



# PRELIMINARY/FINAL PLAT OF SUBDIVISION TIMEC RESUBDIVISION

BEING PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 08-28-200-022

COMMON ADDRESS OF PROPERTY:  
85201 COLLEGE ROAD  
NAPERVILLE, IL 60540

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY \_\_\_\_\_ IS/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER(S), 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 \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
CITY DATE MONTH

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

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

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

**NOTARY'S CERTIFICATE**

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY  
PRINT NAME  
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_  
PRINT NAME

\_\_\_\_\_ 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  
TITLE TITLE

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

**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\_\_\_\_

JON P. GREEN  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

062-052108  
STATE REGISTRATION NUMBER

NOVEMBER 30, 2021  
REGISTRATION EXPIRATION / RENEWAL DATE

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

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

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

**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

**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

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIRMAN SECRETARY

**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 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, 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 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.

**CROSS ACCESS EASEMENT PROVISIONS**

A PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS (INCLUDING BUT NOT LIMITED TO ACCESS FOR EMERGENCY VEHICLES) IS HEREBY GRANTED IN FAVOR OF LOT 1 OVER AND ACROSS THE PORTIONS OF LOT 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT.

A PERPETUAL EASEMENT FOR VEHICULAR ACCESS (INCLUDING BUT NOT LIMITED TO ACCESS FOR EMERGENCY VEHICLES) IS HEREBY GRANTED IN FAVOR OF LOT 2 OVER AND ACROSS THE PORTIONS OF LOT 1 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOT 2 SHALL, AT ITS (THEIR) SOLE EXPENSE IMPROVE THE "CROSS ACCESS EASEMENT" ON LOT 2 WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT WEIGHT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC AND PEDESTRIAN ACCESS. THE OWNER OF LOT 2 SHALL BE RESPONSIBLE TO MAINTAIN SAID "CROSS ACCESS EASEMENT" ON LOT 2 IN GOOD CONDITION, INCLUDING BUT NOT LIMITED TO REPAIRING AND RECONSTRUCTING SAID "CROSS ACCESS EASEMENT". MAINTENANCE OF THE "CROSS ACCESS EASEMENT" SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS AND KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE AND OTHER OBSTRUCTIONS.

THE OWNER OF LOT 1 SHALL BE RESPONSIBLE TO MAINTAIN SAID "CROSS ACCESS EASEMENT" ON LOT 1 IN GOOD CONDITION, INCLUDING BUT NOT LIMITED TO REPAIRING AND RECONSTRUCTING SAID "CROSS ACCESS EASEMENT". MAINTENANCE OF THE "CROSS ACCESS EASEMENT" SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS AND KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE AND OTHER OBSTRUCTIONS.

THE COST TO MAINTAIN, REPAIR, AND REPLACE THE "CROSS ACCESS EASEMENT" ON LOT 1 AND LOT 2 SHALL BE DIVIDED EQUALLY BETWEEN THE OWNERS OF LOT 1 AND LOT 2.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERCTED ON OR ABOUT THE "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNERS OF LOT 1 AND LOT 2 SHALL PROVIDE A CONSISTENT GRADE LEVEL BETWEEN LOT 2 AND LOT 1.

THE PROVISIONS OF THE "CROSS ACCESS" EASEMENT ABOVE SHALL NOT BE MODIFIED OR TERMINATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY COUNCIL OF THE CITY OF NAPERVILLE.

**PRIVATE UTILITY EASEMENT PROVISIONS**

A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ON, UPON AND UNDER THE PREMISES DESIGNATED "PRIVATE UTILITY EASEMENT" IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 2, FOR THE PERPETUAL RIGHT AND AUTHORITY OF GRANTEE TO ROUTE WATER AND SANITARY SERVICE WITHIN THE EASEMENT PREMISES, INCLUDING THE RIGHT TO INSTALL, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, RELOCATE AND REPLACE FACILITIES USED IN CONNECTION WITH WATER AND SANITARY SERVICE. THE RIGHT IS ALSO HEREBY GRANTED TO ENTER UPON THE PREMISES FOR SUCH PURPOSES STATED HEREIN. IN THE EVENT OF ANY CONSTRUCTION WORK WITHIN THE "PRIVATE UTILITY EASEMENT" BY THE OWNER OF LOT 2, THEY SHALL RESTORE THE LAND TO ITS ORIGINAL CONDITION USING APPROPRIATE CONSTRUCTION METHODS OF THE SATISFACTION OF THE OWNER OF LOT 1.

THE PRIVATE UTILITIES INSTALLED IN THE "PRIVATE UTILITY EASEMENT" SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF LOT 2.

**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

**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**

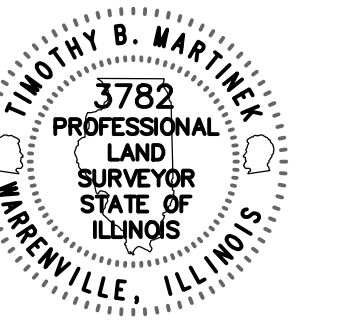
STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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. 2022.

**FOR REVIEW ONLY**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2022



**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:

LOT 2 IN KANNRY SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 1995 AS DOCUMENT NUMBER R1998-277533, 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 COMPILED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (OTHER FLOOD AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0163J 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.

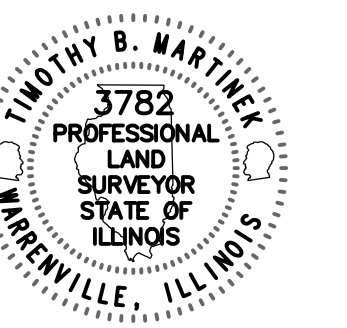
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**FOR REVIEW ONLY**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
LICENSE EXPIRES APRIL 30, 2023

DATE OF FIELD SURVEY: JUNE 30, 2021.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



CITY OF NAPERVILLE PROJECT NO.: 21-10000101

REVISIONS:		DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08-23-21	SDS	08-23-21	SDS	ADDL SBL & EASEMENTS			
08-23-21	SDS	08-23-21	SDS	ATTORNEY COMMENTS			
10-29-21	SDS	10-29-21	SDS	CITY COMMENTS			
01-07-22	SDS	01-07-22	SDS	ACCESS EASEMENT & PROVISIONS			
01-20-22	SDS	01-20-22	SDS	CITY COMMENTS			



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

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

PREPARED FOR:  
**DJK CUSTOM HOMES**

TITLE:  
**PRELIMINARY/FINAL  
PLAT OF SUBDIVISION  
NAPERVILLE, ILLINOIS**

SCALE: NOT TO SCALE  
DATE: 07/28/2021  
JOB NO: W21154.00  
SHEET 2 OF 2

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