

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 1 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS

THE OWNER(S) OF LOT 1 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNER(S) OF LOT 1 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE NORTH AND SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH 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 WTH TH 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 EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS. TOGETHER WITH ANY ANI 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 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

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

LEGEND BOUNDARY EASEMENT BUILDING SET BACK LINE RIGHT-OF-WAY CENTERLINE OF RIGHT-OF-WAY UNDERLYING LOT LINE MEASURED FOUND MAG NAIL RECORD

SET CONCRETE MONUMENT

PRELIMINARY/FINAL PLAT OF McGUE FAMILY, LLC SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

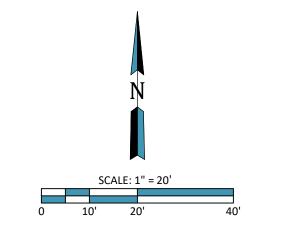
WESTERLY CORNER OF LOT 1 IN -

NAPERVILLE ANIMAL HOSPITAL

PER DOC. NO. R95-079686

11.23' (M)

MONUMENT AT



HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

AREA TABLE

LOT 1: 19,542± SQ. FT. OR 0.448 ACRES

CONTACT INFORMATION

PETER GEORGANAS 1019 EAST OGDEN AVENUE NAPERVILLE, IL 60563

KIMLEY-HORN JOSEPH MAYER, P.E 111 W. JACKSON BLVD., SUITE 1320 CHICAGO, IL 60604 630-487-5563

LAND SURVEYOR: WEAVER CONSULTANTS GROUP MICHAEL D. BYTNER, P.L.S. 1316 BOND STREET, SUITE 108 NAPERVILLE, IL 60563

SURVEY NOTES

1. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION

5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR

KNOWLEDGE AND BELIEF.

7. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN

8. THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED

STATE OF ILLINOIS

- SOUTHWESTERLY

CORNER OF LOT 1 IN

NAPERVILLE ANIMAL

HOSPITAL PER DOC. NO.

R95-079686

AT CORNER

R=2914.32' (M)

CB=N49°20'39"E (M)

-L=28.37' (M)

I, MICHAEL D. BYTNER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE

LOT 7 AND 8 IN BLOCK 9 IN ARTHUR T. MCINTOSH & CO'S OGDEN HIGHLANDS BEING A SUBDIVISION IN THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1925 AS DOCUMENT NO. 195889, IN DUPAGE COUNTY, ILLINOIS.

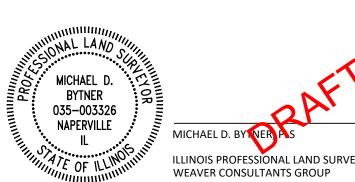
I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAT ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE

I DO HEREBY FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NAPERVILLE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS WITHIN ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17043C0142J, WITH A MAP EFFECTIVE DATE OF AUGUST 1, 2019.

DATE OF PLAT OR MAP 3/7/2024



ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2024.



REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES. EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE

2. ALL AREAS ARE MORE OR LESS.

3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 10/5/2023.

6. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST

THE DOCUMENTS PROVIDED TO THE SURVEYOR.

ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.

SURVEYOR'S CERTIFICATE

COUNTY OF DUPAGE

SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

CITY PROJECT NUMBER: 23-1-126

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— SET CONCRETE

MONUMENT AT

SEE SHEET 2 FOR EASEMENT DETAILS

orn

1019 E. OGDEN AVENUE

08-07-403-009

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

ADDRESS: 400 S. EAGLE STREET NAPERVILLE, IL

NAPERVILLE CITY CLERK

Kimley

PRELIMINARY/FINAL PLAT



1316 BOND STREET SUITE 108

NAPERVILLE, ILLINOIS 60563

(630)-717-4848 www.wcgrp.com

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Consultants Group.

REVIEWED BY: JTB/MDB

CAD: 8077-332 SUB.dwg

SHEET 1

3/7/2024 8077-332-09

DRAWN BY:

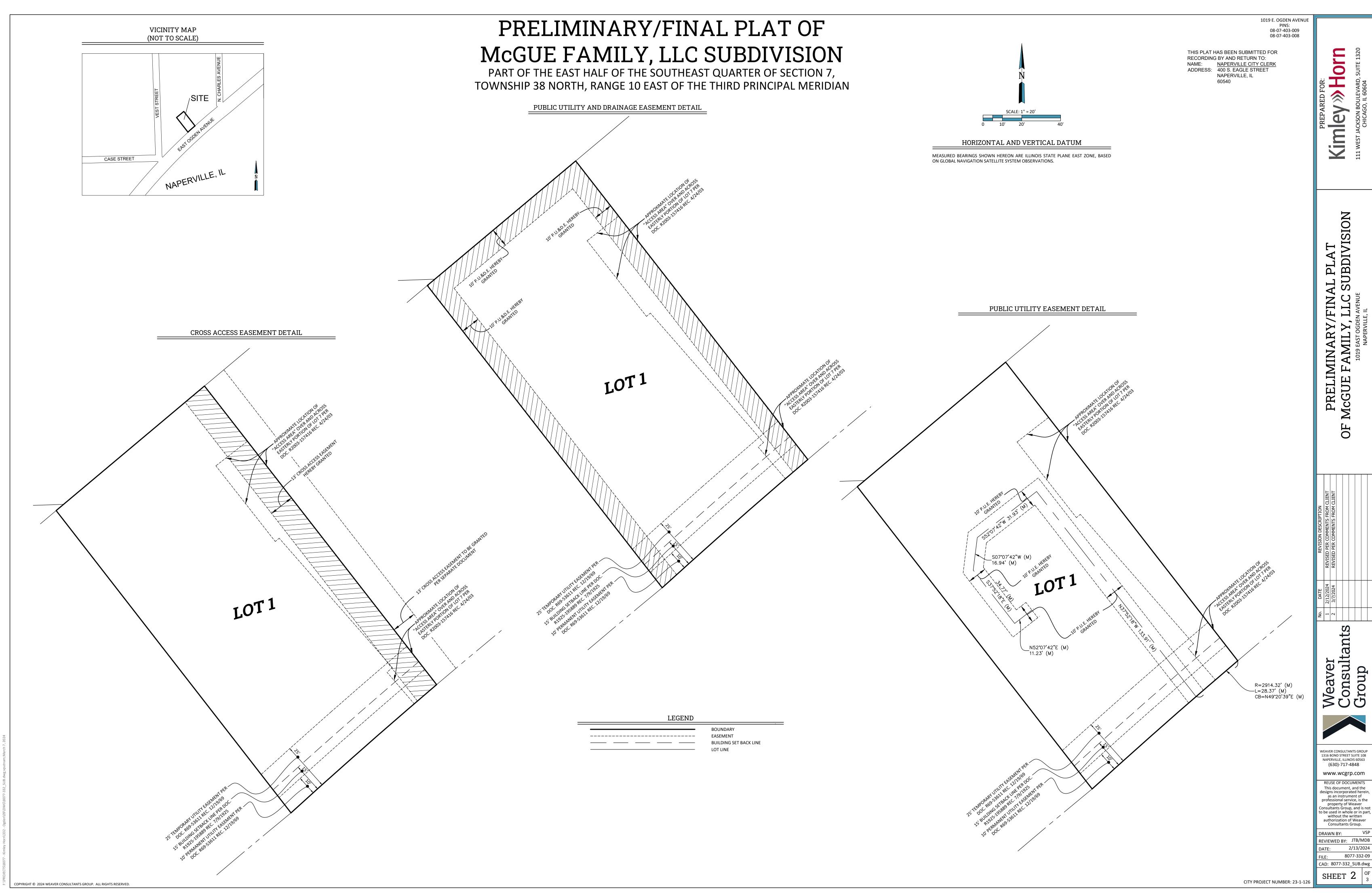


EXHIBIT B

DRAWN BY: VSP

REVIEWED BY: JTB/MDB

DATE: 2/13/2024

FILE: 8077-332-09

CAD: 8077-332_SUB.dwg

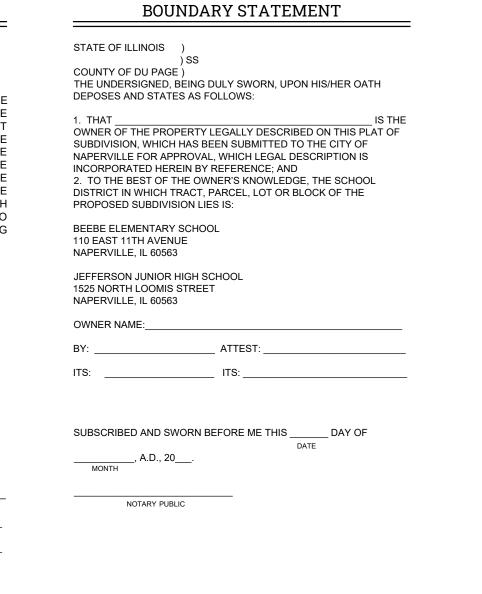
CITY PROJECT NUMBER: 23-1-126

PRELIMINARY/FINAL PLAT OF McGUE FAMILY, LLC SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

OWNER'S CERTIFICATE	DU PAGE COUNTY CLERK'S CERTIFICATE
CTATE OF HUNDIC	CTATE OF HUNOIC
STATE OF ILLINOIS)) SS	STATE OF ILLINOIS)) SS
COUNTY OF)	COUNTY OF DU PAGE) I,, COUNTY CLERK OF DU PAG
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.	COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE N DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, N UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALE AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEE IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK A WHEATON, ILLINOIS, THISDAY OF,
DATED AT, ILLINOIS, THIS DAY OF	A.D., 20
CITY DATE	
20	COUNTY CLERK
, 20 MONTH	
BY: ATTEST:	DUPAGE COUNTY
SIGNATURE SIGNATURE	RECORDER'S CERTIFICATE
BY:TITLE:	
PRINT TITLE PRINT TITLE	STATE OF ILLINOIS)) SS
	COUNTY OF DU PAGE)
NOTARY'S CERTIFICATE STATE OF)	ILLINOIS, ON THE DAY OF, DATE
) SS COUNTY OF)	RECORDER OF DEEDS CITY TREASURER'S CERTIFICATE
) SS COUNTY OF, A NOTARY PUBLIC IN AND, PRINT NAME	RECORDER OF DEEDS CITY TREASURER'S CERTIFICATE
) SS COUNTY OF	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
OUNTY OF, A NOTARY PUBLIC IN AND, PRINT NAME FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,,	CITY TREASURER'S CERTIFICATE
) SS COUNTY OF	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, PRINT NAME FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,,	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, PRINT NAME FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,,, AND, TITLE AND, 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 AND	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,, A NOTARY PUBLIC IN AND	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)) SS COUNTY OF DU PAGE) I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREB CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURREN OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRE INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINS THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, ILLINOIS, THIS DAY OF, MONTH
I,, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, PRINT NAME FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,, AND, 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, AND	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,, A NOTARY PUBLIC IN AND, A NOTARY PUBLIC IN AND, PRINT NAME FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,, PRINT NAME TITLE AND, 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 TITLE RESPECTFULLY, APPEARED BEFORE TITLE RESPECTFULLY, APPEARED 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.	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)
I,	CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS)

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE SURFACE WATER STATEMENT STATE OF ILLINOIS STATE OF ILLINOIS) COUNTY OF DU PAGE) COUNTY OF DU PAGE) APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN OF SURFACE WATERS WILL NOT BE CHANGED BY THE SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE. 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 SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE ZONING ADMINISTRATOR WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH CITY OF NAPERVILLE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING TRANSPORTATION, ENGINEERING PROPERTY BECAUSE OF THE AND DEVELOPMENT BUSINESS GROUP CONSTRUCTION OF THE SUBDIVISION. PERMANENT ACCESS CONTROL COVENANT STATE OF ILLINOIS ILLINOIS REGISTERED PROFESSIONAL ENGINEER COUNTY OF DU PAGE) VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM STATE REGISTRATION NUMBER ONTO LOTS ____ AS SHOWN ON ONTO LOTS THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OWNER COMPANY NAME: _____ TO § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT. DUPAGE COUNTY



SCHOOL DISTRICT

ENGINEER CERTIFICATE

APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION THIS _____ DAY OF _____ A.D., 20____ .

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)