

EASEMENT PROVISIONS

PUBLIC SIDEWALK EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON (THE "REAL PROPERTY") AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT (THE "EASEMENT AREA")...

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...

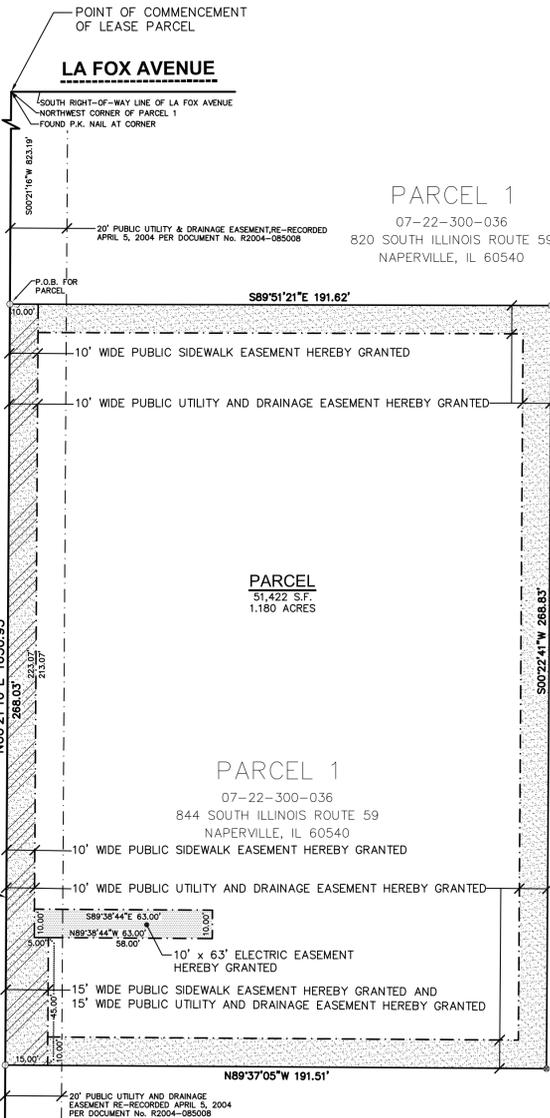
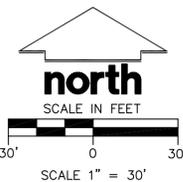
Table with 2 columns: EASEMENT TYPE and AREA. Includes Overall Parcel 1 (419,794 sq ft), Lease Parcel (51,422 sq ft), and Public Sidewalk Easement (2,906 sq ft).



LOCATION MAP NOT TO SCALE

- LEGEND: Chiseled 'X' Set, 3/4" x 18" Rebar Set, Public Sidewalk Easement, Public Utility and Drainage Easement, Electric Easement.

- NOTES: 1. Field work performed on January 08, 2025. 2. Bearings for this survey and map are referenced to the Illinois State Plane Coordinate System, East Zone...



PLAT OF EASEMENT

OVER

PART OF P.I.N.: 07-22-300-036

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

BEING A PART OF PARCEL 1, FOX RIVER COMMONS ASSESSMENT PLAT No. THREE, BEING A TAX DIVISION OF LOT 1 IN FOX RIVER COMMONS ASSESSMENT PLAT No. 2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 38 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF NAPERVILLE, DU PAGE COUNTY, ILLINOIS, RECORDED SEPTEMBER 18, 2024 AS DOCUMENT No. R2024-054860, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LA FOX AVENUE; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59, A DISTANCE OF 823.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 191.62 FEET TO A POINT ON A LINE 18.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 00 DEGREES 22 MINUTES 41 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 268.83 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, 191.51 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE OF PARCEL 1, A DISTANCE OF 268.03 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 51,422 SQUARE FEET OR 1.180 ACRES.

OWNERS CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT CR FOX RIVER, LLC, 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 TILED AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

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

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

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE \_\_\_\_\_ OF CR FOX RIVER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND PERSONALLY KNOWN TO ME TO BE THE \_\_\_\_\_ OF SAID CR FOX RIVER, LIMITED LIABILITY COMPANY, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH AND SIGNED AND DELIVERED THE SAID INSTRUMENT AS \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CR FOX RIVER, LIMITED LIABILITY COMPANY, AND CAUSED THE CORPORATE SEAL OF SAID CR FOX RIVER, LIMITED LIABILITY COMPANY TO BE AFFIXED THERETO, PURSUANT TO THE AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CR FOX RIVER, LIMITED LIABILITY COMPANY AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CR FOX RIVER, LIMITED LIABILITY COMPANY, FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AS DOCUMENT No. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

PRINT MORTGAGEE NAME: \_\_\_\_\_

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

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) S.S. COUNTY OF \_\_\_\_\_ )

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 AS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH. (TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, 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 \_\_\_\_\_, 2025.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

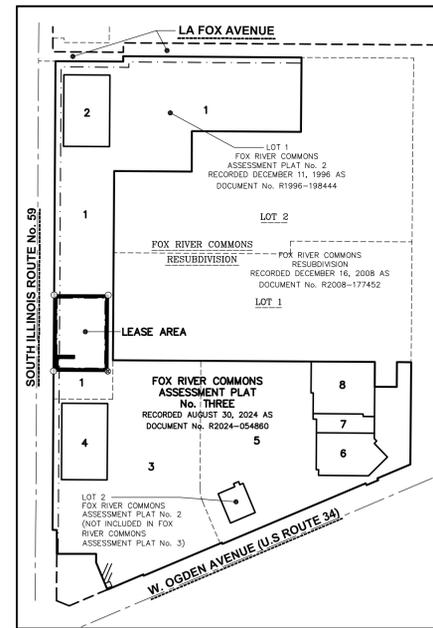
CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ZONING ADMINISTRATOR \_\_\_\_\_ CITY OF NAPERVILLE



FOX RIVERS COMMONS BOUNDARIES NOT TO SCALE

DU PAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF DU PAGE )

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN

BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

DU PAGE COUNTY RECORDER \_\_\_\_\_

PERMISSION TO RECORD CERTIFICATE

STATE OF WISCONSIN ) S.S. COUNTY OF DANE )

I, JOHN KREBS, GRANTS PERMISSION TO THE CITY MANAGER OF THE CITY OF NAPERVILLE, OR HIS/HER DESIGNEE, TO FILE THIS PLANNED UNIT DEVELOPMENT PLAT WITH THE DU PAGE COUNTY CLERK'S OFFICE FOR TAX CERTIFICATION PURPOSES AND WITH THE OFFICE OF THE DU PAGE COUNTY RECORDER OF DEEDS FOR THE PURPOSES OF RECORDING THIS PLAT AGAINST TITLE TO THE REAL PROPERTY DESCRIBED IN THIS PLAT.

DATED AT VERONA, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JOHN KREBS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002880 LICENSE EXPIRES: NOVEMBER 30, 2026 john.krebs@jdsinc.com 1-608-848-5060



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) S.S. COUNTY OF McHENRY )

I HEREBY STATE THAT WE HAVE PLATTED THE PREMISES ABOVE DESCRIBED, AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION OF SAID DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.

DATED AT VERONA, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JOHN KREBS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002880 LICENSE EXPIRES: NOVEMBER 30, 2026 john.krebs@jdsinc.com 1-608-848-5060



SURVEYED FOR:

QUIZMAN Y GOMEZ MEXICAN KITCHEN 795 EAST GOLF ROAD SCHUMBURG, IL 60173

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC. 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 ILLINOIS DESIGN FIRM #184-005339 (608) 848-5060

Project location: SECTION 22, TOWNSHIP 38 NORTH, RANGE 09 EAST, CITY OF NAPERVILLE, DU PAGE COUNTY, IL. Includes JSD logo and website.

Table with 3 columns: FIELDBOOK/PG., DRAWN BY, INITIAL SUBMITTAL DATE, REVISION RESUBMITTAL DATE. Includes project number 24-14769 and date MARCH 20, 2025.

PLAT OF EASEMENT

(DEV-0049-2025)