

# C. COBB PRELIMINARY/FINAL PLAT OF SUBDIVISION

EXISTING PIN #

08-18-328-021-0000

PROPERTY ADDRESS

424 E. CHICAGO AVE  
NAPERVILLE, IL

## LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- ⊕ FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- CENTER LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

## AREA OF SUBDIVISION

25,406 SQUARE FEET, 0.58 ACRES MORE OR LESS

LOT 1 AREA = 12,766.40 SQUARE FEET, 29.31 ACRES MORE OR LESS  
EXISTING P.U.D.E. AREA = 1,294.06 SQUARE FEET, 0.03 ACRES MORE OR LESS

LOT 2 AREA = 12,640 SQUARE FEET, 29.02 ACRES MORE OR LESS  
EXISTING P.U.D.E. AREA = 800 SQUARE FEET, 0.02 ACRES MORE OR LESS  
PROPOSED P.U.D.E. AREA = 740 SQUARE FEET, 0.02 ACRES MORE OR LESS  
PROPOSED SIDEWALK EASEMENT AREA = 400 SQUARE FEET, 0.01 ACRES MORE OR LESS

## ABBREVIATIONS

P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
REC. RECORD MEASUREMENT  
MEAS. MEASURED MEASUREMENT

## NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER PLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

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 \_\_\_\_\_ CITY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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 IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME

PRINT NAME \_\_\_\_\_ AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
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 BEFORE ME THIS DAY IN PERSON AND JOINTLY \_\_\_\_\_ TITLE \_\_\_\_\_  
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\_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_  
MONTH DATE

## SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) 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 \_\_\_\_\_

## MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

MONTH \_\_\_\_\_ YEAR \_\_\_\_\_  
SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

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

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

## NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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 ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

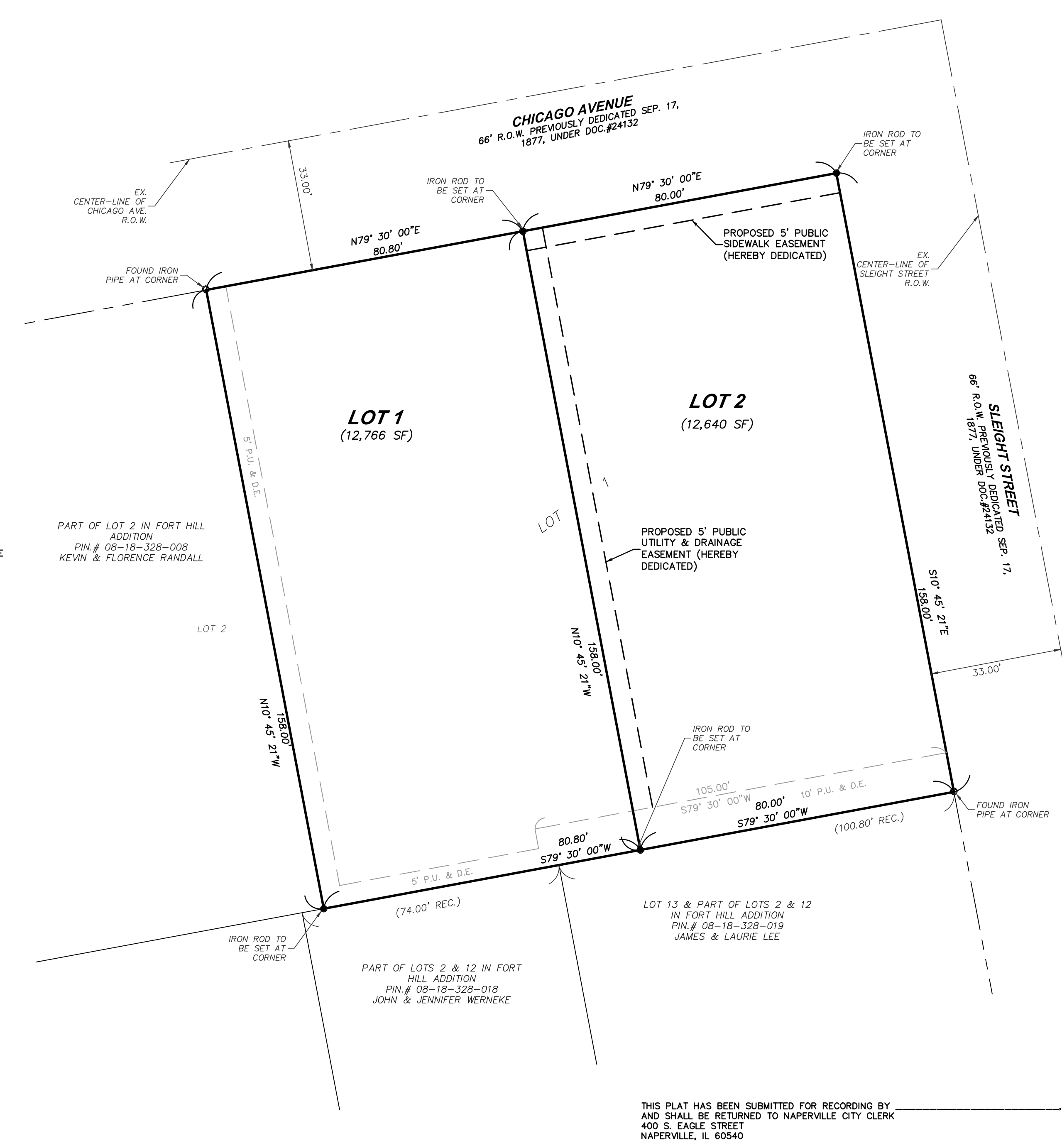
(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

BEING A RESUBDIVISION OF LOT 1 IN C & S COBB RESUBDIVISION OF PARTS OF LOTS 1 AND 2 OF FORT HILL ADDITION TO NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2009 AS DOCUMENT R2009-126281, IN DUPAGE COUNTY.



## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED INTO TWO (2) LOTS THE LANDS SHOWN ON THIS PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN AT A SCALE OF 1 INCH EQUALS 20 FEET, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT OF SUBDIVISION ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF NAPERVILLE, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0144J, EFFECTIVE DATE 8/01/2019.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

REGISTERED ILLINOIS LAND SURVEYOR \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003974

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

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) 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

## DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE 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 \_\_\_\_\_

## 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 EASEMENTS" OR ("P.U.D.E.") 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.

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

CITY TREASURER \_\_\_\_\_

CITY TREASURER \_\_\_\_\_

## DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS \_\_\_\_\_

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

TO THE BEST OF MY 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 \_\_\_\_\_ 20\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

SIGNATURE \_\_\_\_\_  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_

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



MARTIN M. Engineering Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

ORDERED BY: CHRISTOPHER COBB

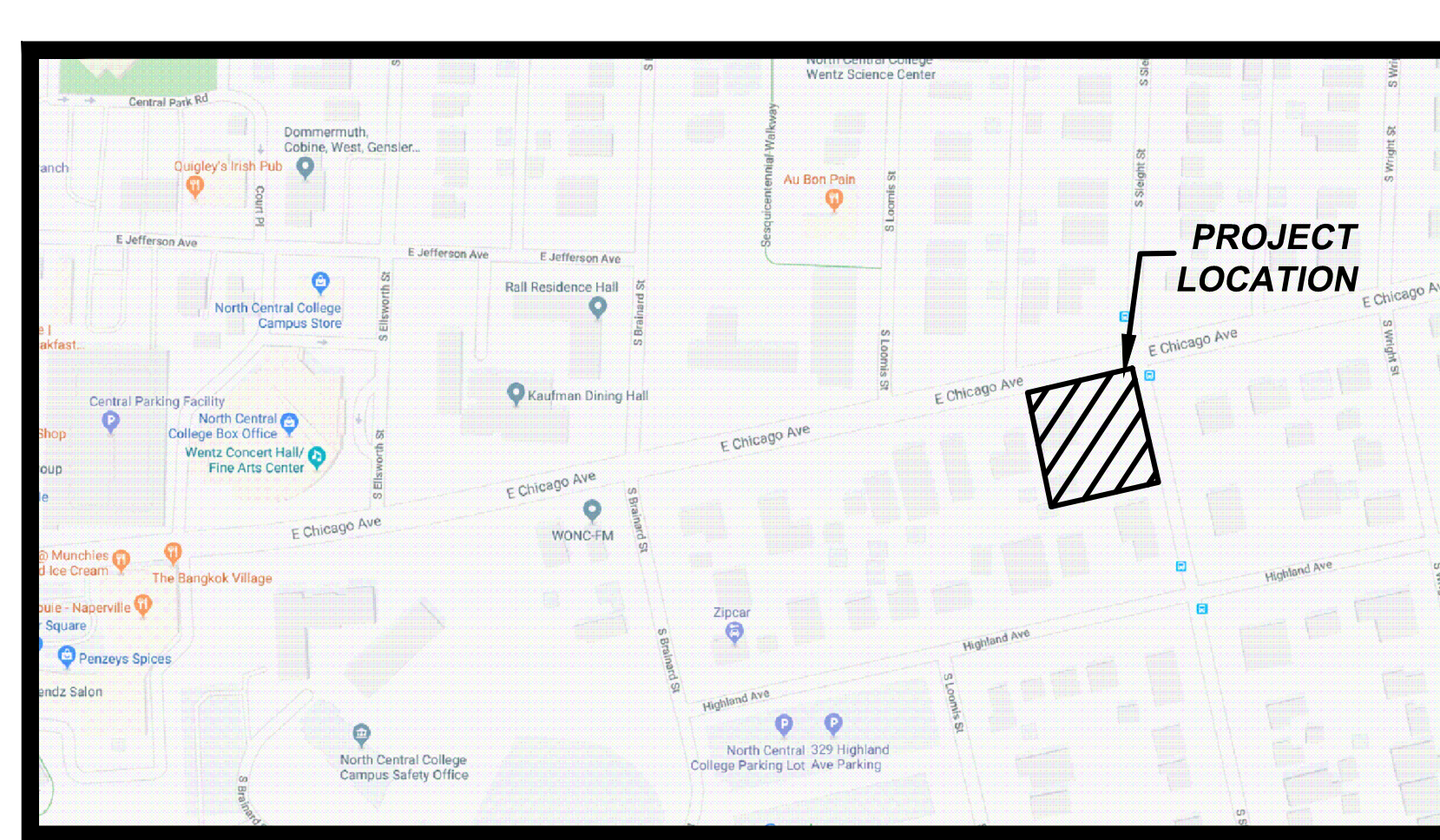
SCALE: 1"=20' JOB NO. 19-283; C. COBB SUBDIVISION

BASIS OF BEARINGS: APPROVED PLAT FOR LOT 1 IN C&S COBB RESUBDIVISION

SHEET#: 1 OF 1

REVISION DATE: 01/19/21-REVISED PER VILLAGE COMMENTS

CITY OF NAPERVILLE PROJECT NO. 20-1000093



## SITE LOCATION

NOT TO SCALE