

FINAL PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

P.I.N.: 08-18-309-002 (PARCEL 1)
08-18-422-001 (PARCEL 2)

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

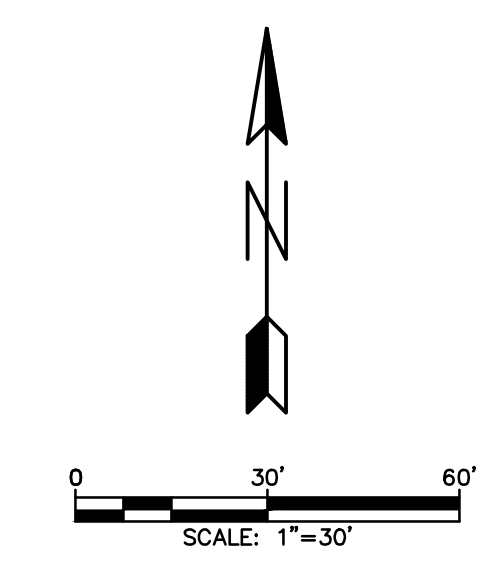
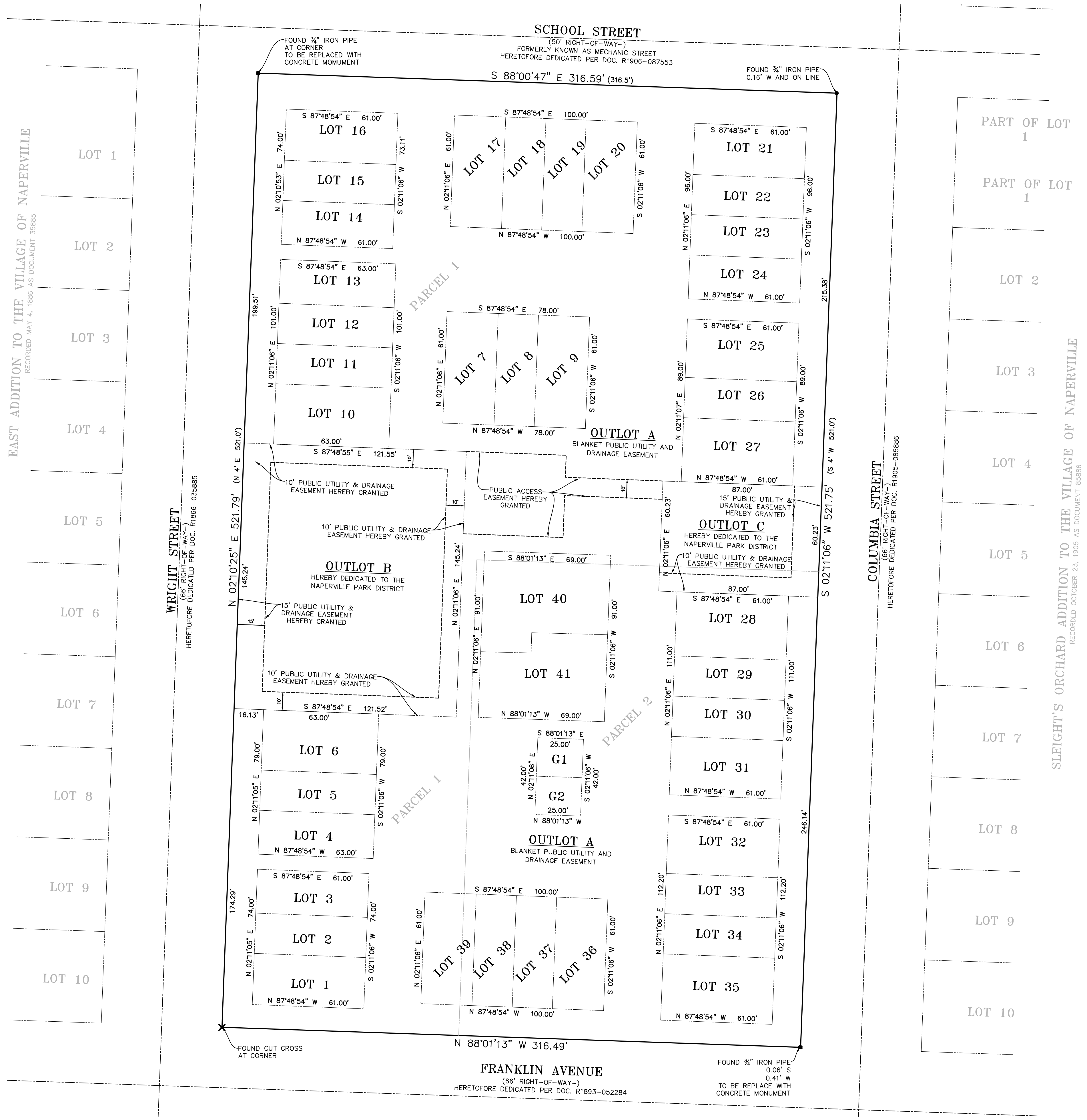
A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SITE DATA

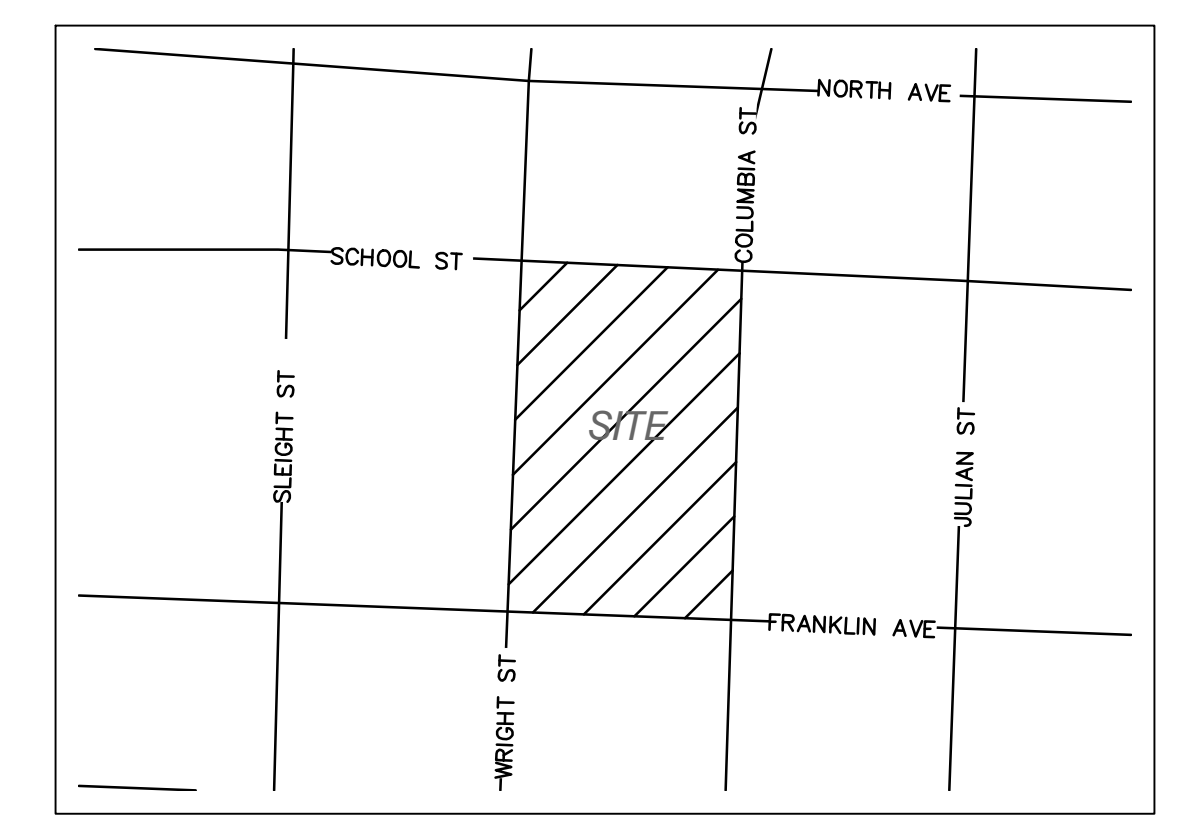
GROSS AREA	165,158 SQUARE FEET / 3.792 ACRES
NUMBER OF LOTS	46
NUMBER OF BUILDINGS	13
NUMBER OF UNITS	41
NET DENSITY	41 UNITS/3,792 ACRES 10.81 UNITS/ACRE

LOT AREA SUMMARY CHART

LOT 1	1,708 Sq. Ft.	0.039 Ac.
LOT 2	1,342 Sq. Ft.	0.031 Ac.
LOT 3	1,464 Sq. Ft.	0.034 Ac.
LOT 4	1,512 Sq. Ft.	0.035 Ac.
LOT 5	1,386 Sq. Ft.	0.032 Ac.
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LOT 40	3,321 Sq. Ft.	0.076 Ac.
LOT 41	2,958 Sq. Ft.	0.068 Ac.
G1	525 Sq. Ft.	0.012 Ac.
G2	525 Sq. Ft.	0.012 Ac.
OUTLOT A	72,712 Sq. Ft.	1.669 Ac.
OUTLOT B	17,652 Sq. Ft.	0.405 Ac.
OUTLOT C	5,240 Sq. Ft.	0.120 Ac.



- LEGEND**
- = EX. PROPERTY LINE
 - - - = EX. LOT LINE
 - - - - = EX. EASEMENT LINE
 - - - - - = EX. BUILDING LINE
 - - - - - = EX. CENTER LINE
 - = FOUND IRON PIPE OR ROD
 - = CONCRETE MONUMENT
- ABBREVIATIONS**
- | | |
|----------|--------------------------|
| A | ARC LENGTH |
| B.S.L. | BUILDING SETBACK LINE |
| CH | CHORD |
| CONC. | CONCRETE |
| DOC. | DOCUMENT |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| INV. | INVERT |
| N | NORTH |
| R | RADIUS |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| T/PIPE | TOP OF PIPE |
| W | WEST |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS

PARCEL 1:
BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

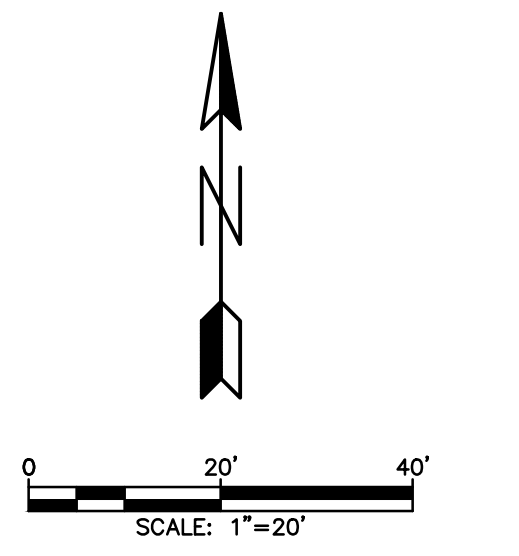
- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
 - BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
 - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - THE SCHOOL LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.
 - THE PARK LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON SHALL BE PAID PURSUANT TO SECTION 5 OF THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR HERITAGE PLACE SUBDIVISION RECORDED WITH DUPAGE COUNTY RECORDER AS DOCUMENT NUMBER R2020-139534.

PREPARED FOR: **RAM WEST CAPITAL, LLC**
 IN PARTNERSHIP WITH **DUK CUSTOM HOMES**
 2416 GALEN DRIVE
 NAPERVILLE, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902
 35701 WEST AVENUE SUITE 150
 NAPERVILLE, ILLINOIS 60565
 PHONE (630) 393-3080
 FAX (630) 393-2152
 ENGINEERING RESOURCE ASSOCIATES
 DRAWN BY: CNB
 CHECKED BY: TEM
 APPROVED BY: TEM
 SCALE: 1" = 30'
 DATE: 01-08-21
 JOB NO: W20052
 SHEET 1 OF 4
 REVISIONS:
 DATE: 12/09/20 BY: CNB DESCRIPTION: REVISED 20-1000019 LOT GEOMETRY
 DATE: 01/15/21 BY: CNB DESCRIPTION: REVISED 20-1000019 PER CITY REVIEW
 DATE: 07/07/21 BY: CNB DESCRIPTION: REVISED 20-1000019 PER CITY REVIEW
 G:\PROJECTS\DUKCustomHomes\W20052-00-AG-B0 Heritage Place of Naperville\W20052-00 140 N. Wright St. Naperville Sub Concept Heritage Place\GADD\W20052 FINAL PLAT OF SUBDIVISION.dwg Updated by: cbccan1 7/7/2021

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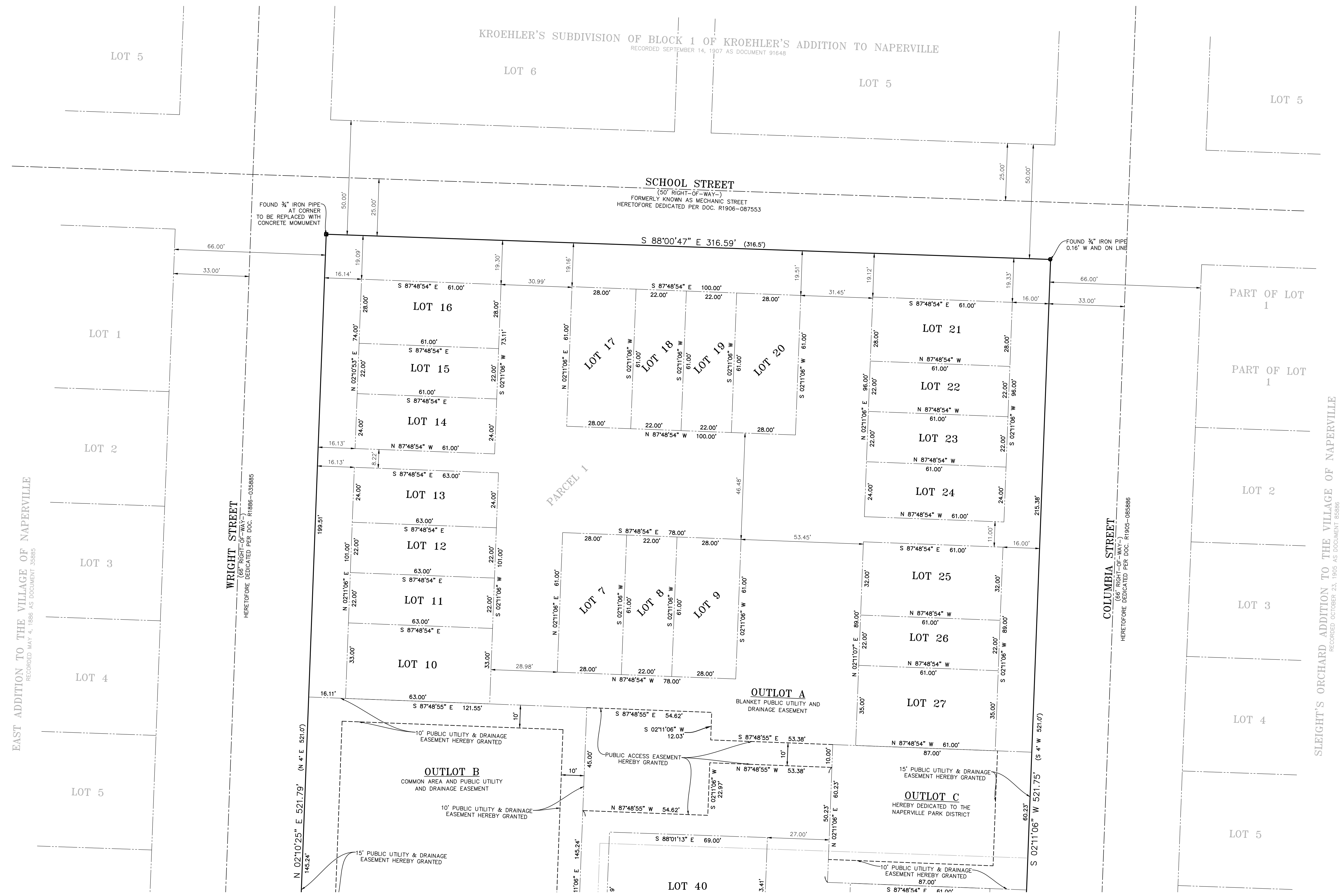
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EAST ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED MAY 4, 1886 AS DOCUMENT 35885

SLEIGHT'S ORCHARD ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED OCTOBER 23, 1905 AS DOCUMENT 85886

CITY OF NAPERVILLE PROJECT NUMBER 20-10000119

EXHIBIT B

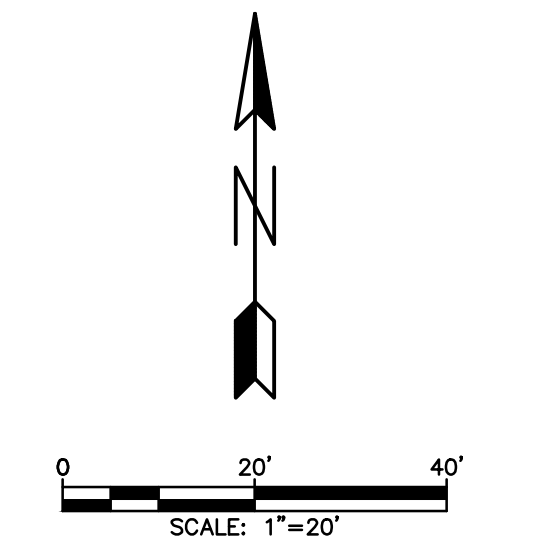
SCALE: 1"=20'	DATE: 01-08-21	JOB NO.: W20052	SHEET: 2 OF 4
DESCRIPTION:	REVISED 20-100000119 LOT GEOMETRY REVISED 20-100000119 PER CITY REVIEW REVISED 20-100000119 PER CITY REVIEW		
BY:	CNB		
DATE:	12/09/20		
BY:	CNB		
DATE:	01/15/21		
BY:	CNB		
DATE:	07/07/21		
PREPARED FOR:	RAM WEST CAPITAL, LLC IN PARTNERSHIP WITH DUK CUSTOM HOMES		
ADDRESS:	2416 GALEN DRIVE NAPERVILLE, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902		
PROJECT:	35701 WEST AVENUE SUITE 150 NAPERVILLE, ILLINOIS 60555 PHONE (630) 393-3080 FAX (630) 393-2152		
DRAWN BY:	CNB		
CHECKED BY:	TBM		
APPROVED BY:	TBM		

G:\PROJECTS\DKCustomHomes\W20052-00-AG-B0 Heritage Place of Naperville\W20052-00 140 N Wright St Naperville Sub Concept Heritage Place\GADD\W20052 FINAL PLAT OF SUBDIVISION.dwg Updated by: cbccan 7/17/2021

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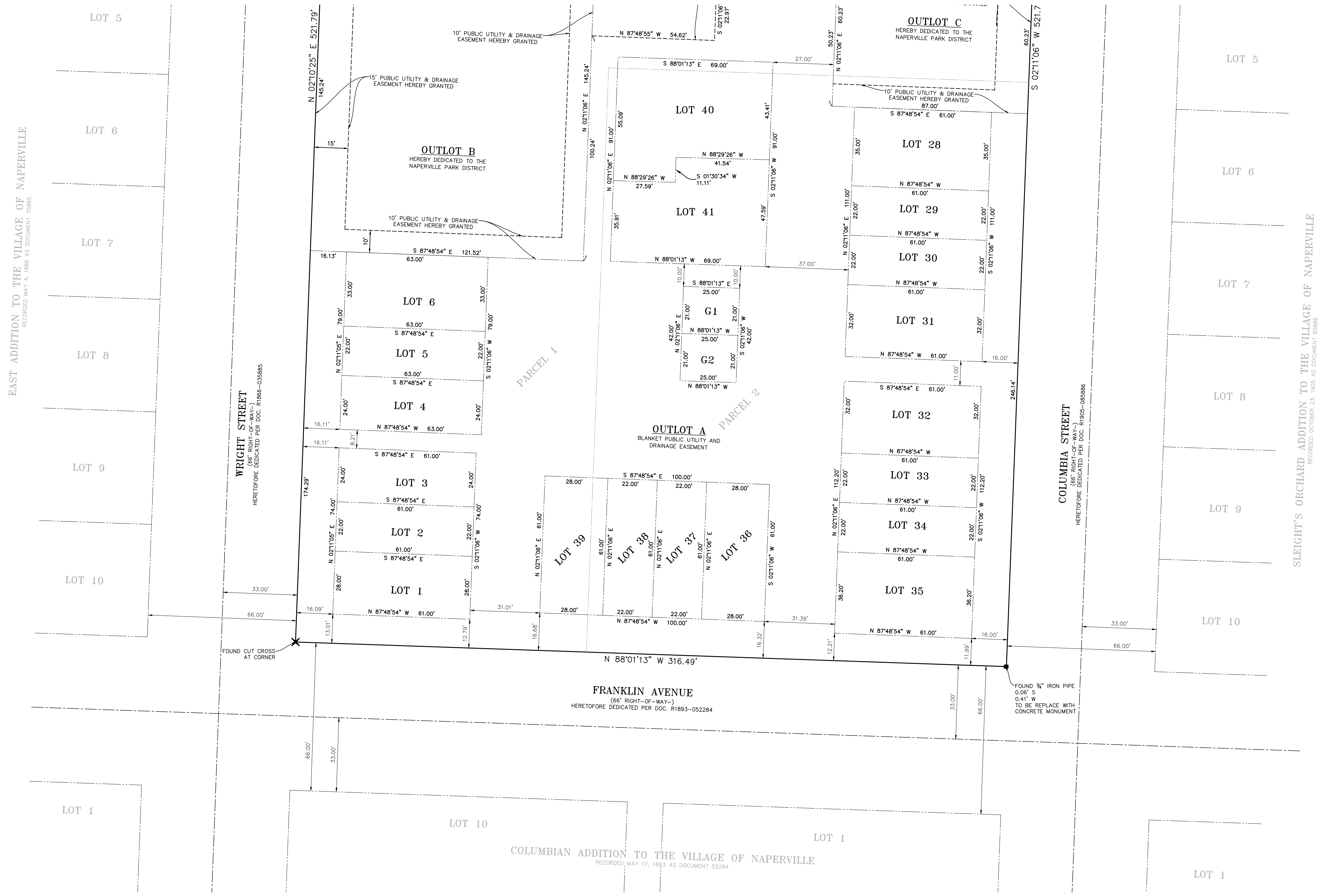
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EAST ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED MAY 4, 1889 AS DOCUMENT 3585

SLEIGHT'S ORCHARD ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED OCTOBER 23, 1905 AS DOCUMENT 85886

COLUMBIAN ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED MAY 17, 1893 AS DOCUMENT 52284

CITY OF NAPERVILLE PROJECT NUMBER 20-10000119

DRAWN BY: CNB	CHECKED BY: TBM	APPROVED BY: TBM	SCALE: 1"=20'	DATE: 01-08-21	JOB NO.: W20052	SHEET: 3 OF 4								
ENGINEERING RESOURCE ASSOCIATES 35701 WEST AVENUE SUITE 150 NAPERVILLE, ILLINOIS 60565 PHONE (630) 393-3080 FAX (630) 393-2152			PREPARED FOR: RAM WEST CAPITAL, LLC IN PARTNERSHIP WITH DUK CUSTOM HOMES											
2416 GALEN DRIVE NAPERVILLE, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902			REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12/09/20</td> <td>REVISED 20-10000061 LOT GEOMETRY</td> </tr> <tr> <td>01/15/21</td> <td>REVISED 20-10000118 PER CITY REVIEW</td> </tr> <tr> <td>07/07/21</td> <td>REVISED 20-10000119 PER CITY REVIEW</td> </tr> </tbody> </table>				DATE	DESCRIPTION	12/09/20	REVISED 20-10000061 LOT GEOMETRY	01/15/21	REVISED 20-10000118 PER CITY REVIEW	07/07/21	REVISED 20-10000119 PER CITY REVIEW
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FINAL PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

P.I.N.: 08-18-309-002 (PARCEL 1)
08-18-422-001 (PARCEL 2)

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

_____ AND _____
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE 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____
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ 20____
MONTH DATE

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 _____ 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:

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

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

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

NOTARY PUBLIC _____

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 _____ DAY OF _____ A.D., 20____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

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 INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT _____

MORTGAGE CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

_____ AS MORTGAGEE, UNDER THE

PRINT MORTGAGEE NAME _____
PROVISIONS OF A CERTAIN MORTGAGE DATED _____

A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE

OF _____ COUNTY, ILLINOIS ON THE _____ DATE _____

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

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 _____ A.D., 20____

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY 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

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

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____ 20____

NOTARY PUBLIC SIGNATURE _____

PUBLIC ACCESS EASEMENT PROVISIONS

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY PEDESTRIANS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE (THE 'EASEMENT'). THE EASEMENT IS GRANTED TO THE CITY, ON BEHALF OF THE GENERAL PUBLIC, FOR THE NON-EXCLUSIVE USE OF THE PEDESTRIAN PATH TO BE CONSTRUCTED ON OUTLOT A. NO PART OF SAID EASEMENT SHALL IMPEDE OR EXTEND BEYOND THE PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" AS SHOWN HEREON AND ON WHICH THE MULTI-PURPOSE TRAIL IS CONSTRUCTED. THE EASEMENT SHALL BE LIMITED TO PAVED AREAS AND IS INTENDED TO PROVIDE A PEDESTRIAN CONNECTION BETWEEN PUBLIC PARK SPACES LOCATED ON OUTLOT B AND OUTLOT C. THE EASEMENT SHALL BE SUBJECT TO SUCH REASONABLE USE RESTRICTIONS WHICH THE OWNER OF OUTLOT A MAY HEREAFTER ESTABLISH.

PUBLIC USE OF THE EASEMENT SHALL BE EXCLUSIVELY FOR THE PURPOSE OF PASSIVE RECREATION AND FOR NO OTHER PURPOSE. THE USE OF ANY MOTORIZED VEHICLE, WITH THE EXCEPTION OF A WHEELCHAIR, IS EXPRESSLY PROHIBITED ON THE PEDESTRIAN PATH EASEMENT. THE EASEMENT IS EXPRESSLY SUBJECT TO SUCH RULES AND REGULATIONS AS THE OWNER OF THE EASEMENT PARCEL OR THE HOMEOWNERS' ASSOCIATION MAY HEREAFTER ESTABLISH, EXPRESSLY INCLUDING THE RIGHT TO PLACE LIMITS ON THE HOURS OF OPERATION AND TO EXCLUDE ANY INDIVIDUAL WHO THE OWNER OR THE ASSOCIATION REASONABLY BELIEVES TO HAVE VIOLATED OR INTENDS TO VIOLATE ANY OF THE ESTABLISHED RULES AND REGULATIONS OR WHO MAY HARASS RESIDENTS OF THE SUBDIVISION. BY USE OF THE PUBLIC USE EASEMENT, EACH AND EVERY USER DOES VOLUNTARILY CONSENT TO THE RULES AND REGULATIONS ASSOCIATED WITH THE PUBLIC USE EASEMENT, IT BEING THE SOLE AND EXCLUSIVE RESPONSIBILITY OF SAID INDIVIDUAL TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE RULES AND REGULATIONS. BY USE OF THE PUBLIC USE EASEMENT, EACH AND EVERY USER VOLUNTARILY ASSUMES ANY AND ALL RISK INCIDENT TO THE USE OF SAID EASEMENT, INCLUDING THE RISK OF LOST, STOLEN OR DAMAGED PROPERTY OR PERSONAL INJURY, WHETHER SUCH INJURIES OCCURRED PRIOR TO, DURING OR AFTER USE OF SAID EASEMENT. THE OWNER OF THE EASEMENT PREMISES DOES NOT MONITOR THE EASEMENT PREMISES AND IS NOT RESPONSIBLE FOR THE SAFETY OF USER OF THE EASEMENT OR THE BEHAVIOR OF OTHERS.

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 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____

NICHOLAS A. VARCHETTO
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

062-068622
STATE REGISTRATION NUMBER

NOVEMBER 30, 2021
REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS 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 ('UTILITIES'), OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED 'PUBLIC UTILITIES AND DRAINAGE EASEMENT' 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 'EASEMENT').

THE EASEMENT IS A BLANKET EASEMENT, GRANTED FOR THE PURPOSE OF FACILITATING THE EFFICIENT INSTALLATION AND OPERATION OF UTILITY SERVICES NECESSARY AND APPROPRIATE FOR THE INTENDED USE OF THE DEVELOPMENT PARCEL. THE EASEMENT IS SUBJECT TO THE EXPRESS RIGHT OF THE OWNER TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE VARIOUS STRUCTURES, SUCH AS SIDEWALKS, DRIVEWAYS, CURB AND GUTTER, PATIOS, WALKWAYS, LANDSCAPE ENHANCEMENTS AND OTHER IMPROVEMENTS ASSOCIATED WITH THE INTENDED USE AND OPERATION OF THE DEVELOPMENT PARCEL. THE INSTALLATION OF ANY NEW FACILITIES BY THE UTILITIES IS EXPRESSLY SUBJECT TO REVIEW AND APPROVAL OF THE LOCATION OF SAID FACILITIES BY THE CITY AND THE OWNER, IT BEING THE INTENT OF THE OWNER TO AVOID CONFLICTS WITH OTHER UTILITIES, STRUCTURES OR LANDSCAPE ENHANCEMENTS PLANNED FOR THE PROPERTY. THE CITY SHALL HAVE THE RIGHT TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF ITS ELECTRIC FACILITIES, SANITARY SEWERS OR WATER MAINS. 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. NO BENEFICIARY OF THE EASEMENT SHALL TAKE ANY ACTION WHICH WOULD UNDERMINE THE INTEGRITY OF ANY STRUCTURES WITHIN THE EASEMENT OR OTHERWISE CAUSE DETRIMENT OR DAMAGE TO ANY SUCH STRUCTURES, LANDSCAPING OR OTHER IMPROVEMENTS. ANY BENEFICIARY PERFORMING WORK WITHIN THE EASEMENT SHALL, PROMPTLY UPON COMPLETION OF WORK, BE RESPONSIBLE FOR RESTORATION OF THE PROPERTY TO THE SAME OR BETTER CONDITION AS EXISTED PRIOR TO THE COMMENCEMENT OF WORK, EXPRESSLY INCLUDING THE REPAIR OR REPLACEMENT OF ANY STRUCTURES, LANDSCAPING OR OTHER IMPROVEMENTS DAMAGED OR REMOVED DURING THE COURSE OF SAID WORK.

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.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D., 20____

AT _____ O'CLOCK _____ M.
RECORDER OF DEEDS _____

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

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

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS

PARCEL 1:
BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF NAPERVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0144J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES 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.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: JUNE 8, 2020.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SCALE: 1" = 20'
DATE: 01-08-21
JOB NO: W20052
SHEET: 4 OF 4

DESCRIPTION
REVISED 20-10000061 LOT GEOMETRY
REVISED 20-10000061 PER CITY REVIEW
REVISED 20-10000019 PER CITY REVIEW
REVISED 20-10000019 PER CITY REVIEW

REVISIONS
BY: CNB
DATE: 12/09/20
12/08/20
01/15/21
07/07/21

PREPARED FOR:
RAM WEST CAPITAL, LLC
IN PARTNERSHIP WITH
DUK CUSTOM HOMES

2416 GALEN DRIVE
NAPERVILLE, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

10 S. RIVERSIDE PLAZA, SUITE 875
NAPERVILLE, ILLINOIS 60566
PHONE (312) 474-7841
FAX (312) 474-6099

35701 WEST NEMUE SUITE 150
NAPERVILLE, ILLINOIS 60565
PHONE (630) 393-3080
FAX (630) 393-2152

ENGINEERING
RESOURCE ASSOCIATES

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM

G:\PROJECTS\DUKCustomHomes\W20052-00-AG-B0-Heritage Place of Naperville\W20052-00 Final Plat of Subdivision.dwg Updated by: cbcanon 7/7/2021