



BASIS OF BEARINGS:  
NSRS 2011 ILLINOIS STATE PLANE -  
EAST ZONE

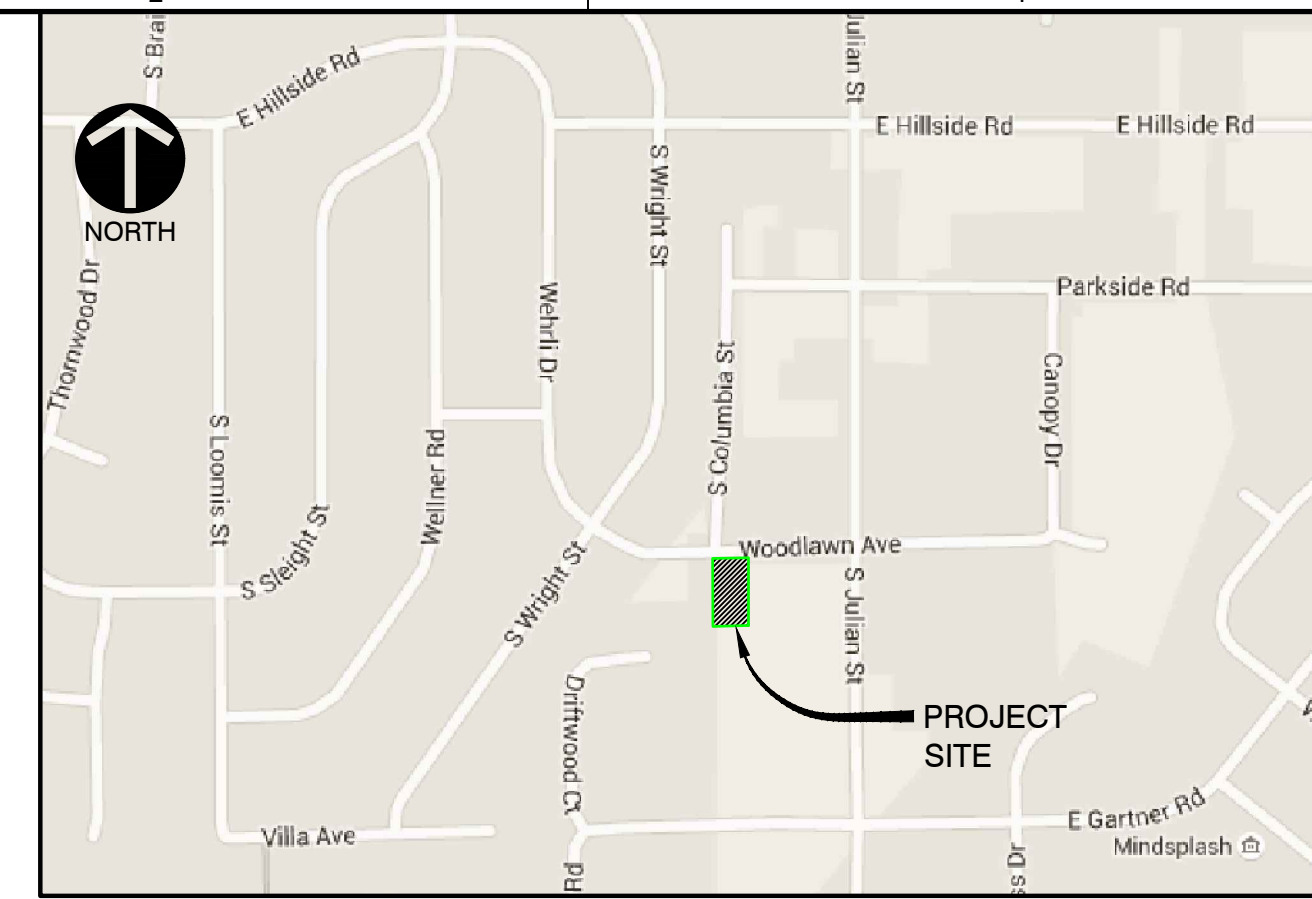
SCALE IN FEET  
0 20 40

# PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR 722 WOODLAWN SUBDIVISION NAPERVILLE, ILLINOIS

OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE  
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

P.I.N.: 08-19-400-006  
ADDRESS: 722 WOODLAWN AVENUE  
NAPERVILLE, IL 60540

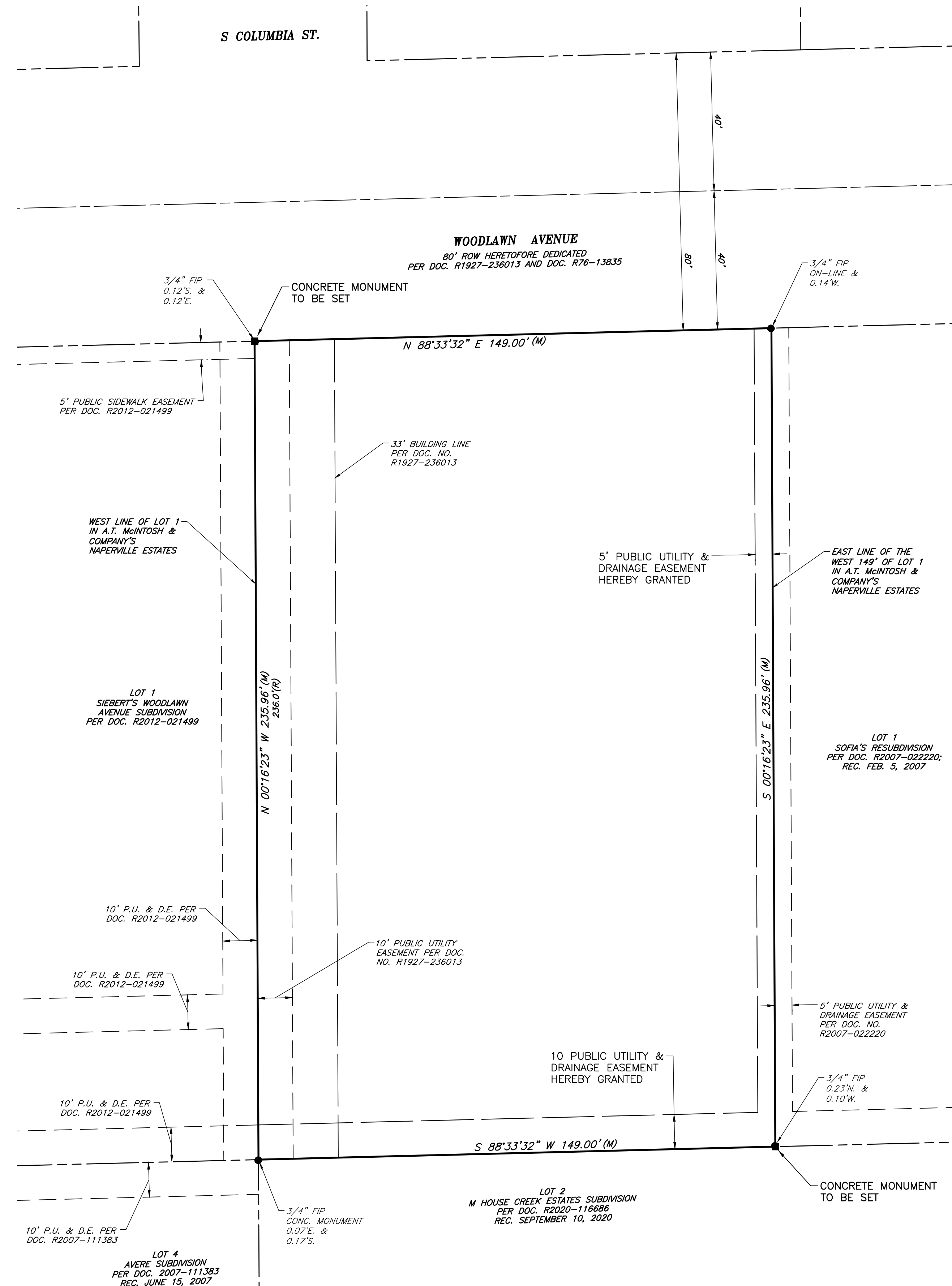
THIS PLAT HAS BEEN SUBMITTED FOR  
AND RETURN TO:  
NAME: **NAPERVILLE CITY CLERK**  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540



LOCATION MAP  
NOT TO SCALE

### SURVEYOR'S NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE).
3. ■ DENOTES CONCRETE MONUMENT TO BE SET.
4. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE HEREBY GRANTED FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
6. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON NSRS 2011 ILLINOIS STATE PLANE - EAST ZONE, VRS OBSERVATIONS.



AREA SUMMARY	
GROSS LOT AREA:	35,151 S.F. (0.81 ACRES)
NET LOT AREA:	35,151 S.F. (0.81 ACRES)
EASEMENT AREA:	2,620 S.F. (0.06 ACRES)
PU & DE	

### ABBREVIATIONS

(R)	RECORD DATA
(M)	MEASURED DATA
PU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
FIP	FOUND IRON PIPE (WITH SIZE)

### LEGEND:

—————	PROPERTY LINE
- - - - -	ADJACENT PROPERTY LINE
—————	BUILDING SETBACK LINE
- - - - -	RIGHT-OF-WAY CENTERLINE
—————	EXISTING EASEMENT
- - - - -	PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED
●	MONUMENTATION FOUND
■	CONCRETE MONUMENT SET

### REVISION RECORD

NO	DATE	DESCRIPTION
03	03/17/2022	REVISED PER CITY REVIEW, DATED 03/03/2022



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

**PREPARED FOR:**  
**M-HOUSE DEVELOPMENT**  
**710 E. OGDEN AVENUE, STE 250**  
**NAPERVILLE, ILLINOIS 60563**

DRAWN BY:	CPIV	CHECKED BY:	DRM	APPROVED BY:	DRM
DATE:	JANUARY 25, 2022	DWG SCALE:	1"=20'	PROJECT NO.:	317-542

PRELIMINARY/FINAL PLAT OF SUBDIVISION  
722 WOODLAWN AVENUE  
NAPERVILLE, ILLINOIS

DRAWING NO.:  
**1**  
SHEET 1 OF 2

**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

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

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

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

**DuPAGE COUNTY CLERK'S 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

**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 \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M,

\_\_\_\_\_  
RECORDER OF DEEDS

**OWNERS CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

**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 \_\_\_\_\_, \_\_\_\_\_  
TITLE PRINT NAME TITLE

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 \_\_\_\_\_

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 \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_.

**MORTGAGEE'S CERTIFICATE**

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

\_\_\_\_\_, 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 \_\_\_\_\_ DATE

OF \_\_\_\_\_, 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: \_\_\_\_\_

**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

(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 \_\_\_\_\_, A.D., 20\_\_\_\_.

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

**CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

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

\_\_\_\_\_  
ZONING ADMINISTRATOR  
CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING  
AND DEVELOPMENT BUSINESS GROUP

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

**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 \_\_\_\_\_ 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 DISTRICT 203  
203 W. HILLSIDE ROAD  
NAPERVILLE, ILLINOIS 60540-6589

OWNERS: \_\_\_\_\_

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

TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_  
PRINT NAME

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

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

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

\_\_\_\_\_  
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225  
LICENSE VALID THROUGH NOVEMBER 30, 2023

OWNER NAME: \_\_\_\_\_

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

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT NAME PRINT TITLE

**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO STATE THAT DOUGLAS R. McCLINTIC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED '722 WOODLAWN 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, 2022

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

THE WEST 149 FEET OF LOT 1 IN BLOCK 10 IN ARTHUR T. McINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 19 TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927, AS DOCUMENT 236013, 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 HAZARDED AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0144J, DATED AUGUST 1, 2019.

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

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

\_\_\_\_\_  
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992  
LICENSE VALID THROUGH NOVEMBER 30, 2022



**Civil & Environmental Consultants, Inc.**  
1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027  
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**PREPARED FOR:**  
**M-HOUSE DEVELOPMENT**  
**710 E. OGDEN AVENUE, STE 250**  
**NAPERVILLE, ILLINOIS 60563**

DRAWN BY: CPV | CHECKED BY: DRM | APPROVED BY: DRM  
DATE: JANUARY 25, 2022 | DWG SCALE: N/A | PROJECT NO: 317-542

PRELIMINARY/FINAL PLAT OF SUBDIVISION  
722 WOODLAWN AVENUE  
NAPERVILLE, ILLINOIS

DRAWING NO.:  
**2**  
SHEET 2 OF 2

P:\110-0001\1171-542 - Summary\Draw\1171542-5101-Sub.dwg(1171542-5101-Sub.dwg) - L5(1/28/2022) - c:\users\j... - 4/28/2022 10:33 AM