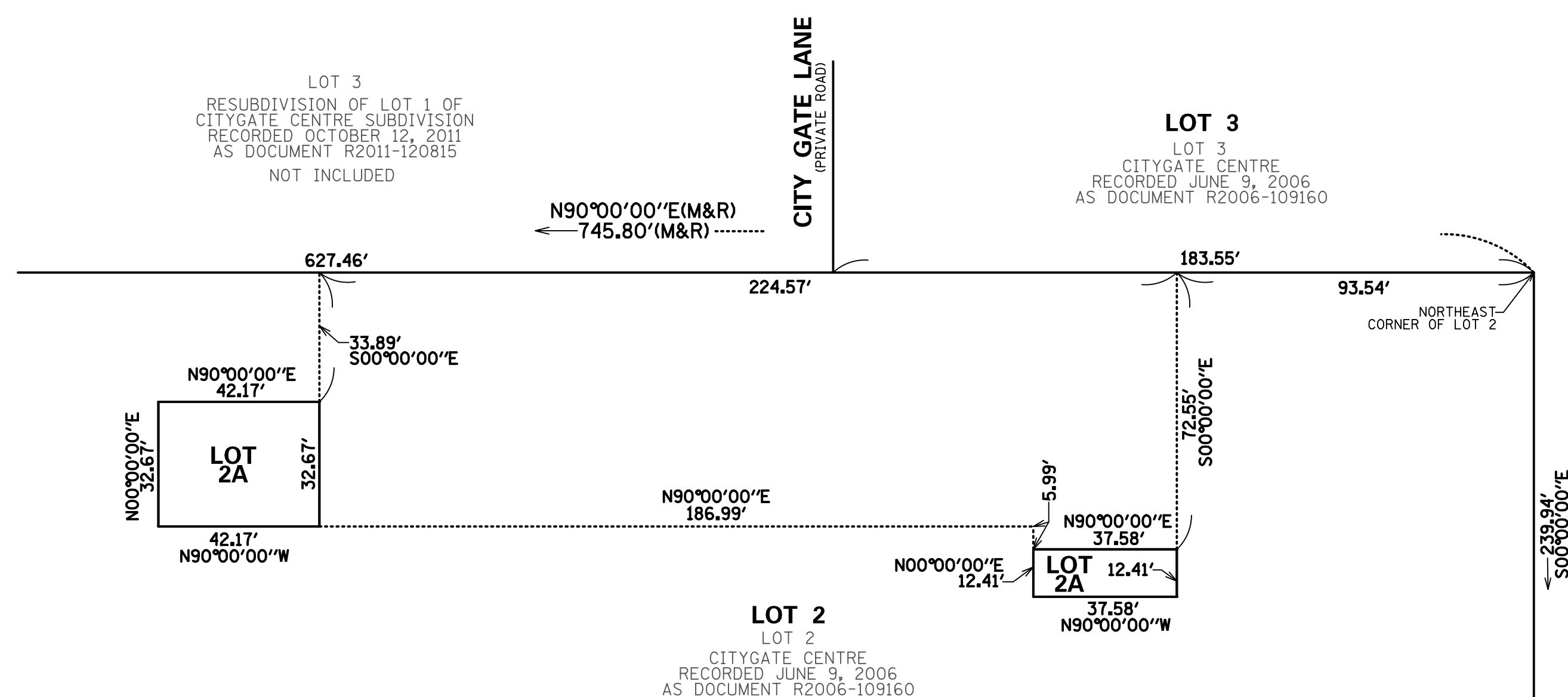
LEVEL 2
FROM ELEVATION 737.50' TO 749.50'



SEE SHEET 5 FOR BENCHMARK INFORMATION

LEVEL 3
FROM ELEVATION 749.50' TO 761.25'

LEVEL 4
FROM ELEVATION 761.25' TO 773.00'



CITY PROJECT NUMBER 20-1000011
FINAL PLAT OF RESUBDIVISION
**RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION**

PREPARED FOR:
Kimley-Horn

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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

| REVISIONS: |
|------------|
| 03/06/2020 |
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|----------------------------|
| DATE: 02/03/2020 |
| JOB NO: 4246.12 |
| FILENAME: 4246.12SUB-01 |
| SHEET 2 OF 6 |

FINAL PLAT OF RESUBDIVISION

RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION

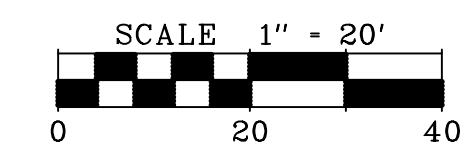
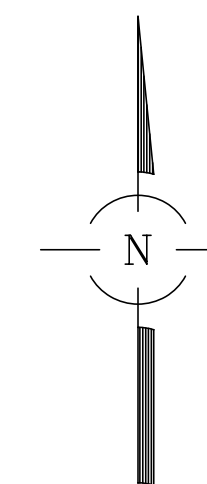
NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

P.I.N.:
07-03-103-017-0000
07-03-103-016-0000

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:

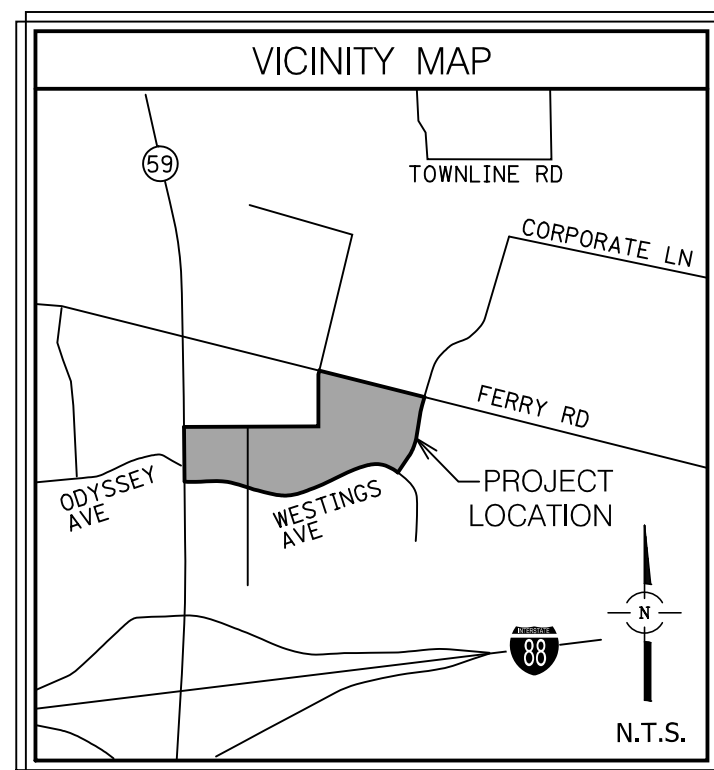
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION 1L EAST ZONE

LEGEND

| | |
|----|----------|
| IM | MEASURED |
| IR | RECORD |



LEVEL 5

FROM ELEVATION 773.00' TO 797.00'

SEE SHEET 5 FOR BENCHMARK INFORMATION

LOT 3
RESUBDIVISION OF LOT 1 OF
CITYGATE CENTRE SUBDIVISION
RECORDED OCTOBER 12, 2011
AS DOCUMENT R2011-120815
NOT INCLUDED

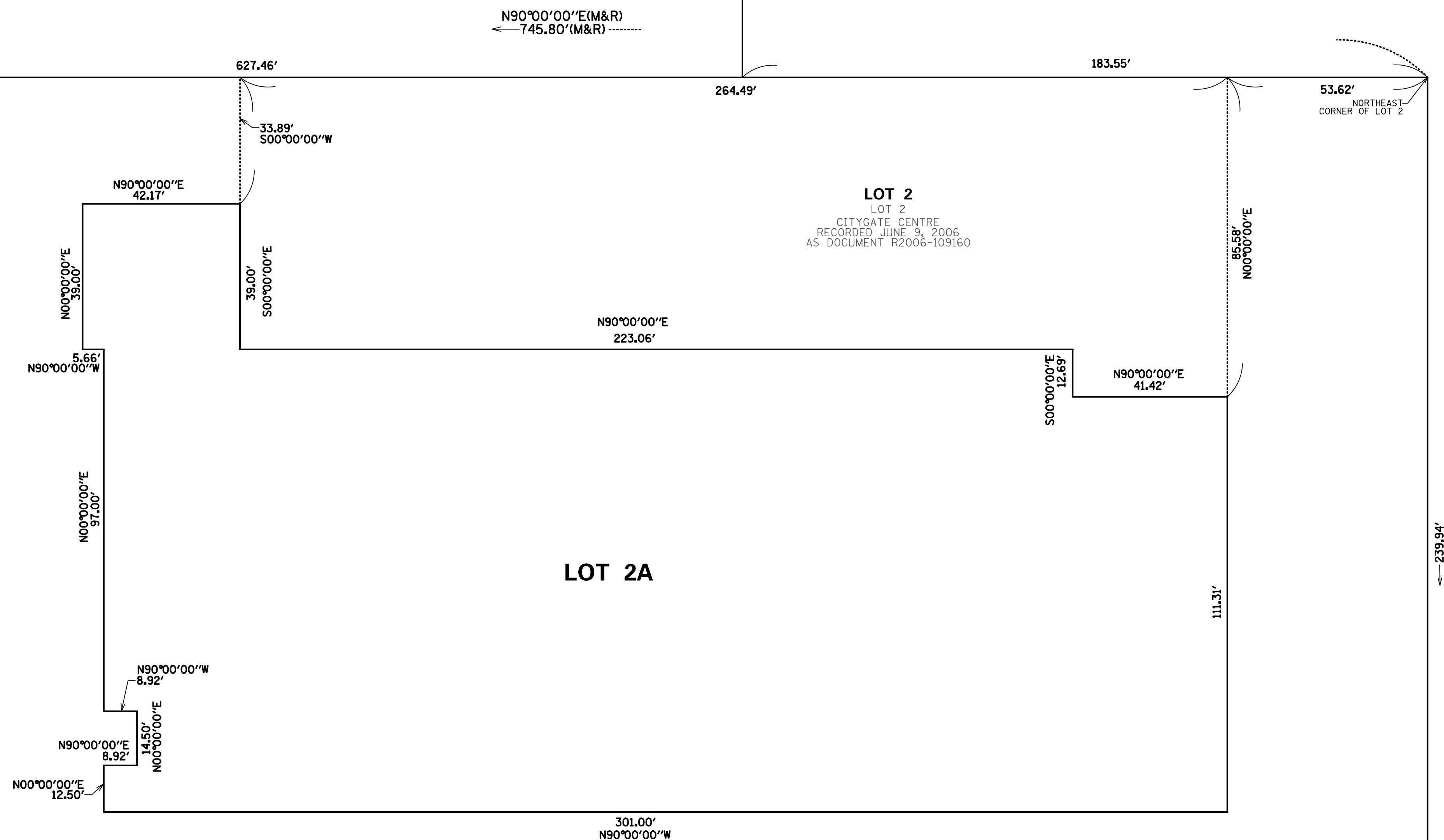
LOT 3
LOT 3
CITYGATE CENTRE
RECORDED JUNE 9, 2006
AS DOCUMENT R2006-109160

LOT 2
LOT 2
CITYGATE CENTRE
RECORDED JUNE 9, 2006
AS DOCUMENT R2006-109160

LOT 2A

LOT 2
LOT 2
CITYGATE CENTRE
RECORDED JUNE 9, 2006
AS DOCUMENT R2006-109160

CITY GATE LANE
(PRIVATE ROAD)



CITY PROJECT NUMBER 20-1000011
FINAL PLAT OF RESUBDIVISION
RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION

PREPARED FOR:
Kimley»Horn

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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

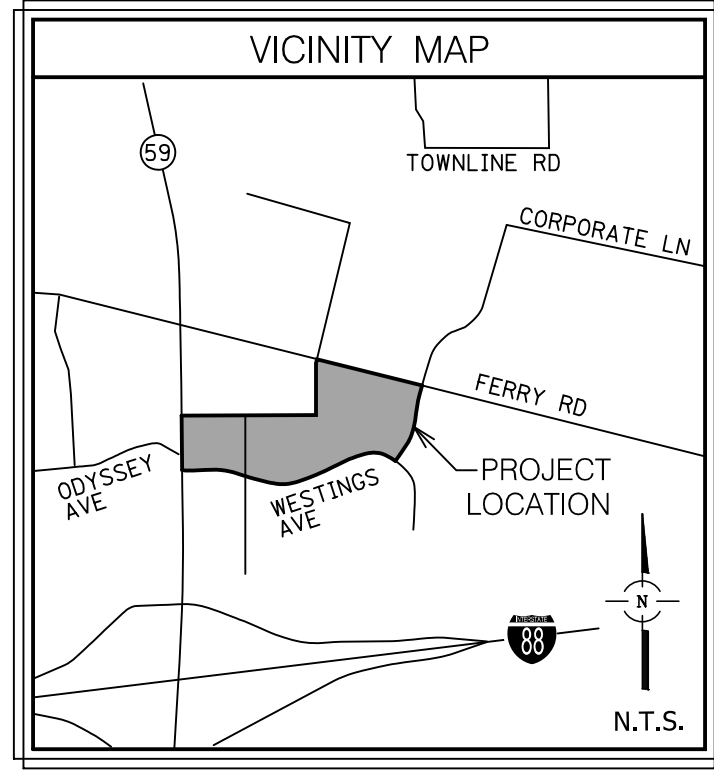
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| REVISIONS: |
| 03/06/2020 |
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|----------------------------|
| DATE: 02/03/2020 |
| JOB NO: 4246.12 |
| FILENAME: 4246.12SUB-01 |
| SHEET 3 OF 6 |



FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

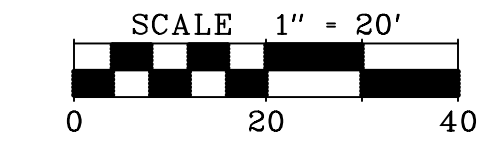
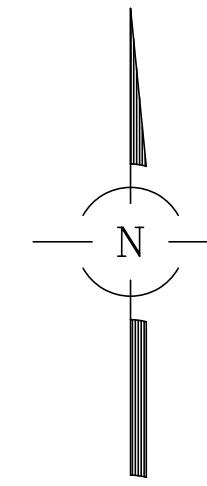
ISOMETRIC VIEW
FROM ELEVATION 723.00' TO 797.00'

SEE SHEET 5 FOR BENCHMARK INFORMATION

P.I.N.:
07-03-103-017-0000
07-03-103-018-0000

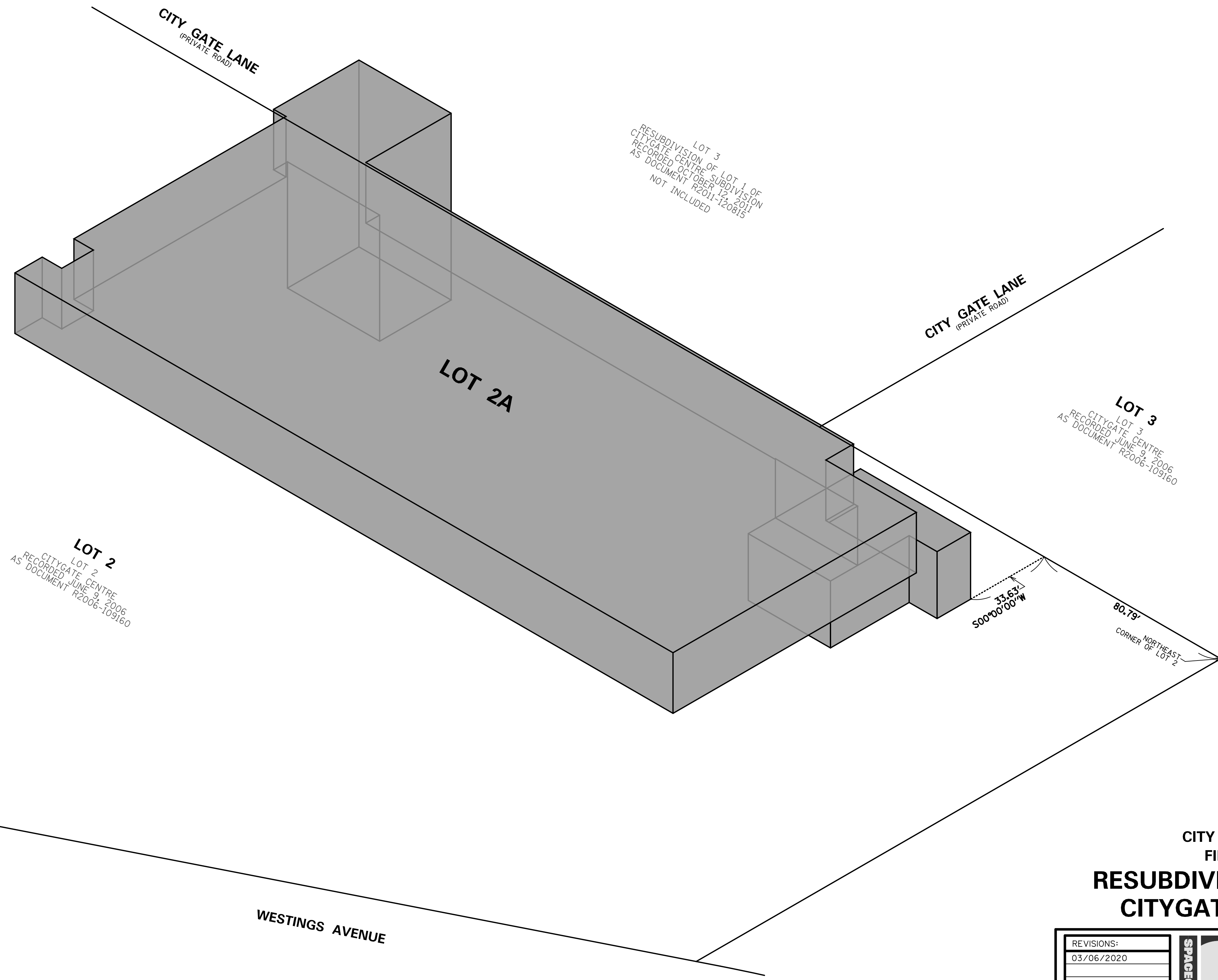
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:

NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

| LEGEND | |
|--------|----------|
| (M) | MEASURED |
| (R) | RECORDED |



CITY PROJECT NUMBER 20-10000011
FINAL PLAT OF RESUBDIVISION
**RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION**

PREPARED FOR:
Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

| REVISIONS: |
|------------|
| 03/06/2020 |
| |
| |
| |



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|----------------------------|
| DATE: 02/03/2020 |
| JOB NO: 4246.12 |
| FILENAME: 4246.12SUB-01 |
| SHEET: 4 OF 6 |

FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN 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 ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

By: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY 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, _____ 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 _____, 20____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES ON _____, _____, 20____.

SCHOOL DISTRICT BOUNDARY STATEMENT

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 THE 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, ILLINOIS 60504

OWNER: _____

By: _____

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

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

NOTARY PUBLIC _____

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____.

By: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY 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, _____ 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 _____, 20____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES ON _____, _____, 20____.

SCHOOL DISTRICT BOUNDARY STATEMENT

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 THE 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, ILLINOIS 60504

OWNER: _____

By: _____

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

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

NOTARY PUBLIC _____

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____.

By: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY 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, _____ 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 _____, 20____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES ON _____, _____, 20____.

SCHOOL DISTRICT BOUNDARY STATEMENT

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 THE 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, ILLINOIS 60504

OWNER: _____

By: _____

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

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

NOTARY PUBLIC _____

CITY PROJECT NUMBER 20-10000011
FINAL PLAT OF RESUBDIVISION
**RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION**

PREPARED FOR:
Kimley»Horn

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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

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| REVISIONS: |
| 03/06/2020 |
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**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|----------------------------|
| DATE: 02/03/2020 |
| JOB NO: 4246.12 |
| FILENAME: 4246.12SUB-01 |
| SHEET 5 OF 6 |

FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

ON THE ____ DAY OF _____, 20____.

CITY OF NAPERVILLE

MAYOR _____

CITY CLERK _____

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 ("P&D") 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 GRANTED 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.

SURFACE WATER DRAINAGE 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 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 _____, 20____.

SIGNATURE _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

OWNER: _____

BY: _____

OWNER'S REPRESENTATIVE
PRINT NAME _____

PROPERTY DESCRIPTION:

LOTS 2 AND 3 OF CITYGATE CENTRE, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2006 AS DOCUMENT NO. R2006-109160, DUPAGE COUNTY, ILLINOIS.

ACCESS CONTROL COVENANT

THERE IS A PERMANENT ACCESS CONTROL COVENANT OVER THE UNDERLYING LOTS 1 & 2 PER THE FINAL PLAT OF SUBDIVISION CITY GATE CENTRE RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER R2006-109160

"DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM ILLINOIS ROUTE 59 ONTO LOTS 1 AND 2 AS SHOWN ON PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT."

THE ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE HAS BEEN OMITTED AT THE DIRECTION OF CLIENT'S ATTORNEY SINCE NO NEW ACCESS IS PROPOSED OR REQUESTED FOR THIS PROJECT AND PER THE ABOVE COVENANT.

THE DUPAGE COUNTY HIGHWAY ENGINEERING CERTIFICATE HAS BEEN OMITTED AT THE DIRECTION OF CLIENT'S ATTORNEY SINCE NO NEW ACCESS IS PROPOSED OR REQUESTED FOR THIS PROJECT TO AND FROM FERRY ROAD.

SURVEYORS AUTHORIZATION CERTIFICATE

I, JERRY P. CHRISTOPH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3540 DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DU PAGE COUNTY, ILLINOIS.

JERRY P. CHRISTOPH
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3540

MY LICENSE EXPIRES ON NOVEMBER 30, 2020

SPACECO, INC., PROFESSIONAL DESIGN FIRM NO. 184-001157

THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 533,633 SQUARE FEET OR 12.251 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE DUPAGE COUNTY REGULATORY FLOOD MAP (RFM) COMMUNITY PANEL/MAP NUMBER 17043C0702H WITH AN EFFECTIVE DATE DECEMBER 16, 2004. IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID REGULATORY FLOOD MAP.

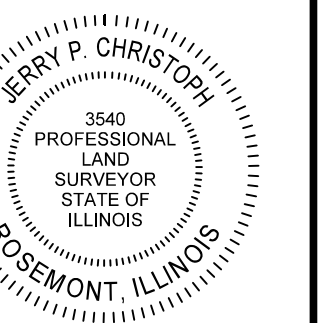
WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS 14th DAY OF MAY, 2020 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH
JERRY P. CHRISTOPH, L.P.L.S., No. 035-3540
LICENSE EXPIRES: 11-30-2020
johr1stoph@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)



CITY PROJECT NUMBER 20-10000011 FINAL PLAT OF RESUBDIVISION RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EASEMENT PROVISION:

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 OR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THIS PLAT AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS" OR ("PCBMP"), NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD MODIFY THE FLOW OF STORMWATER OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT THE CONSENT OF THE CITY OF NAPERVILLE.

THE GRANT OF SAID PCBMP TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO CONTAINMENT BERMS, BIO-TREATMENT SWALES, DRYWELLS, INLETS, STORM DRAINS, AND NATIVE VEGETATION. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PLANT COMMUNITIES.

IN THE EVENT ANY OWNER FAILS TO MAINTAIN THE PCBMP FACILITY AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR PCBMP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES ON SAID EASEMENT AREAS.

IN THE EVENT THE CITY OF NAPERVILLE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE PCBMP EASEMENT, THE ACTUAL COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH GOVERNMENTAL AGENCY.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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 _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF _____,

A.D. ____ , AT ____ O'CLOCK.

RECORDER OF DEEDS _____

SOURCE BENCHMARKS:

DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT:
BENCHMARK: NAPERVILLE 208
PID: A43753
STATION IS LOCATED ALONG THE WEST SIDE OF RAYMOND DRIVE, NORTH OF THE INTERSECTION WITH DIER ROAD. STATION IS 36.15 FEET WEST OF THE CENTERLINE OF RAYMOND DRIVE, 583.0 FEET NORTH OF THE CENTERLINE OF DIER ROAD. MONUMENT IS AN ALUMINUM ROD 0.5 FEET ABOVE ROAD SURFACE AND 2.2 FEET BELOW THE LID.
ELEVATION = 706.12 NAVD88

BENCHMARK: 0122
PID: D43291
STATION IS LOCATED ALONG THE WEST SIDE OF THE ILLINOIS PRAIRIE PATH, SOUTH OF THE INTERSECTION WITH FERRY ROAD. STATION IS 14.0 FEET SOUTH OF THE CENTERLINE OF FERRY ROAD AND 26.0 FEET WEST OF THE WEST WALL ALONG THE BICYCLE TRAIL OVERPASS. MONUMENT IS A 3/8 INCH BRASS DISK ON THE EAST SIDE OF THE CONCRETE BASE FOR TOWER #3017, 2.0 FEET ABOVE PATH SURFACE LEVEL.
ELEVATION = 723.85 NAVD88

SITE BENCHMARK #1:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WESTINGS AVENUE AND +/-16' SOUTH OF THE TOP OF CURB NEAR THE CENTER OF THE NORTH PROPERTY LINE.
ELEVATION = 717.44 NAVD88

SITE BENCHMARK #3:
SOUTHEAST BOLT OF THE SECOND FIRE HYDRANT ON NORTH SIDE OF WESTINGS AVENUE AND WEST OF COMFORT DRIVE.
ELEVATION = 721.99 NAVD88

SITE BENCHMARK #4:
SOUTHEAST TAG BOLT OF FIRE HYDRANT AT THE SOUTHEAST CORNER OF THE EAST/WEST DIRECTION OF CITY GATE LANE.
ELEVATION = 724.48 NAVD88

SITE BENCHMARK #5:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF THE EAST/WEST DIRECTION OF CITY GATE LANE SOUTH OF BUILDING NUMBER 2155.
ELEVATION = 724.49 NAVD88

SITE BENCHMARK #6:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF THE EAST/WEST DIRECTION OF CITY GATE LANE BETWEEN BUILDING NUMBERS 2135 AND 2139.
ELEVATION = 724.60 NAVD88

SITE BENCHMARK #7:
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT THE NORTHWEST CORNER OF THE NORTH/SOUTH DIRECTION OF CITY GATE LANE AND WESTINGS AVENUE.
ELEVATION 720.97 NAVD88

PREPARED FOR:
Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
Lisle, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

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|--------------------------|--------------|---|----------------------------|
| REVISIONS: 03/06/2020 | SPACECO INC. | CONSULTING ENGINEERS | DATE: 02/03/2020 |
| | | SITE DEVELOPMENT ENGINEERS | JOB NO: 4246.12 |
| | | LAND SURVEYORS | FILENAME: 4246.12SUB-01 |
| | | 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065 | SHEET 6 OF 6 |