

## PRELIMINARY/FINAL PLAT OF SUBDIVISION

# EASTGATE SHOPPING CENTER SUBDIVISION

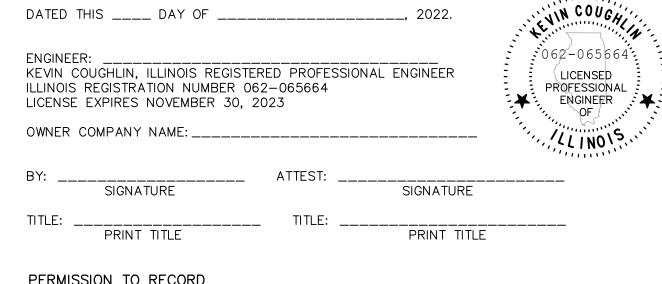
BEING A RESUBDIVISION OF LOT 2 IN KIRKLAND OGDEN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS. ADDRESS: 1291-1295 E OGDEN AVENUE

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April 19, 2022 — 12:31 Dwg Name: P:\Ncpnvil01\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\NCPNVIL01—PR.dwg Updated By: MSchmitt

CITY COUNCIL CERTIFICATE	
STATE OF ILLINOIS ) ) SS	
COUNTY OF Dupage )	
APPROVED AND ACCEPTED BY THE ILLINOIS, AT A MEETING HELD	E MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILL
DATED THIS DAY OF	, A.D., 20
BY:	ATTEST:
MAYOR	CITY CLERK
CITY TREASURER'S CERTIFICATE	-
STATE OF ILLINOIS ) ) SS	
COUNTY OF DuPAGE )	
ARE NO DELINQUENT OR UNPAID (	IAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY THAT HAVE BEEN APPORTIONED AGAINST THE TRACT (ED PLAT.
DATED AT NAPERVILLE, ILLINOIS, T	THIS DAY OF, A.D., 20
DATED AT NAPERVILLE, ILLINOIS, T	THIS DAY OF, A.D., 20
DATED AT NAPERVILLE, ILLINOIS, T  CITY TREASURER/DIRECTOR, FINAN	
CITY TREASURER/DIRECTOR, FINAN	ICE DEPARTMENT
CITY TREASURER/DIRECTOR, FINAN	ANSPORTATION CERTIFICATE
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ILLINOIS DEPARTMENT OF TR  THIS PLAT HAS BEEN APPROVE WITH RESPECT TO ROADWAY AC REVISE THE LAW IN RELATION T REQUIREMENTS CONTAINED IN T DRIVEWAYS TO STATE HIGHWAYS  JOSE RIOS, P.E. REGION ONE ENGINEER  1. THERE SHALL BE AT MOST OF	ANSPORTATION CERTIFICATE  D BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION CCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO FO PLATS," AS AMENDED. A PLAN THAT MEETS THE THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS S" WILL, BE REQUIRED BY THE DEPARTMENT.

### Dupage County Clerk's Certificate STATE OF ILLINOIS ) SS COUNTY OF DuPAGE ) I, \_\_\_\_\_\_, COUNTY CLERK OF DuPAGE 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 \_\_\_\_\_, 20\_\_. COUNTY CLERK RECORDER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF Dupage ) THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF RECORDER SURFACE WATER STATEMENT STATE OF ILLINOIS ) ) S.S. COUNTY OF DuPAGE ) TO THE BEST OF OUR 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 THE 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

#### PERMISSION TO RECORD

THE CONSTRUCTION OF THE SUBDIVISION.

STATE OF ILLINOIS ) S.S. COUNTY OF DuPAGE )

I, TIMOTHY J. MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF VILLAGE OF TINLEY PARK TO RECORD THIS PLAT BY OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 20TH DAY OF APRIL, A.D. 2022.

FOR REVIEW ONLY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870 LICENSE EXPIRES NOVEMBER 30, 2022



#### SURVEYORS CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DUPAGE )

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 2 IN KIRKLAND OGDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 2020 AS DOCUMENT R2020 105072 IN DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 10.135 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0161J WITH AN EFFECTIVE DATE OF JULY 31, 2020 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (OTHER AREAS). ZONE X (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF APRIL, A.D. 2022.

#### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870 LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350 LICENSE EXPIRES APRIL 30, 2023

MOTHY J. MUNICIPALITY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2870 MBARD, ILLINOI

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

CITY OF NAPERVILLE PROJECT #21-1-126

SHEET TMG.NVIL01

2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

SCALE:

1"=50"

**EASTGATE SHOPPING CENTER SUBDIVISION** PROJ. MGR.: KJC PROJ. ASSOC.: TJM **CITY OF NAPERVILLE, ILLINOIS** MGS 02/08/22

PRELIMINARY/FINAL PLAT OF SUBDIVISION



