PLAT OF ANNEXATION FOR
27W240 & 27W280 BAUER ROAD
NAPERVILLE, ILLINOIS

OF PART OF THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

NORTH

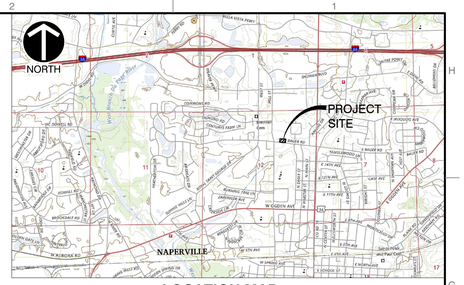
AREA SUMMARY	
GROSS LOT AREA:	20,540 S.F. (0.471 ACRES)
BAUER ROAD R.O.W. AREA:	17,146 S.F. (0.394 ACRES)
TOTAL ANNEXATION AREA:	37,686 S.F. (0.865 ACRES)

PROPERTY INFORMATION

LOTS 10, 11, 12, 13, 14 AND VACATED ALLEY
P.I.N.: 07-12-214-013
ADDRESS: 27W240 BAUER ROAD, NAPERVILLE, IL 60563

LOT 15 AND VACATED ALLEY AND STREET
P.I.N.: 07-12-209-024
ADDRESS: 27W280 BAUER ROAD, NAPERVILLE, IL 60563

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



LOCATION MAP
N.T.S.
MAP PROVIDED BY USGS DATED 2024

SURVEYOR'S NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. EXISTING EASEMENTS AND SETBACKS HAVE BEEN SHOWN BASED ON FIDELITY NATIONAL TITLE INSURANCE WITH POLICY NUMBER 27512-235173998 DATED JUNE 9, 2025, AND CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 25006646NP DATED JULY 8, 2025.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. THESE BEARINGS HAVE BEEN ESTABLISHED UTILIZING A REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
4. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.000402, EXPIRES/RENEWS APRIL 30, 2027.
5. THERE ARE NOT ELECTORS THAT RESIDE ON THE PROPERTY HEREBY ANNEXED.

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., 2026.

BY:_____
MAYOR

ATTEST:_____
CITY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

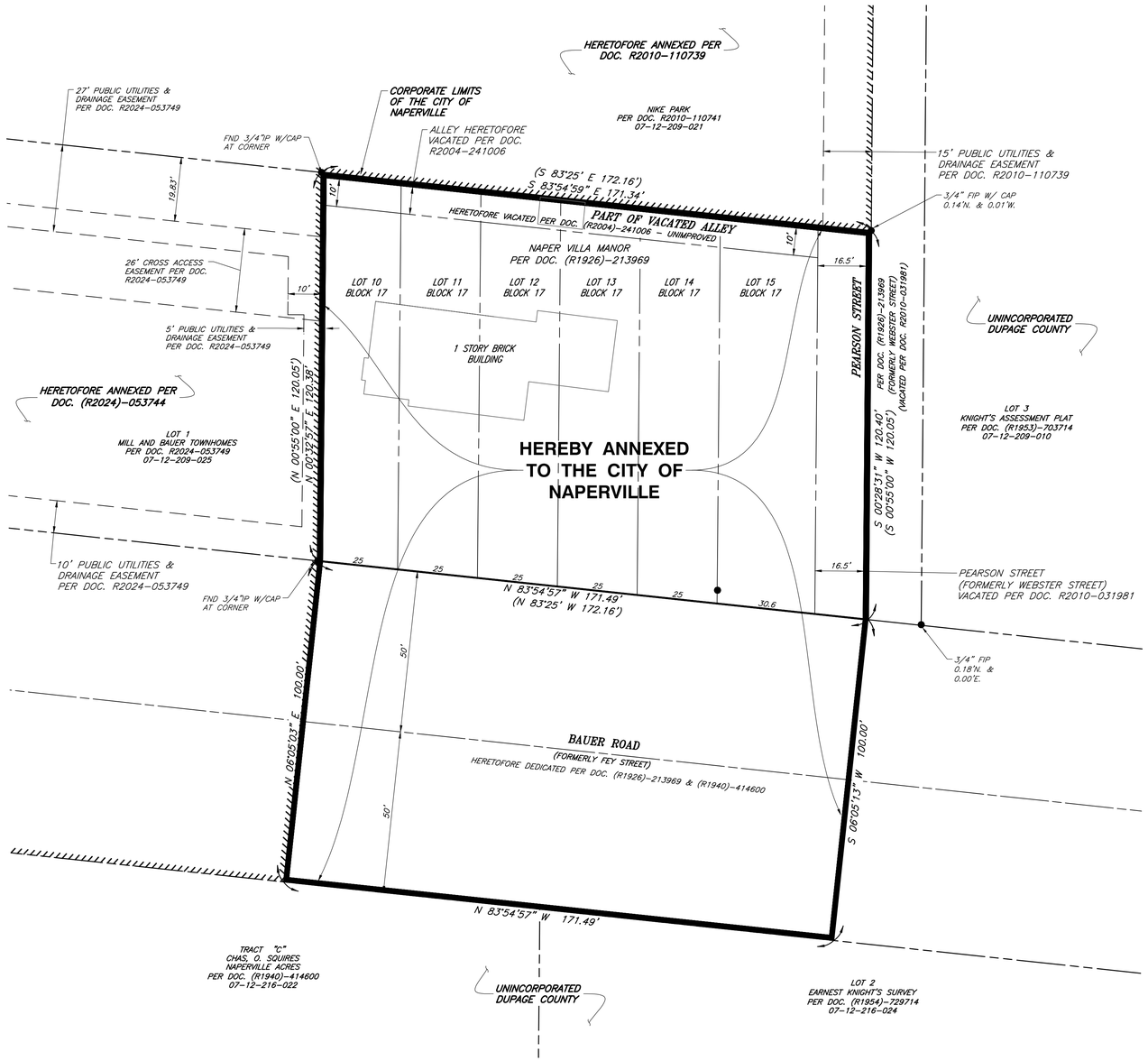
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT_____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, 2026.

AT_____O'CLOCK_____M.

_____
RECORDER OF DEEDS



LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

LOTS 10, 11, 12, 13 AND 14 IN BLOCK 17, AND THE SOUTH 10 FEET OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY, LYING IMMEDIATELY NORTH OF SAID LOTS 10, 11, 12, 13 AND 14, IN NAPER VILLA MANOR, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 1, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

ALSO, LOT 15, IN BLOCK 17, AND THE SOUTH 10 FEET OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY, VACATED PER DOCUMENT R2004-241006, LYING IMMEDIATELY NORTH OF AND ADJOINING SAID LOT 15, IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

ALSO, THE WEST 16.5 FEET OF VACATED PEARSON STREET (FORMERLY KNOWN AS WEBSTER STREET) VACATED PER DOCUMENT R2010-031981, LYING IMMEDIATELY EAST OF AND ADJOINING LOT 15, IN BLOCK 17, AND THE SOUTH 10 FEET OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY, VACATED PER DOCUMENT R2004-241006, LYING IMMEDIATELY NORTH OF AND ADJOINING SAID LOT 15, IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF BAUER ROAD (FORMERLY KNOWN AS FEY STREET) HERETOFORE DEDICATED PER DOCUMENTS 213969 AND 414600 LYING IMMEDIATELY SOUTH OF AND ADJOINING LOTS 10, 11, 12, 13, 14 AND 15 IN BLOCK 17 AND THE WEST 16.5 FEET OF VACATED PEARSON STREET (FORMERLY KNOWN AS WEBSTER STREET) IN NAPER VILLA MANOR SUBDIVISION RECORDED AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART, IF ANY, PREVIOUSLY ANNEXED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

I, TIMOTHY J. MURPHY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., UNDER MY SUPERVISION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON FOR ANNEXING THE HEREIN DESCRIBED PROPERTY TO THE CITY OF NAPERVILLE, ILLINOIS.
GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,

THIS ____ DAY OF _____, 2026.

_____
TIMOTHY J. MURPHY
PROFESSIONAL LAND SURVEYOR NUMBER 035-002870.
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2026.
***HAND SIGNATURE ON FILE**

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CORPORATE LIMITS OF WHEATON
- ANNEXATION BOUNDARY
- MONUMENTATION FOUND

ABBREVIATIONS

P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PIN	PERMANENT INDEX NUMBER

CITY PROJECT NUMBER: DEV-0162-2025

SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION
1	01/22/2026	REVISED PER CITY OF NAPERVILLE COMMENTS, DATED 12/12/2025

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

PREPARED FOR:
REDSTART CONSTRUCTION, INC.
522 NORTH WASHINGTON STREET
NAPERVILLE, ILLINOIS 60563

DRAWN BY:	ET	CHECKED BY:	DRAFT	APPROVED BY:	DRAFT
DATE:	NOVEMBER 10, 2025	DWG SCALE:	1" = 20'	PROJECT NO:	347-703

PLAT OF ANNEXATION
27W240 & 27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

DRAWING NO.: **SV01**
SHEET 1 OF 1

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