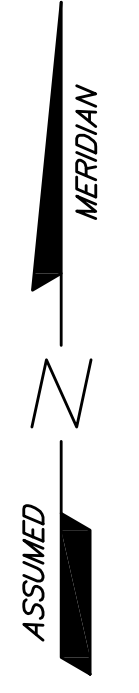


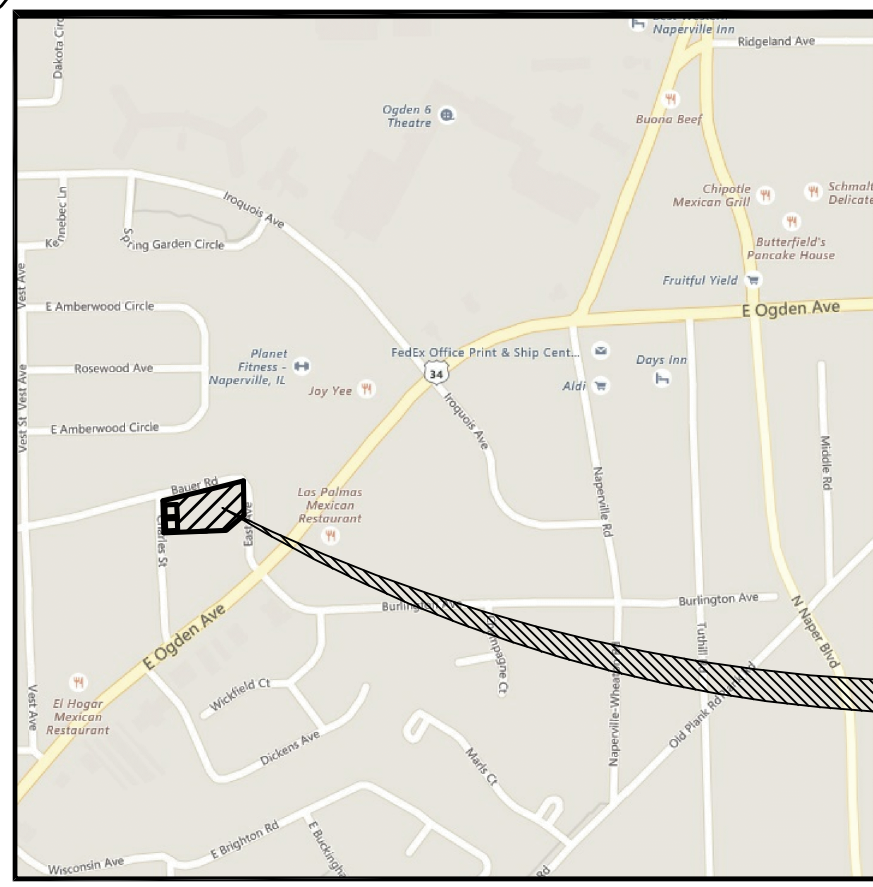
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR BAUER PLACE PHASE 3

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

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



20 10 0 20
SCALE: 1 INCH = 20 FEET

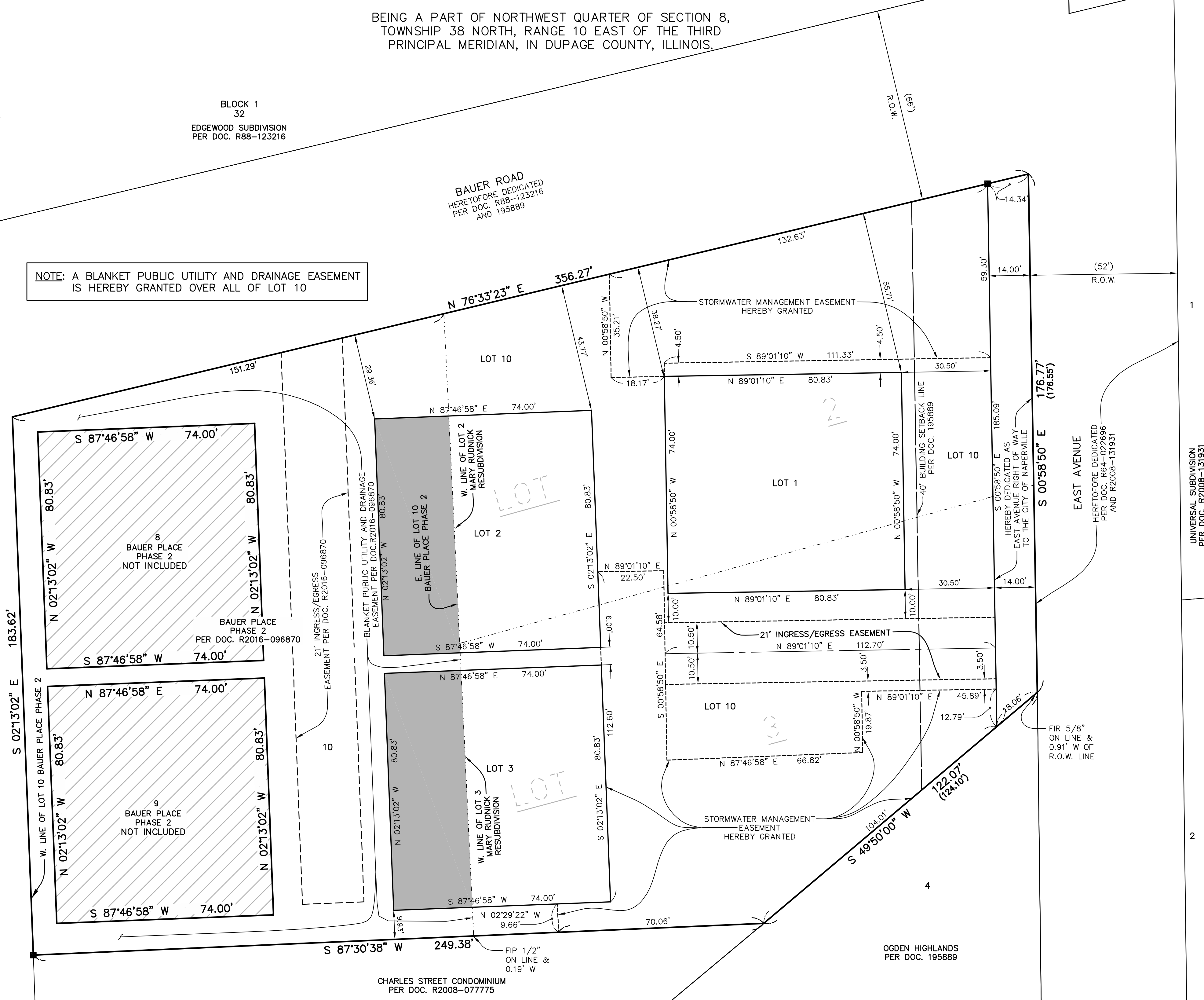


SITE LOCATION

BLOCK 1
32
EDGEWOOD SUBDIVISION
PER DOC. R88-123216

BAUER ROAD
HEREFORE DEDICATED
PER DOC. R88-123216
AND 195689

NOTE: A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 10



TOTAL AREA OF SUBDIVISION
1.373 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
08-08-103-003
08-08-103-004
PART OF 08-08-103-016
NAPERVILLE, ILLINOIS

AREA SUMMARY
(MORE OR LESS)

LOT 1	= 0.137 Ac.
LOT 2	= 0.137 Ac.
LOT 3	= 0.137 Ac.
LOT 10	= 0.904 Ac.
R.O.W.	= 0.058 Ac.
TOTAL	= 1.373 Ac.

NOTES

3/4 INCH IRON PIPE OR MAG NAILS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE SOUTH LINE OF BAUER ROAD BEING N 76°33'23" E (ASSUMED).

F.I.P. = FOUND IRON PIPE (* AS SHOWN)

INGRESS/EGRESS EASEMENTS SHOWN WILL BE FURTHER DEFINED AND ESTABLISHED IN THE SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

- LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - LOT LINE/PROPERTY LINE (Solid Line)
 - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
 - - - UNDERLYING LOT LINE (Light Dashed, Dotted Line)
 - - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
 - UNDERLYING LOT NUMBER
 - SET CONCRETE MONUMENT
- AREA OF BLANKET EASEMENT PER DOC. R2016-096870 HEREBY RELEASED

EASEMENT RELEASE APPROVALS
**ILLINOIS BELL TELEPHONE COMPANY,
DBA AT&T ILLINOIS CERTIFICATE**

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

ILLINOIS BELL TELEPHONE DBA AT&T ILLINOIS

BY: _____

TITLE: _____

COMED CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

COMED

BY: _____

TITLE: _____

WIDE OPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

WIDEOPEN WEST ILLINOIS, LLC

BY: _____

TITLE: _____

NICOR GAS COMPANY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

NICOR GAS COMPANY

BY: _____

TITLE: _____

COMCAST CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

COMCAST

BY: _____

TITLE: _____

**NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES -
WATER AND WASTEWATER**

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER AND WASTEWATER

BY: _____

TITLE: _____

**NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES -
ELECTRIC DIVISION CERTIFICATE**

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

RELEASE OF EASEMENT PER DOCUMENT R2016-096870 AS DEPICTED APPROVED AND ACCEPTED.

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC DIVISION

BY: _____

TITLE: _____

PREPARED FOR:
OAK CREEK CAPITAL PARTNERS, LLC
P.O. BOX 716
ST. CHARLES, IL 60174
(847) 514-9144

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 782023 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 645/49-51
COMPLETION DATE: 06-29-17 JOB NO.: 782.023
PROJECT REFERENCE: 782.019
REVISED 07-17-17\AJB SHIFTED OVERALL WEST LINE
REVISED 07-20-17\AJB INCLUDED ALL OF LOT 10 IN PHASE 2

**BAUER PLACE PHASE 3-FINAL PLAT OF SUBDIVISION
CITY PROJECT NUMBER IS 17-1000067**

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DRAWING PATH: P:\782023\Map\Survey\Drawings\Plan\SUBPLAT.dwg
PLOT FILE CREATED: 07/20/17

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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, 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 MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE STORMWATER MANAGEMENT MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS UNTIL SUCH TIME AS SAID LOT IS CONVEYED TO THE HOMEOWNERS' ASSOCIATION. UPON CONVEYANCE, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE ON SAID LOT AND ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS.

DATED THIS ____ DAY OF _____, A.D., 20____.
OAK CREEK CAPITAL PARTNERS, LLC, OWNER: _____
BURLINGTON MEADOWS SERIES
P.O. BOX 716
ST. CHARLES, IL 60174
ATTTEST: _____
TITLE: _____

DATED THIS ____ DAY OF _____, A.D., 20____.
OWNER: _____
ATTTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE _____ OF SAID _____ AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS _____ OF SAID _____ AND CAUSED THE SEAL OF SAID _____ TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID _____ AS THEIR FREE AND VOLUNTARY ACT, AND AS FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE _____ OF SAID _____ AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS _____ OF SAID _____ AND CAUSED THE SEAL OF SAID _____ TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID _____ AS THEIR FREE AND VOLUNTARY ACT, AND AS FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

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 BUILDING 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.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILLED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION /RETENTION AREAS ON SAID LOT AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE ENTIRETY OF SAID OULOTS

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING,INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON SAID LOT
2. ENTERING ONTO SAID LOT OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON SAID LOT WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID LOT BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID LOT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL OF SAID LOT FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON SAID LOT ONLY AFTER SUBMITTING AND RECEIVING APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON LOT RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.

IF EITHER THE OWNER, DEVELOPER OR THE HOMEOWNERS' ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/ RETENTION FACILITIES ON SAID LOT AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT "10," SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON SAID LOT.

THE INDIVIDUAL OWNER(S) OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT "7," IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS.

THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TEN (10%) PERCENT AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID LOT.

ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

SCHOOL DISTRICT BOUNDARY STATEMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT OAK CREEK CAPITAL PARTNERS, LLC, BURLINGTON MEADOWS SERIES 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:

- 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 SCHOOL DISTRICT 203
203 WEST HILLSIDE ROAD
NAPERVILLE, IL 60540

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203
203 WEST HILLSIDE ROAD
NAPERVILLE, IL 60540

OWNER NAME: _____
BY: _____ ATTEST: _____
ITS: _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, A.D., 20____.

OWNER NAME: _____
BY: _____ ATTEST: _____
ITS: _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, A.D., 20____.

SURVEYOR'S CERTIFICATE

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
I, PETER, A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003072, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
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.

LOTS 2 AND 3 IN MARY RUDNICK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ARTHUR T. MCINTOSH OGDEN HIGHLANDS, BEING A PART OF THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARY RUDNICK RESUBDIVISION RECORDED JUNE 29, 1964 AS DOCUMENT R64-22696, IN DUPAGE COUNTY, ILLINOIS
ALSO:

LOT 10 IN BAUER PLAGE PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 2016 AS DOCUMENT R2016-096870, IN DUPAGE COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS. I HEREBY STATE THAT THE CITY OF NAPERVILLE 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 BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17043C0801H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HERON FALLS WITHIN ZONE X AS DESIGNATED BY F.E.M.A.

DATED THIS ____ DAY OF _____, A.D., 20____.
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
STATE REGISTRATION NUMBER
REGISTRATION EXPIRATION DATE

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS ____ DAY OF _____, A.D., 20____.

OWNER COMPANY NAME: _____
BY: _____ PRINT

ILLINOIS PROFESSIONAL LAND SURVEYOR #035003072
REGISTRATION/EXPIRATION RENEWAL DATE: NOVEMBER 30, A.D., 2018
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2019

ATTEST: _____ SIGNATURE
TITLE: _____ PRINT TITLE

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., AT ____ O'CLOCK ____M.
____ RECORDER OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
I, _____ COUNTY CLERK OF (DUPAGE) COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL 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 AT DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
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)
SS.
COUNTY OF DUPAGE)
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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 782023 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 645/49-51
COMPLETION DATE: 06-29-17 JOB NO.: 782.023
PROJECT REFERENCE: 782.019
REVISED 07-17-17\AJB SHIFED OVERALL WEST LINE
REVISED 07-20-17\AJB INCLUDED ALL OF LOT 10 IN PHASE 2
BAUER PLACE PHASE 3-FINAL PLAT OF SUBDIVISION
CITY PROJECT NUMBER IS 17-1000067

DRAWING PATH: P:\782023\782023\Survey\Drawings\Works\SUBPLAT.dwg
PLOT FILE CREATED: 07/20/17