

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS IS TO CERTIFY THAT) 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 TITLE AFORESAID.
DATED AT _____, ILLINOIS, THIS _____ DAY OF
_____, A.D., 20____.
BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____
TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

MINOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT
DEVELOPEMNT AND FINAL PLANNED UNIT DEVELOPEMENT FOR
IRON GATE MOTOR CONDOS PHASE 2A

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,
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

TOTAL AREA OF SUBDIVISION
3.381 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
07-04-206-005

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME
_____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME
PRINT NAME
_____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME
TITLE
_____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME
TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AS SUCH _____ RESPECTFULLY, APPEARED
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 _____, A.D., 20____.
DATE MONTH
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON _____, A.D., 20____.
MONTH DATE

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014
AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 36
MINUTES 23 SECONDS WEST, 55.01 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE
POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 296.34
FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 466.92 FEET; THENCE
NORTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.89 FEET TO THE NORTH LINE OF
SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 466.99 FEET ALONG
THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:
THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014
AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36
MINUTES 23 SECONDS EAST, 560.44 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE
POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 32.25
FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE
NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES
37 MINUTES 55 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 49
SECONDS WEST, 31.91 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 28 SECONDS EAST,
338.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

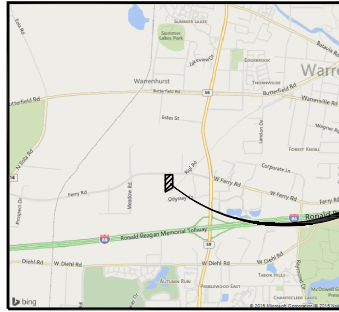
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, JEFFERY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR
#35-003483, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY
DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION.
I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT
ARE SHOWN FROM INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED
TO BE USED FOR CONSTRUCTION.
I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF
THE CITY OF NAPERVILLE.
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 5/11-11-12-6 AS
HEREFORE AND HEREAFTER AMENDED.
BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.)
FLOOD INSURANCE RATE MAP PANEL NO. 170430D702H AND AN EFFECTIVE
DATE OF DECEMBER 16, 2004, IT IS MY OPINION THAT NO PART OF THE
PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO
SHADING-ZONE X) AS DESIGNATED AND DEFINED BY F.E.M.A.
DATED THIS _____ DAY OF _____, A.D., 20____.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
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, AND WAS RECORDED IN
BOOK _____ OF PLATS ON PAGE _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2023

RECORDER OF DEEDS



VICINITY MAP

SITE LOCATION

NOTES

3/4 INCH IRON PIPE 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.

THE BEARINGS SHOWN HEREON ARE BASED
ON THE FINAL PLAT OF SUBDIVISION FOR
IRON GATE MOTOR CONDOS RECORDED
MARCH 28, 2014 AS DOCUMENT
R2014-025190.

AMENDED SITE ANALYSIS PHASE 2A

Table with columns for PHASE 2A - EXISTING ZONING I DISTRICT P.U.D., PHASE 2A COMMERCIAL LAND USES, PHASE 2A CAR CONDOS, and PHASE 2A CAR CONDOS. Includes sub-tables for BUILDING, USE, and SIZE (S.F.).

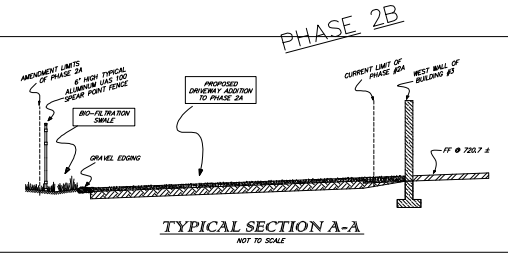
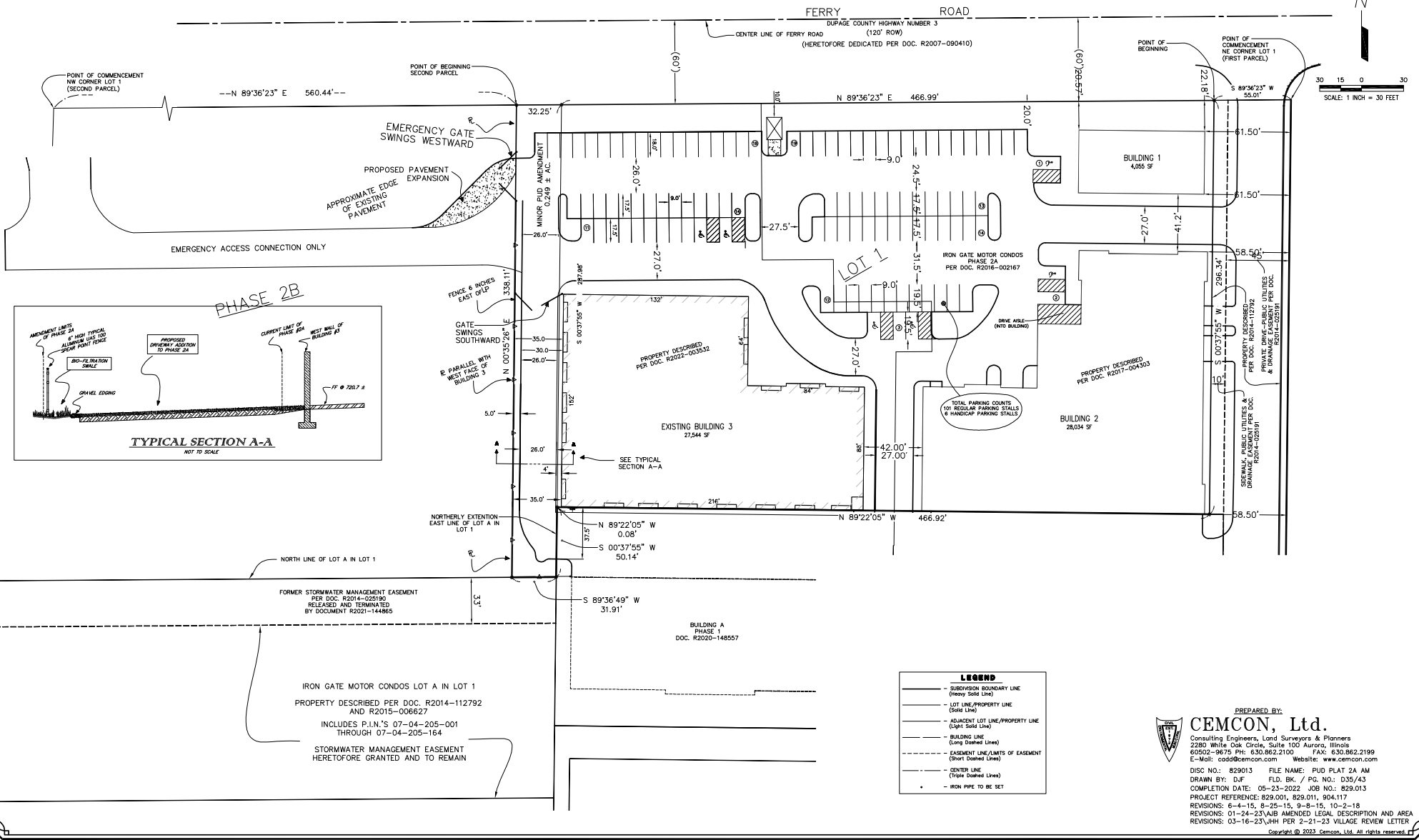
ZONING OF SUBJECT PROPERTY: I (INDUSTRIAL)
MINIMUM LOT SIZE: ONE HALF (1/2) ACRE
MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET
REQUIRED YARDS:
YARDS FACING EXISTING OR PROPOSED ROADWAYS: THERE SHALL BE A
REQUIRED YARD ADJACENT TO EACH EXISTING OR PROPOSED ROADWAY
THAT BOUNDS AN INDIVIDUAL TRACT. SUCH YARD SHALL NOT BE LESS
TWENTY (20) FEET IN DEPTH.
YARDS ADJACENT TO INTERIOR AND REAR PROPERTY LINES: THERE
SHALL BE A REQUIRED YARD ADJACENT TO EACH INTERIOR SIDE YARD
LINE AND REAR LOT LINE OF NOT LESS THAN FIFTEEN (15) FEET IN
DEPTH.
WHERE ANY INTERIOR SIDE PROPERTY LINE OR REAR PROPERTY LINE
ABUTS UPON A RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A
REQUIRED YARD ONE FOOT IN DEPTH FOR EACH FOOT OF BUILDING
HEIGHT BUT IN NO EVENT SHALL THE YARD BE LESS THAN ONE
HUNDRED (100) FEET IN DEPTH.
MAXIMUM FLOOR AREA RATIO FOR ALL BUILDINGS AND STRUCTURES: 0.70
ALL OUTSIDE STORAGE AREAS OF GOODS, MATERIALS AND PRODUCTS
SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5-10-3.7 OF THIS
CODE. LIGHTING OF THE FACILITY SHALL BE DIRECTED AWAY FROM
SURROUNDING PROPERTIES.
WHERE THE I DISTRICT ABUTS OR IS ACROSS AN EXISTING OR PROPOSED
RIGHT-OF-WAY FROM PROPERTY LOCATED IN A RESIDENCE DISTRICT,
SCREENING BY FENCES OR LANDSCAPING OF AT LEAST SEVENTY-FIVE
PERCENT (75%) OPACITY SHALL BE PROVIDED.
CONDITIONAL USES APPROVED FOR PHASE 2: AUTOMOBILE SERVICE
STATIONS AND CAR WASHES USED IN CONJUNCTION WITH AN AUTOMOBILE
SERVICE STATION, EATING AND DRINKING ESTABLISHMENTS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
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: _____ MAYOR ATTEST: _____ CITY CLERK

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
630-272-9675 Ph: 630-862-2100 FAX: 630-862-2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 829013 FILE NAME: PUD PLAT 2A AM
DRAWN BY: DJF FLD. BK. / PG. NO.: 035/43
COMPLETION DATE: 05-23-2022 JOB NO.: 829.013
PROJECT REFERENCE: 829.001, 829.011, 904.117
REVISIONS: 6-4-15, 8-25-15, 9-8-15, 10-2-18
REVISIONS: 01-24-23, A/B AMENDED LEGAL DESCRIPTION AND AREA
REVISIONS: 03-16-23, A/BH PER 2-21-23 VILLAGE REVIEW LETTER
REVISIONS: 04-19-23, JRP P.I.N.
IRON GATE MOTOR CONDOS II PRELIMINARY/FINAL PUD PLAT
CITY OF NAPERVILLE PROJECT NUMBER 10 28-18800110
Copyright © 2023 Cemcon, Ltd. All rights reserved.

MINOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPEMNT AND FINAL PLANNED UNIT DEVELOPEMENT FOR IRON GATE MOTOR CONDOS PHASE 2A



LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	BUILDING LINE (Long Dashed Lines)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTER LINE (Triple Dashed Lines)
	IRON PIPE TO BE SET

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: cemcon@cemcon.com Website: www.cemcon.com

DISC NO.: 829013 FILE NAME: PUD PLAT 2A AM
DRAWN BY: DJF FLD. BK. / PG. NO.: D35/43
COMPLETION DATE: 05-23-2022 JOB NO.: 829.013
PROJECT REFERENCE: 829.001, 829.011, 904.117
REVISIONS: 6-4-15, 8-25-15, 9-8-15, 10-2-18
REVISIONS: 01-24-23\AJB AMENDED LEGAL DESCRIPTION AND AREA
REVISIONS: 03-16-23\JHH PER 2-21-23 VILLAGE REVIEW LETTER

Copyright © 2023 CEMCON, Ltd. All rights reserved.