

# 516 SPRING AVENUE - PLAT OF EASEMENT

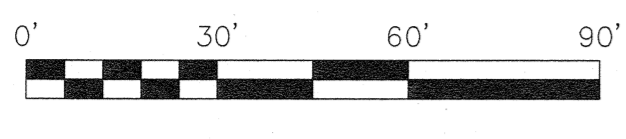
P.I.N.# 07-13-220-003

LOT 5 IN BLOCK 5 IN RICHMOND'S RESUBDIVISION OF BLOCKS 2, 3, 4 AND 5 IN WOODLAWN ADDITION TO THE VILLAGE (NOW CITY) OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 4, 1873 AS DOCUMENT 16175, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 516 SPRING AVENUE, NAPERVILLE, ILLINOIS.

PROPERTY CONTAINS: 8,715.2 SQUARE FEET, MORE OR LESS.

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



SCALE 1" = 30'

Vicinity Map  
Not to Scale



Subject Property

**Legend**  
 = Public Utility & Drainage Easement (Hereby Granted)

△ = Found MAG Nail  
 ○ = Found 3/4" Dia. Iron Pipe

XX.XX' = Measured Information  
 (XX.XX) = Record Information

— = Easement Line  
 — = Property Line  
 — = Building Line

**Abbreviations**

P.I.N. = Parcel Identification Numbers

B.L. = Building Line

**NOTES**

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
3. BASIS OF BEARINGS: LOT ORIENTATION BASED UPON RICHMOND'S RE-SUBDIVISION OF BLOCKS 2, 3, 4 AND 5, PLAT OF SUBDIVISION DOCUMENT NUMBER 16175 RECORDED APRIL 4, 1873.
4. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS.

**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 AGREEMENT FROM 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 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 MEN 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 BUILDING SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE 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 NAPERVILLE.

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. FURTHER, THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR THE 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 THE ABOVE WORK. THIS LIMITED ACCESS EASEMENT SHALL NOT IMPEDE THE CONSTRUCTION OR EXISTENCE OF CURRENT OR FUTURE BUILDINGS OR STRUCTURES ON THE PROPERTY DESCRIBED HEREIN.

**OWNERS CERTIFICATE**

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

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE

OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DATE MONTH

OWNER NAME : \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 SIGNATURE SIGNATURE  
 PRINT NAME PRINT NAME

**NOTARY CERTIFICATE**

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_, RESPECTFULLY, APPEARED BEFORE ME \_\_\_\_\_, PRINT TITLE

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 CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DATE MONTH

NOTARY PUBLIC SIGNATURE  
 PRINT NAME

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KENDALL )

THIS IS TO CERTIFY THAT WE, CORNERSTONE SURVEYING, PC, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 IN BLOCK 5 IN RICHMOND'S RESUBDIVISION OF BLOCKS 2, 3, 4 AND 5 IN WOODLAWN ADDITION TO THE VILLAGE (NOW CITY) OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 4, 1873 AS DOCUMENT 16175, IN DUPAGE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ERIC C. POKORNY, P.L.S.  
 P.L.S. # 3818  
 TODD SURVEYING  
 759 JOHN STREET, SUITE D  
 YORKVILLE, ILLINOIS 60560

**CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

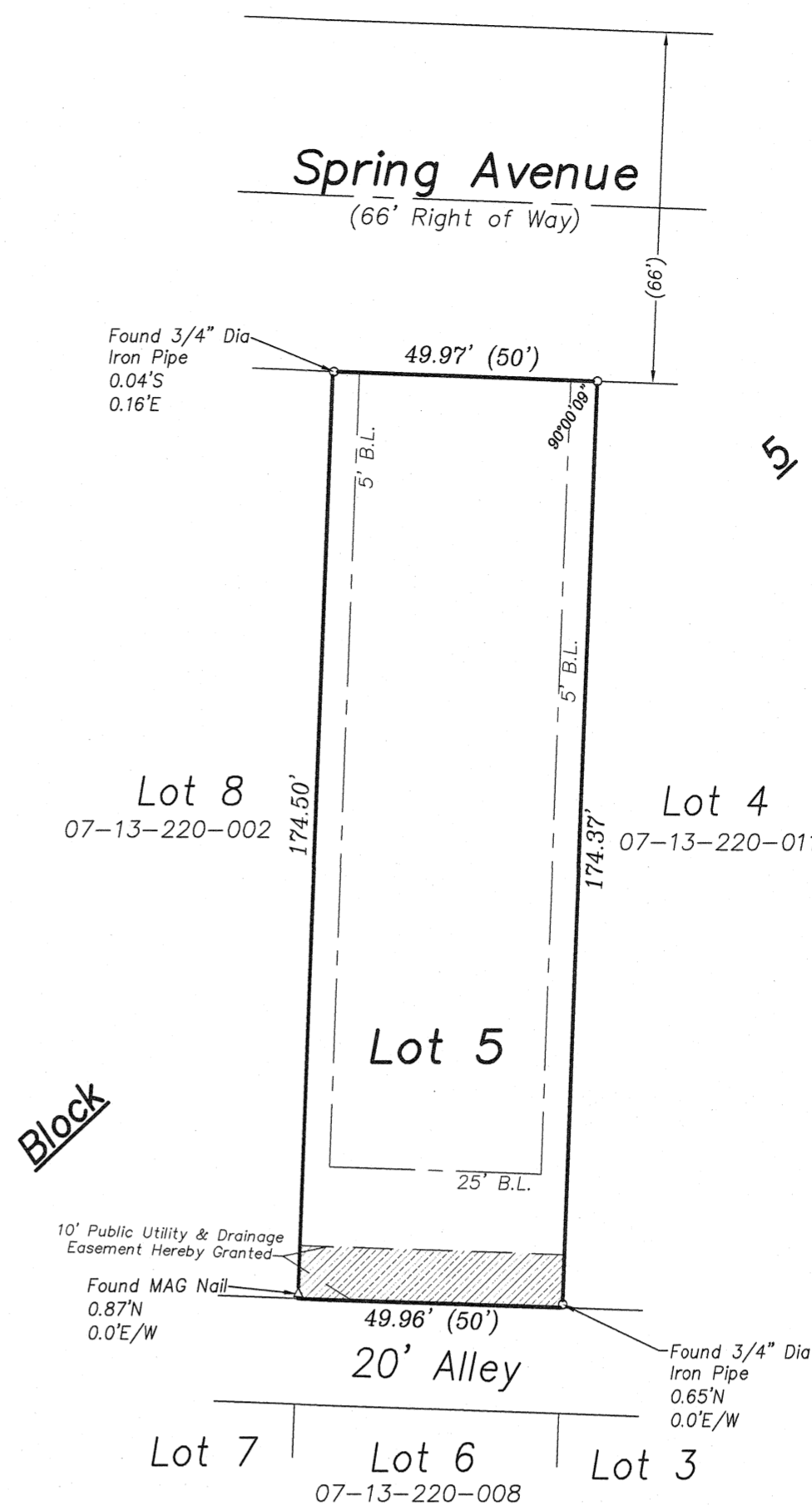
ZONING ADMINISTRATOR  
 CITY OF NAPERVILLE  
 TRANSPORTATION, ENGINEERING  
 AND DEVELOPMENT BUSINESS GROUP

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

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

City Resolution: \_\_\_\_\_  
 Passed on: \_\_\_\_\_



**MORTGAGEE CERTIFICATE**

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

PRINT MORTGAGEE NAME \_\_\_\_\_ AS MORTGAGEE, UNDER THE

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DATE

DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

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

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

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

**NOTARY CERTIFICATE**

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

Development Data Table: Plat of Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
07-13-220-003		
b) Subdivided Area	0.20	Acres
	8,715.2	Square Feet
c) Proposed New Right-of-way	-	Square Feet
	-	Linear Feet of Centerline
d) Proposed New Easements	0.01	Acres
	499.6	Square Feet

Sheet 1 of 1

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024  
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

**TODD SURVEYING**  
 Professional Land Surveying Services  
 "Cornerstone Surveying PC"  
 759 John Street, Suite D  
 Yorkville, IL 60560  
 Phone: 630-892-1309

Survey is only valid if original seal is shown in red.

Client: Claire Merryweather  
 Book: #2615/01 Drawn By: ERTT Plat #: 5579  
 Reference:  
 Field Work Completed: 08/14/2024  
 Rev. Date Rev. Description  
 Project Number:  
 2024-0696-EASE