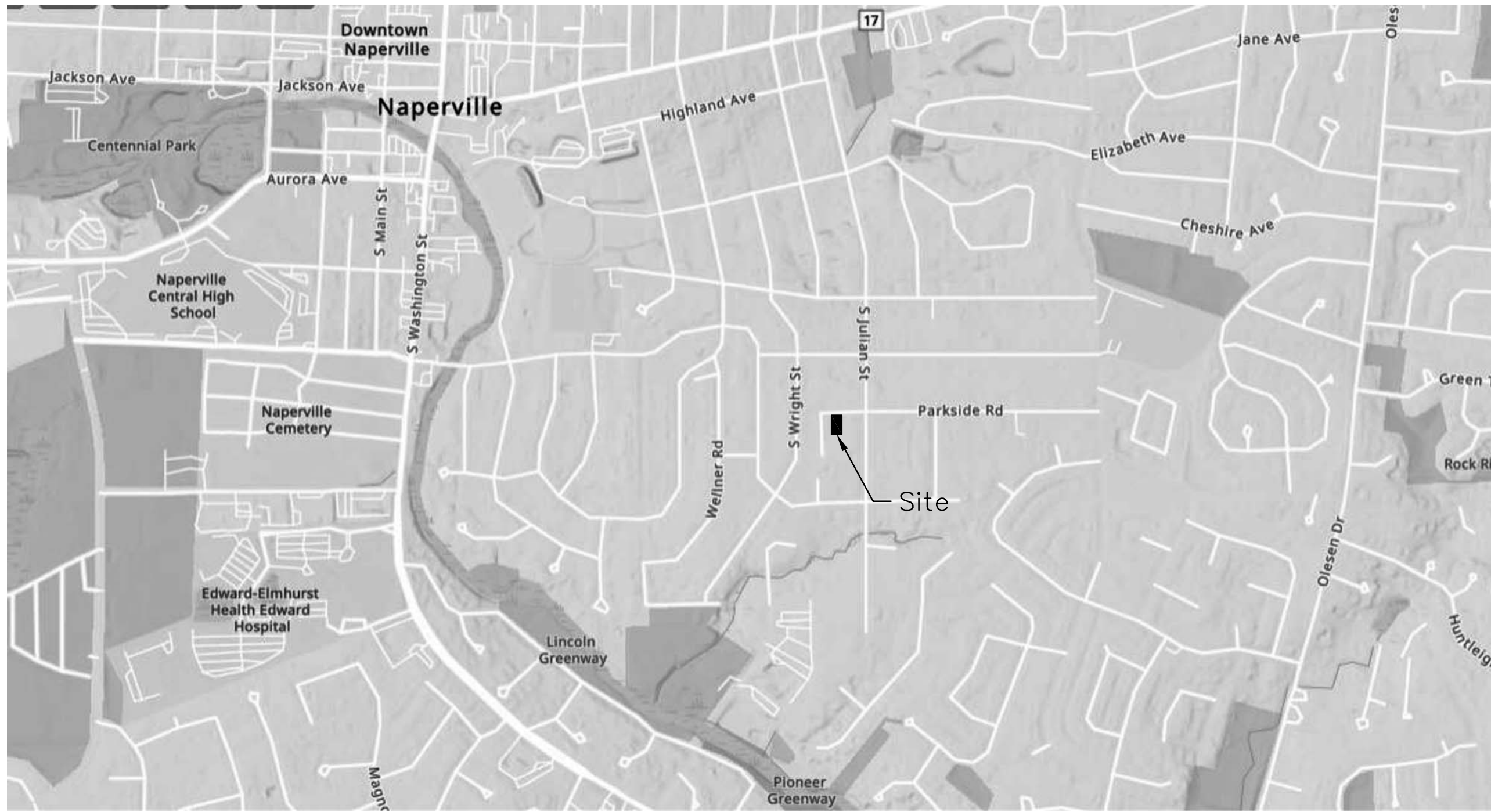


# RUDYLAND RANCH EAST PLAT OF RESUBDIVISION

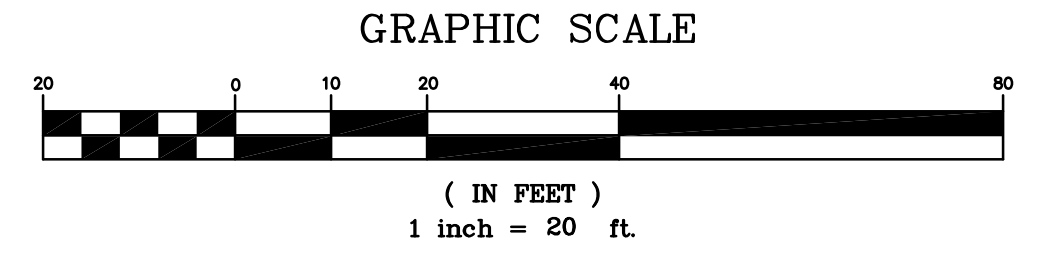
PIN 08-19-219-002

OF

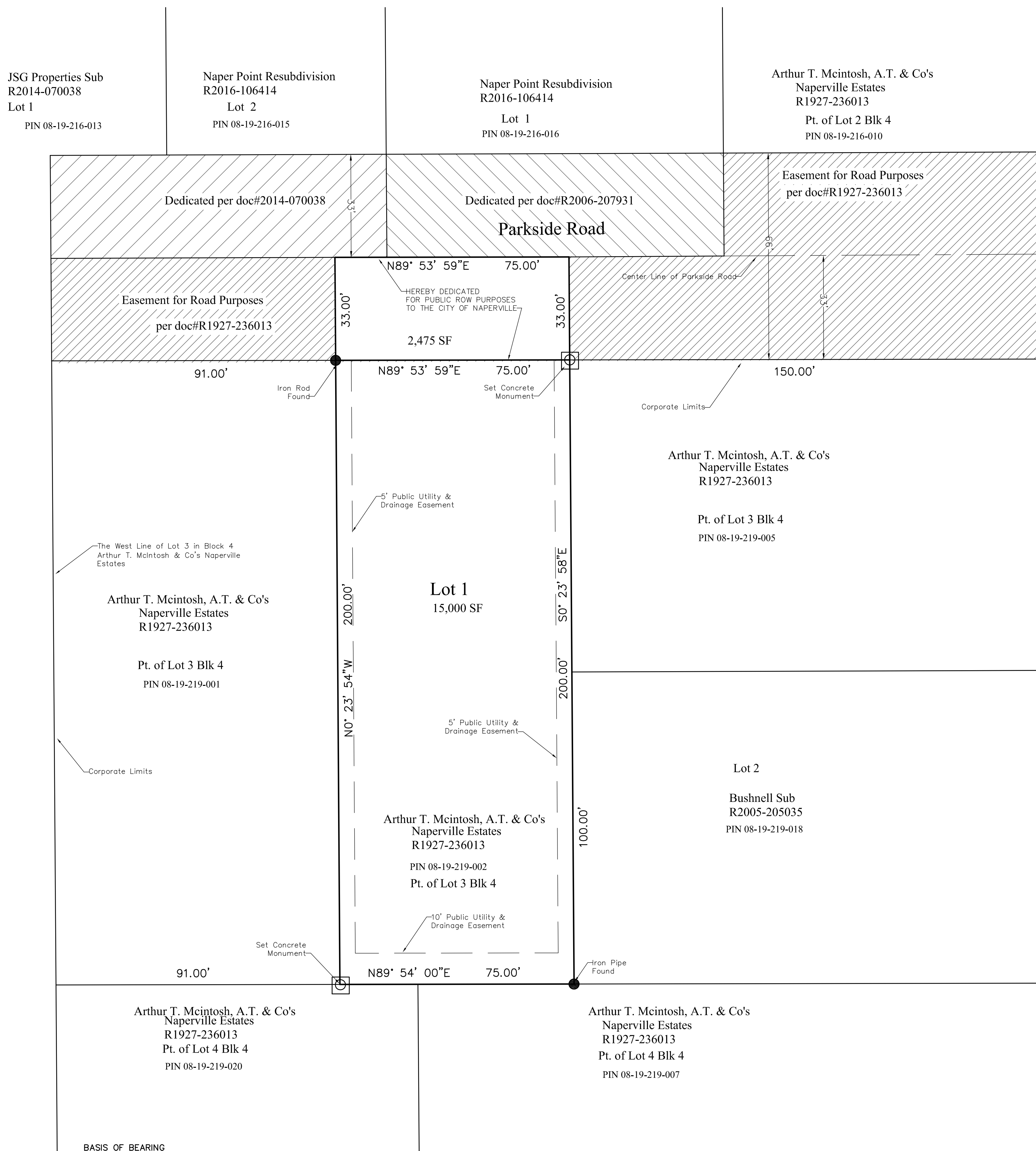
The East 75 feet of the West 166 feet of Lot 3 in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois.



**Area Summary**  
 Total Area = 17,475 sf  
 Dedicated ROW = 2,475 sf  
 Lot Area = 15,000 sf



## Location Map



**BASIS OF BEARING**  
 Bearing of the North line of Parkside Road ROW as shown on the Plat of Subdivision for Naper Point Resubdivision per document #R2016-106414.

**Legend**  
 ROW = Right of Way  
 BLK = Block  
 doc = Document  
 Pt. = Part  
 PIN = Property Index Number  
 - - - - - = Corporate Limits

Taurus Engineering, L.L.C.

All dimensions are in Feet and Decimals thereof.

This Plat has been submitted for recording by and RETURN to:  
 Name: Naperville City Clerk  
 Address: 400 S. Eagle Street  
 Naperville, IL 60540

5N557 Route 59 Bartlett, IL 60103 630-549-5506 tauruseng@sbcglobal.net Design Firm 184.002441-0002	Prepared For:	Property Address:	Original Plan Date	Scale: 1"=20'
	Jeff & Jill Rudolph	720 Parkside Road	6-26-24	
	720 Parkside Road	Naperville, IL	Revision:	Date
	Naperville, IL	Project #24-004	per City review	8-8-24

# RUDYLAND RANCH EAST PLAT OF RESUBDIVISION

**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 "PLACES" 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.

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.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 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 \_\_\_\_\_ CITY \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_\_.

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

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

**NOTARY'S CERTIFICATE**

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

I, \_\_\_\_\_ PRINT NAME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

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

AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_ 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 \_\_\_\_\_ RESPECTFULLY, APPEARED

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 \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_\_.

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

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

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_\_.  
 MONTH DATE

**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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Zoning Administrator  
 City of Naperville  
 Transportation, Engineering  
 and Development Business Group

**Surface Water Statement**

State of Illinois )  
 ) SS  
 County of DuPage )

I, Raymond G. Ulreich, a registered professional engineer in Illinois and \_\_\_\_\_ the owners of the land depicted hereon or their duly authorized attorney, do hereby state, that to the best of our knowledge and belief, reasonable provision has been made for collection and diversion of such surface waters and 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 \_\_\_\_\_ th day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Owners or Attorney

\_\_\_\_\_  
 Raymond G. Ulreich, P.E.

**Surveyor's Authorization to Record**

State of Illinois )  
 ) SS  
 County of DuPage )

I, Raymond G. Ulreich Registered Land Surveyor No. 2674 do hereby authorize the City of Naperville to record this plat.

**CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE )

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 AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.

\_\_\_\_\_  
 CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

**DUPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE )

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

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE )

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

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE )

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

**Surveyor Certificate**

This is to certify that I, Raymond G. Ulreich, Illinois Professional Land Surveyor Number 2674, have surveyed and subdivided the following described property as shown by this plat, which is a correct representation of said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

The East 75 feet of the West 166 feet of Lot 3 in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois.

I further certify that iron stakes have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated.

I further certify that all regulations enacted by the City Council relative to plats and subdivisions have been complied with in the preparation of this plat and that said plat is within the corporate limits of any City of Naperville.

I further certify that the foregoing property is not located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Panel Number 17043C0144J, effective dated August 1, 2019.

Containing herein 20.11 Acres more or less.

Dated at Bartlett, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Raymond G. Ulreich Illinois Professional Land Surveyor No. 2674  
 License Expires 11-30-2024

*This Plat has been submitted for recording by and RETURN to:  
 Name: Naperville City Clerk  
 Address: 400 S. Eagle Street  
 Naperville, IL 60540*

5N557 Route 59 Bartlett, IL 60103 630-549-5506 tauruseng@sbcglobal.net  Design Firm 184.002441-0002	Prepared For:	Property Address:	Original Plan Date	Scale: 1"=20'
	Jeff & Jill Rudolph	720 Parkside Road Naperville, IL	6-26-24	
		Project #24-004	Revision:	Date
			per City review	8-4-24