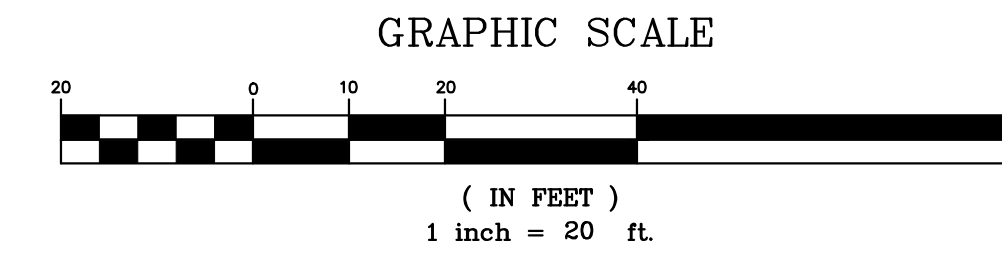


# PLAT OF EASEMENT GRANT AND VACATION

## ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

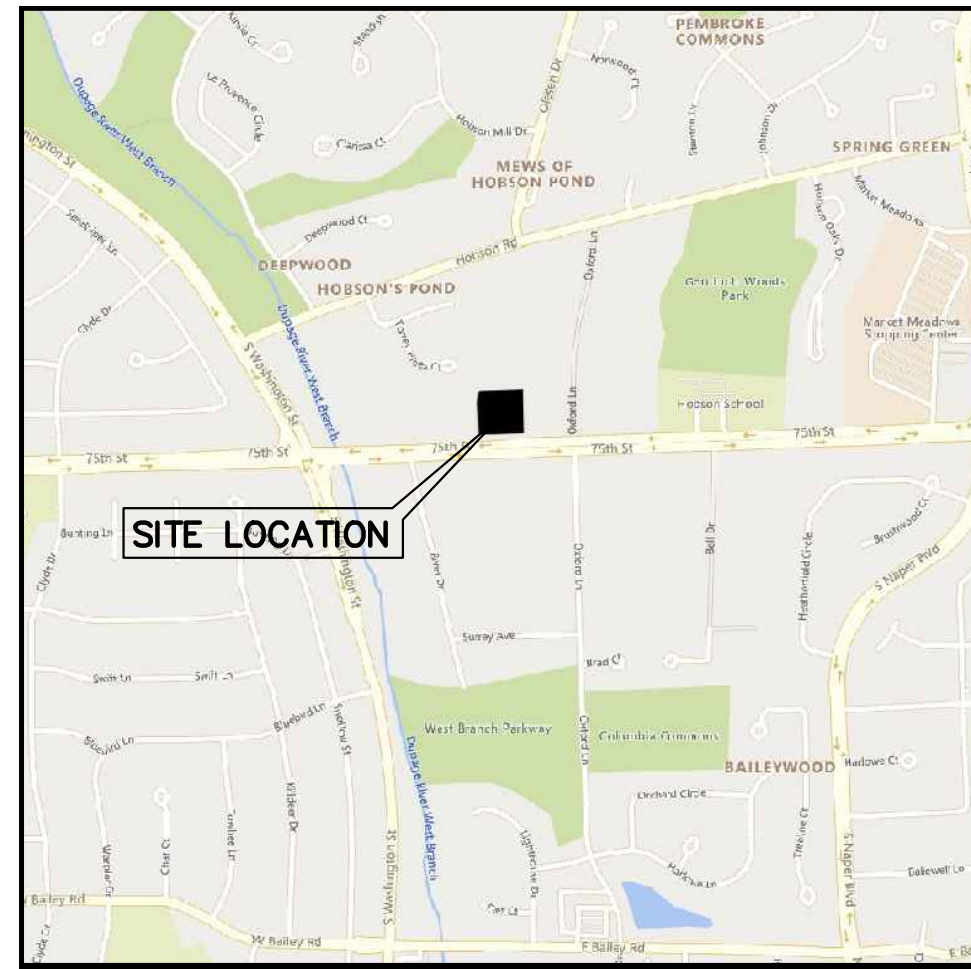
LOT 6 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 206178, IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-29-103-010  
471 E. 75TH STREET  
NAPERVILLE, IL 60540

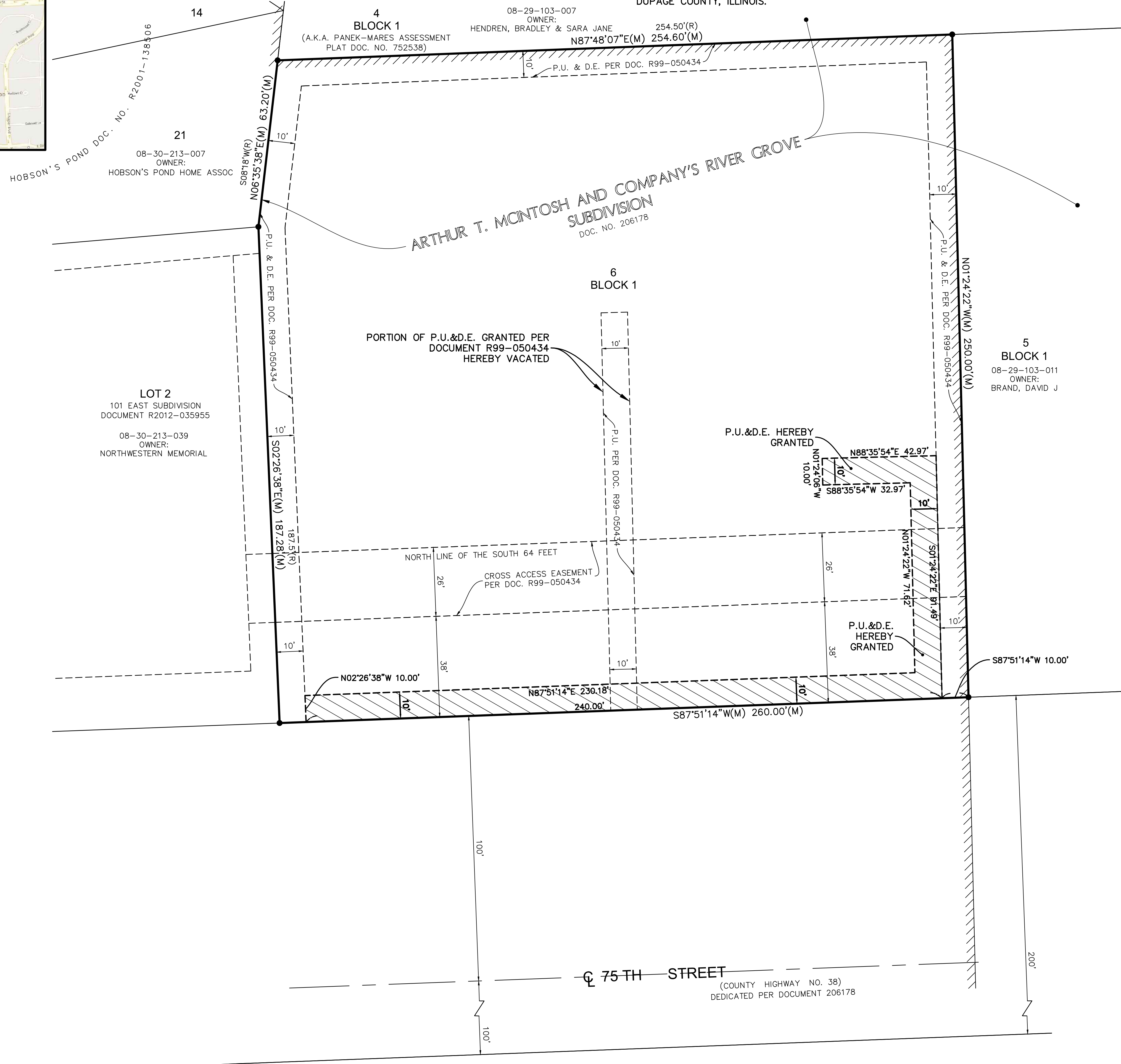


### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 ILLINOIS EAST



VICINITY MAP  
NO SCALE



EASEMENT AREA TABLE	
TOTAL AREA OF LOT 6 BLOCK 1 ARTHUR T. MCINTOSH AND COMPANY'S RIVER GROVE SUBDIVISION =	65,219 SQUARE FEET
EXISTING P.U. & D.E. AREA PER DOC. NO. R99-050434 =	7,357 SQUARE FEET
EXISTING CROSS ACCESS EASEMENT AREA PER DOC. NO. R99-050434 =	6,784 SQUARE FEET
TOTAL EXISTING EASEMENT AREA AFTER VACATION =	14,141 SQUARE FEET
TOTAL P.U. & D.E. EASEMENT AREA HEREBY GRANTED =	3,546 SQUARE FEET

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
  - (R) = RECORD BEARING OR DISTANCE
  - (M) = MEASURED BEARING OR DISTANCE
  - (C) = CALCULATED BEARING OR DISTANCE
  - (D) = DEED BEARING OR DISTANCE
  - A = ARC LENGTH
  - R = RADIUS
  - CH = CHORD
  - CB = CHORD BEARING
  - B.S.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITIES EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- LINE LEGEND**
- LIMITS OF LAND PER LEGAL DESCRIPTION
  - ADJACENT LAND
  - PARCEL LINE
  - EASEMENT LINE
  - CENTERLINE
  - BUILDING SETBACK LINE
  - SECTION LINE

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

DATE: 11/22/24	PC: N/A	DRAWN BY: C/C	CHECKED BY: MP	BOOK: N/A	PG: N/A
NO. 1	REVISIONS	PER CITY COMMENTS DATED 11-27-24			
PROPERTY OWNER/DEVELOPER: Primrose Schools 3300 Windy Hill Road SE, Suite 1200E Atlanta, GA 30339 (678) 901-9015					
CLIENT: RTM Engineering Consultants 650 E. Algonquin Road, Suite 250 Schaumburg, IL 60173 (847) 756-4180					
PROJECT: 471 E. 75TH Street Primrose - Naperville, IL					
COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2651 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM					
SCALE: 1" = 20' CITY OF NAPERVILLE PROJECT NUMBER 24-10000099 1 OF 2 PROJ. NO.: 24.0008-01					

# PLAT OF EASEMENT GRANT AND VACATION

## ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

LOT 6 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 206178, IN DUPAGE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
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 \_\_\_\_\_ STATE \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_

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

TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

### 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 \_\_\_\_\_

\_\_\_\_\_ AND \_\_\_\_\_

\_\_\_\_\_ TITLE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

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

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

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

### MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

PRINT MORTGAGEE NAME \_\_\_\_\_ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE 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'S 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 \_\_\_\_\_, A.D. 20\_\_\_\_

### 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 ("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 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 THEIR UTILITIES. NO PERMANENT BUILDINGS 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 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.

### 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: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

### DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY DUPAGE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.,

(RECORDER OF DEEDS)

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

NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL  
60540

### ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS VACATION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED

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

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

### NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

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

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

### COMCAST VACATION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

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

COMCAST

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

### NICOR GAS COMPANY VACATION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 20\_\_\_\_

NICOR GAS COMPANY

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

### WIDEOPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED

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

WIDEOPEN WEST ILLINOIS, LLC

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

### COMMONWEALTH EDISON COMPANY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

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

COMMONWEALTH EDISON COMPANY

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

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

PROPERTY OWNER/DEVELOPER:

Primrose Schools  
3200 Windy Hill Road SE, Suite 1200E  
Atlanta, GA 30339

CLIENT  
RTM Engineering Consultants  
650 E. Algonquin Road, Suite 250  
Schaumburg, IL 60173

PROJECT  
471 E 75TH Street  
Primrose - Naperville, IL

COMPASS SURVEYING LTD  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2651 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

### SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS, MAPS AND PLATS.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2025

BY: \_\_\_\_\_  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

EXPIRES 11/30/2026

CITY OF NAPERVILLE PROJECT NUMBER  
24-1000099

2 OF 2