

PRELIMINARY/FINAL PLAT OF SUBDIVISION IMBURGIA SUBDIVISION

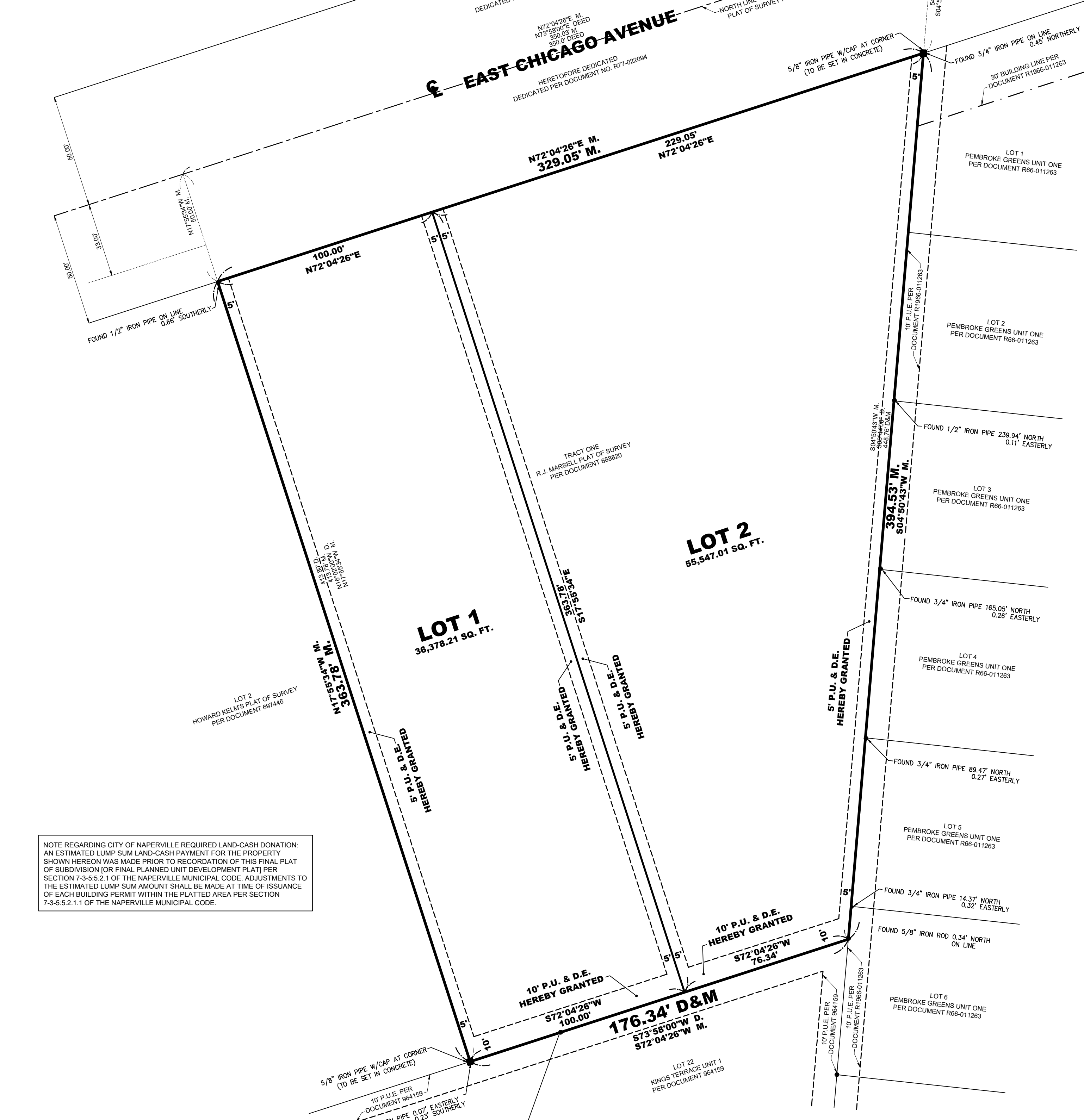
BEING A RESUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA SUMMARY
 LOT 1 AREA = 36,378.21 SQUARE FEET
 LOT 2 AREA = 55,547.01 SQUARE FEET
 EASEMENT AREA = 9,009.56 SQUARE FEET

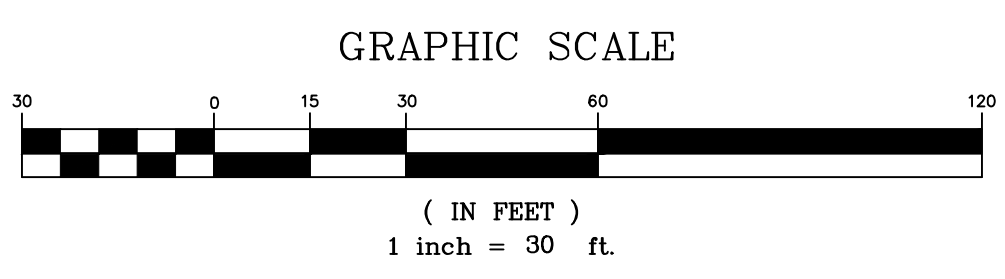
LEGEND

- CONCRETE MONUMENT
- BOUNDARY LINE (HEAVY SOLID LINE)
- GRANT OF EASEMENT LIMITS (DASHED LINE)
- CENTERLINE (SINGLE DASHED LINE)
- UNDERLYING LOT LINE (SMALL DASHED)
- 50.0' R. - RECORDED DIMENSION
- 50.0' D. - DEED DIMENSION
- 50.0' M. - MEASURED DIMENSION
- FOUND OR SET EXISTING IRON PIPE OR IRON ROD MONUMENTATION

NOTES
 ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 BASIS OF BEARINGS = THE NORTH LINE OF TRACT ONE OF R.J. MARSELL PLAT OF SURVEY AND THE CENTERLINE OF CHICAGO AVENUE = N72°04'26"E (IL-EAST NAD 83)
 ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.



NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION OR FINAL PLANNED UNIT DEVELOPMENT PLAT PER SECTION 7-3-5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.



CIVIL ENGINEERING/LAND SURVEYING FIRM:
Wolf Pack CONSULTING, LLC
 418 South Cass Avenue, Westmont, IL 60559
 Office: (815) 436-8220 • wolfpackllc.com
 Illinois Professional Design Firm No. 194-007246

OWNER:
 JOSEPH IMBURGIA
 1900 EAST PRAIRIE AVENUE
 NAPERVILLE, ILLINOIS 60540
 EMAIL: J.IMBURGIA@GMAIL.COM

PETITIONER:
 DANIEL J. ROBERTS
 5105 DEWITT LANE
 DOWNERS GROVE, ILLINOIS 60515
 EMAIL: DANROBERTS@ROBERTSDCB.COM
 PHONE: 630.927.1325

EXISTING PROPERTY ADDRESS:
 1180 E. CHICAGO AVENUE
 NAPERVILLE, ILLINOIS 60540
 PIN: 09-17-302-062-0000

NEW PROPERTY ADDRESS, SUBDIVISION LOT 1:
 1176 EAST CHICAGO AVENUE
 NAPERVILLE, ILLINOIS 60540
 NEW PROPERTY ADDRESS, SUBDIVISION LOT 2:
 1180 EAST CHICAGO AVENUE
 NAPERVILLE, ILLINOIS 60540

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

OWNERS CERTIFICATE
 STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 I, _____, 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 AS SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.
 DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.
 BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE
 TITLE: _____ TITLE: _____
 PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE
 STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ 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 _____, A.D., 20____.

 NOTARY PUBLIC SIGNATURE

 PRINT NAME

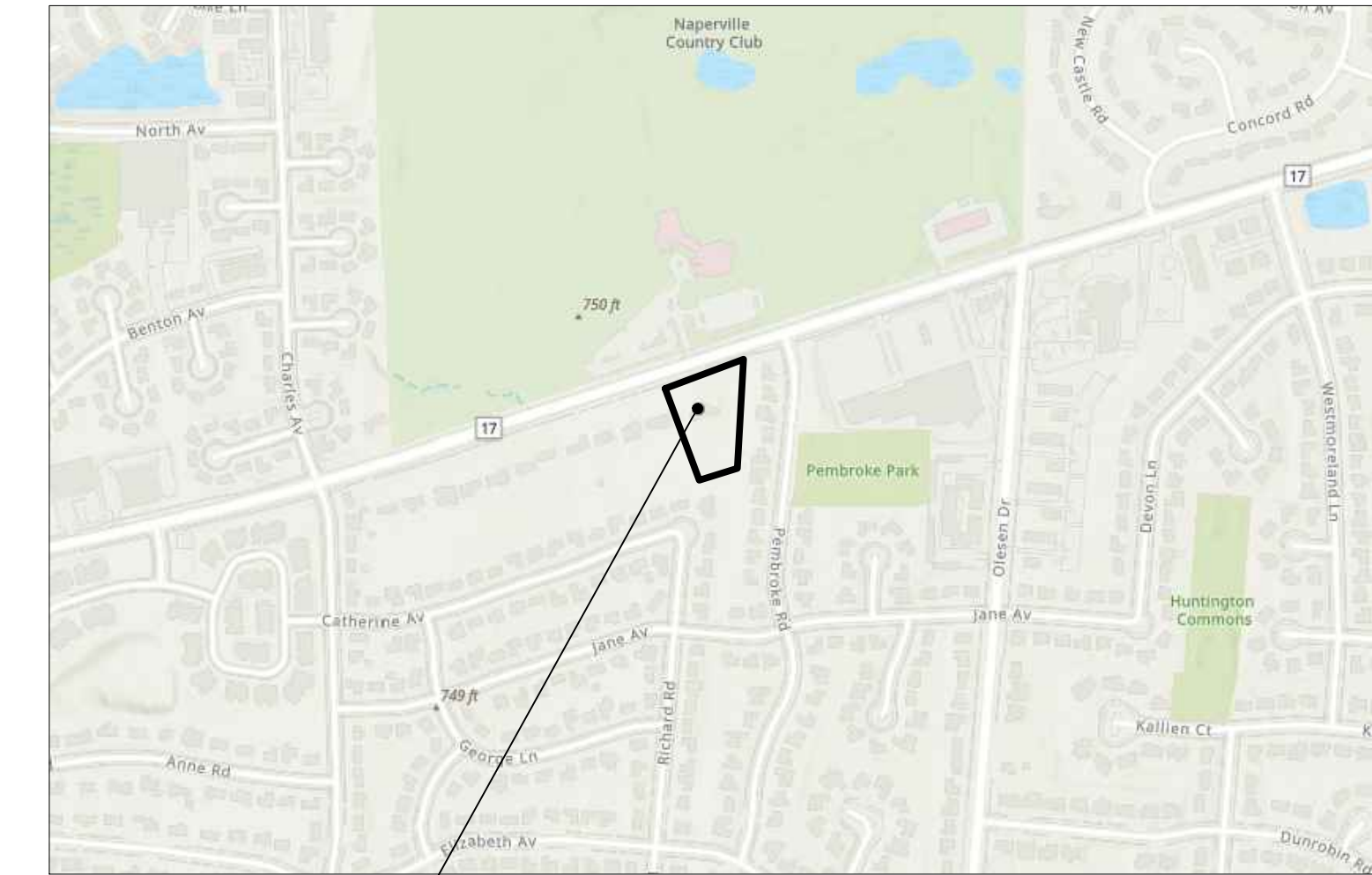
SCHOOL DISTRICT BOUNDARY CERTIFICATE
 STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSED AND STATES AS FOLLOWS:
 1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREON BY REFERENCE; AND
 2. TO THE BEST OF THE OWNERS KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH PARCEL OF THE PROPOSED SUBDIVISION LIES IS: NAPERVILLE COMMUNITY UNIT DISTRICT 203
 203 W. HILLSIDE ROAD
 NAPERVILLE, ILLINOIS 60540-6589
 OWNERS NAME: _____
 BY: _____ ATTEST: _____
 ITS: _____ ITS: _____
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____.

 NOTARY PUBLIC

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

CERTIFICATE OF COUNTY ENGINEER
 STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.
 DATED THIS _____ DAY OF _____, 20____.
 BY: _____
 COUNTY ENGINEER



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 ON THE _____ DAY OF _____, A.D., 20____.
 BY: _____ ATTEST: _____
 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, INCORPORATED 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 ANTENNA 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 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.

SURFACE WATER STATEMENT
 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 THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO STREAMS, OF DRAINS WHICH THE SUBDIVIDER HAS THE 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____.

 ILLINOIS PROFESSIONAL ENGINEER
 STATE REGISTRATION NUMBER _____
 REGISTRATION EXPIRATION DATE _____
 OWNER'S SIGNATURE _____
 PRINT NAME _____

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 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) SS.
 COUNTY OF DUPAGE)
 THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M.

 RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT I, MICHAEL NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-3095, HEREBY STATE THAT I HAVE SURVEYED FOLLOWING DESCRIBED PROPERTY.
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION 17 AND RUNNING THENCE SOUTH 6 DEGREES 20 MINUTES WEST, 355.08 FEET TO AN IRON SPIKE AT THE POINT OF INTERSECTION OF CHICAGO AVENUE CENTER LINE WITH THE CENTER LINE OF OLESON'S LANE; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF CHICAGO AVENUE, 1067.3 FEET TO AN IRON SPIKE IN LINE WITH AN OLD LINE OF MONUMENTATION AND OCCUPATION FOR A PLACE OF BEGINNING; THENCE SOUTH 6 DEGREES 44 MINUTES WEST ALONG SAID OLD LINE OF MONUMENTATION AND OCCUPATION, 448.76 FEET; THENCE SOUTH 73 DEGREES 58 MINUTES WEST, PARALLEL WITH THE CENTER LINE OF SAID CHICAGO AVENUE, 176.34 FEET; THENCE NORTH 16 DEGREES 2 MINUTES WEST, AT RIGHT ANGLES WITH THE SAID CENTER LINE OF CHICAGO AVENUE, 413.8 FEET TO SAID CENTER LINE OF CHICAGO AVENUE; THENCE NORTH 73 DEGREES 58 MINUTES EAST ALONG SAID CENTER LINE, 350.0 FEET TO THE PLACE OF BEGINNING, ALSO KNOWN AS TRACT ONE AS SHOWN ON R.J. MARSELL PLAT OF SURVEY RECORDED JULY 16, 1953 AS DOCUMENT NUMBER 68820, IN LISLE TOWNSHIP, DUPAGE COUNTY, ILLINOIS.
 I FURTHER STATE THAT ALL OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.
 I FURTHER STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AND 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.
 I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS, COMMUNITY PANEL NUMBER 1704830163, WITH AN EFFECTIVE DATE OF AUGUST 01, 2019. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF JULY 25, A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
 PROFESSIONAL DESIGN FIRM LICENSE NO. 194-007246-0010 EXPIRES 04/30/2027
IMBURGIA SUBDIVISION
CITY OF NAPERVILLE PROJECT # DEV-0163-2025
 PREPARED: JULY 25, 2025
 REVISED: JANUARY 29, 2026 ADDRESSES, CITY COUNCIL CERT
 CITY DATE OF REVIEW: 12/18/25
 REVISED: FEBRUARY 2, 2026 ADDRESSES, SCHOOL/PARK FEE NOTE
 CITY DATE OF REVIEW: 02/17/26
 REVISED: MARCH 5, 2026 COUNTY ENGINEER CERTIFICATE
 COUNTY DATE OF REVIEW: 03/05/26
 REVISED: MAY 21, 2026 OWNERS/SCHOOL DIST. CERTIFICATE
 CITY DATE OF REVIEW: 05/21/26

MY LICENSE EXPIRES NOVEMBER 30, 2026

SHEET NO.	OF
1	1