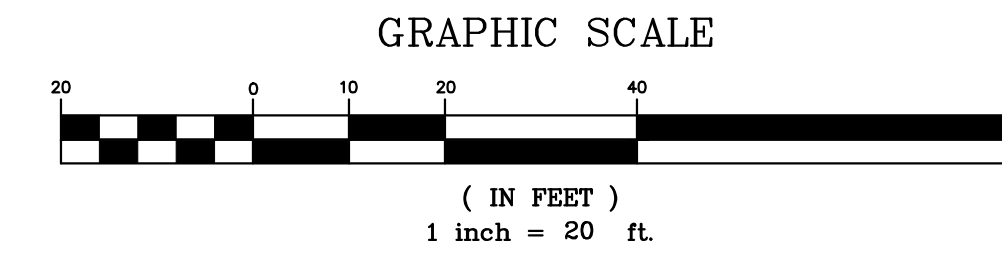


PLAT OF EASEMENT GRANT AND VACATION

ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

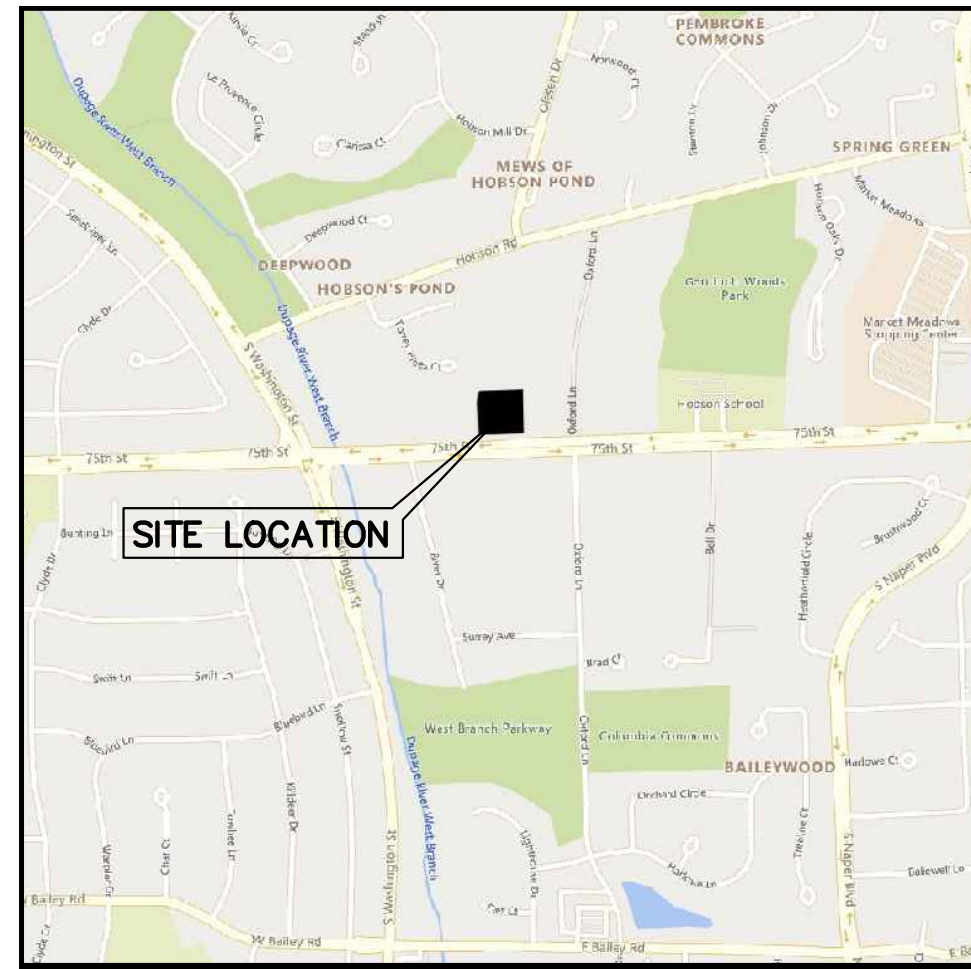
LOT 6 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 206178, IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-29-103-010
471 E. 75TH STREET
NAPERVILLE, IL 60540

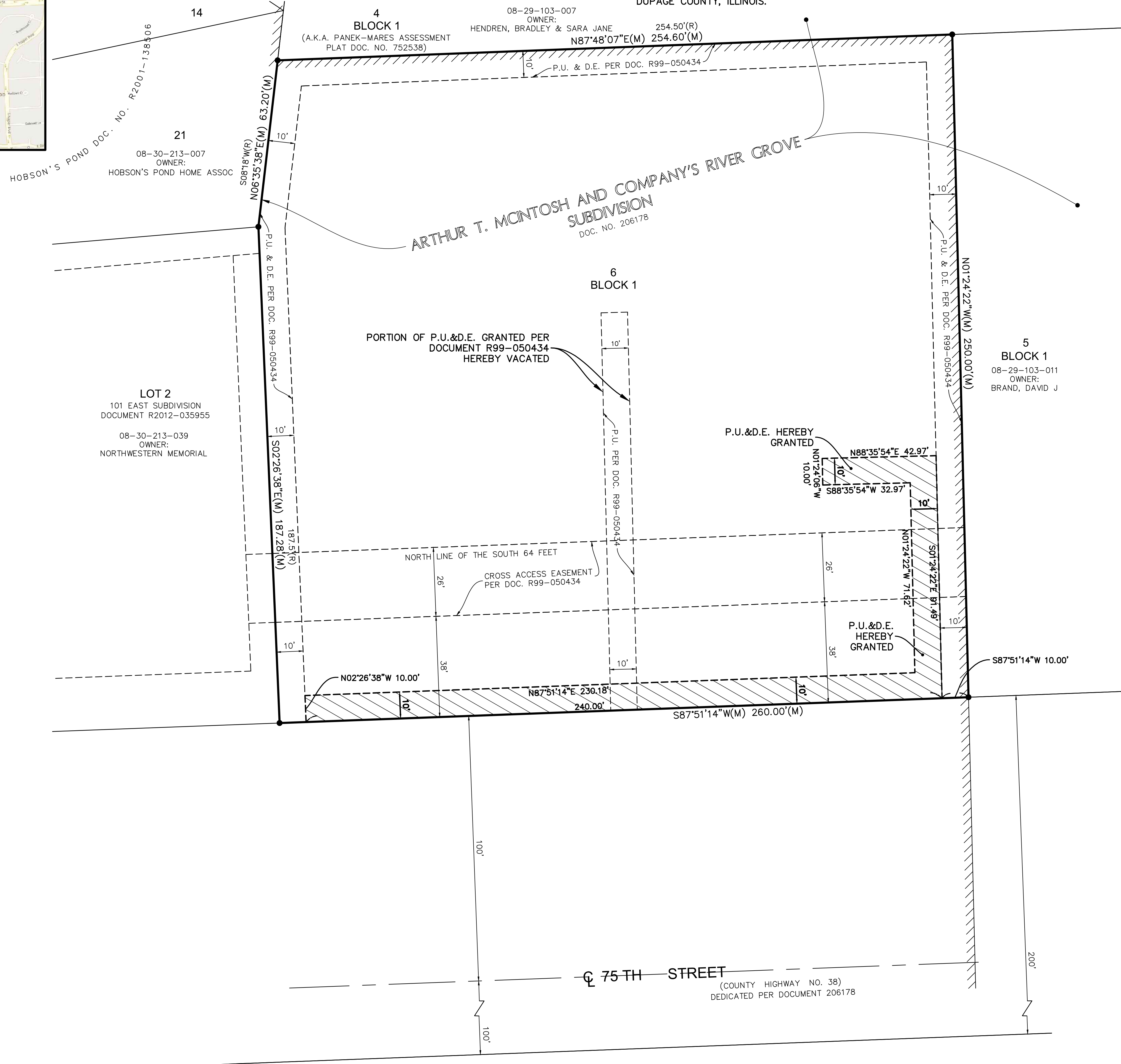


BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 ILLINOIS EAST



VICINITY MAP
NO SCALE



EASEMENT AREA TABLE	
TOTAL AREA OF LOT 6 BLOCK 1 ARTHUR T. MCINTOSH AND COMPANY'S RIVER GROVE SUBDIVISION =	65,219 SQUARE FEET
EXISTING P.U. & D.E. AREA PER DOC. NO. R99-050434 =	7,357 SQUARE FEET
EXISTING CROSS ACCESS EASEMENT AREA PER DOC. NO. R99-050434 =	6,784 SQUARE FEET
TOTAL EXISTING EASEMENT AREA AFTER VACATION =	14,141 SQUARE FEET
TOTAL P.U. & D.E. EASEMENT AREA HEREBY GRANTED =	3,546 SQUARE FEET

NO.	DATE	BY	REVISIONS
1	12/11/24	MP	PER CITY COMMENTS DATED 11-27-24

PROPERTY OWNER/DEVELOPER:
 Primrose Schools
 3300 Windy Hill Road SE, Suite 1200E
 Atlanta, GA 30339
 (678) 901-9015

CLIENT:
 RTM Engineering Consultants
 650 E. Algonquin Road, Suite 250
 Schaumburg, IL 60173
 (847) 756-4180

PROJECT:
 471 E. 75TH Street
 Primrose - Naperville, IL

COMPASS SURVEYING LTD
 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
 2651 GINGER WOODS PARKWAY, STE. 100
 AURORA, IL 60502
 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - A = ARC LENGTH
 - R = RADIUS
 - CH = CHORD
 - CB = CHORD BEARING
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- LINE LEGEND**
- LIMITS OF LAND PER LEGAL DESCRIPTION
 - ADJACENT LAND
 - PARCEL LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE
- SYMBOLS**
- ▨ = P.U. & D.E. HEREBY GRANTED
 - ▩ = MUNICIPAL CORPORATE BOUNDARY LIMITS
 - = LOT CORNER

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

PLAT OF EASEMENT GRANT AND VACATION

ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

LOT 6 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 206178, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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 _____ CITY _____ STATE _____, THIS _____ DAY OF _____ MONTH _____, 20____.

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____
TITLE: _____ PRINT TITLE _____ ATTEST: _____ SIGNATURE _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ PRINT NAME _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME _____ AND _____ PRINT NAME _____, TITLE _____ AND _____ PRINT NAME _____, 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 _____ 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 SIGNATURE _____
PRINT NAME _____

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____.

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

PRINT MORTGAGEE NAME _____ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, _____ ON THE _____ DAY 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: _____

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____.

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 THEIR 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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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: _____ MAYOR

ATTEST: _____ CITY CLERK

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY DUPAGE) SS

THIS INSTRUMENT NO. _____ 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)

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

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED
THIS _____ DAY OF _____, A.D., 20____.

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

BY: _____ SIGNATURE _____
ITS: _____ TITLE _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED
THIS _____ DAY OF _____, A.D., 20____.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

BY: _____
TITLE: _____

COMCAST VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

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

COMCAST

BY: _____ SIGNATURE _____
ITS: _____ TITLE _____

NICOR GAS COMPANY VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NICOR GAS COMPANY

BY: _____ SIGNATURE _____
ITS: _____ TITLE _____

WIDEOPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED
THIS _____ DAY OF _____, A.D., 20____.

WIDEOPEN WEST ILLINOIS, LLC

BY: _____ SIGNATURE _____
ITS: _____ TITLE _____

COMMONWEALTH EDISON COMPANY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

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

COMMONWEALTH EDISON COMPANY

BY: _____
ITS: _____

PROPERTY OWNER/DEVELOPER:
Primrose Schools
3200 Windy Hill Road SE, Suite 1200E
Atlanta, GA 30339

CLIENT
RTM Engineering Consultants
650 E. Algonquin Road, Suite 250
Schaumburg, IL 60173

PROJECT
471 E 75TH Street
Primrose - Naperville, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2651 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 828-9100 FAX: (630) 828-7050 EMAIL: ADMIN@CLSURVEYING.COM

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS, MAPS AND PLATS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

EXPIRES 11/30/2026

CITY OF NAPERVILLE PROJECT NUMBER
24-1000099