

PRELIMINARY/FINAL PLAT OF SUBDIVISION

FOR JET BRITE RESUBDIVISION

FOR

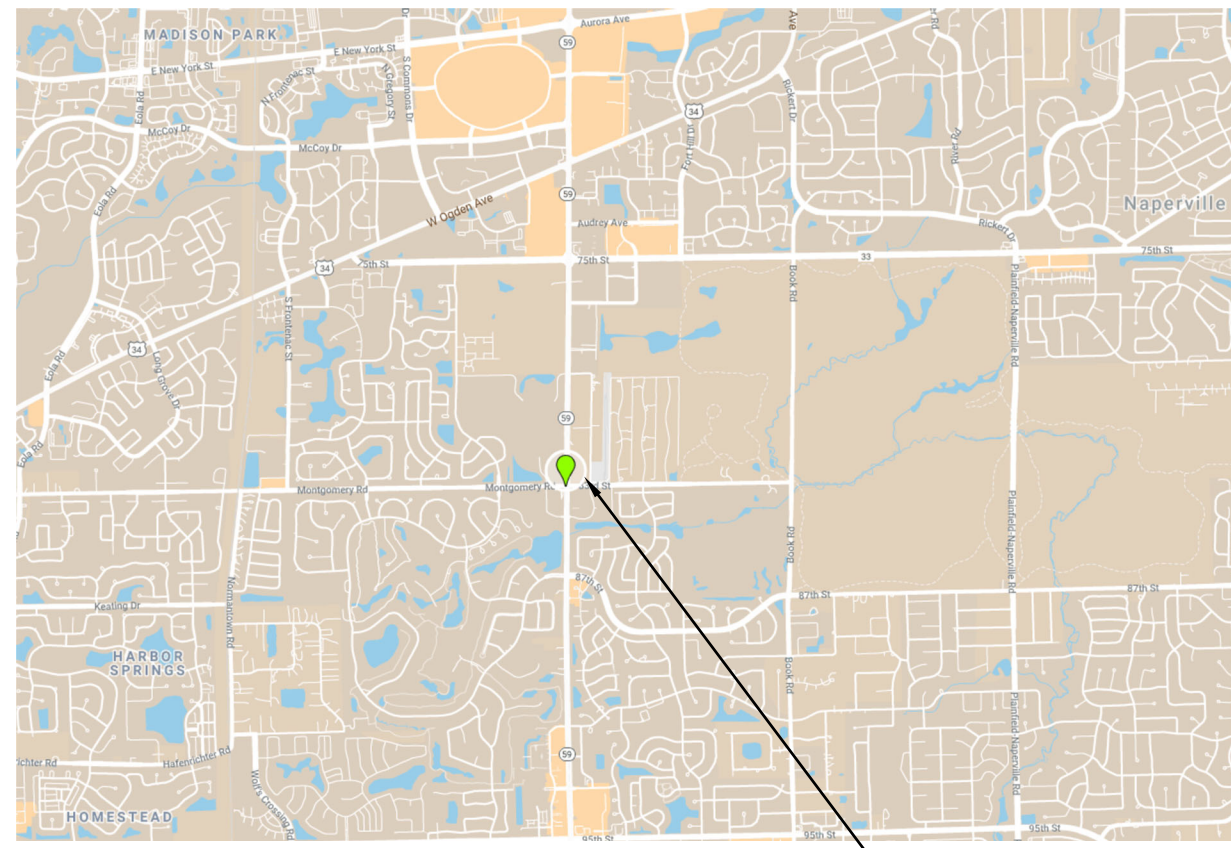
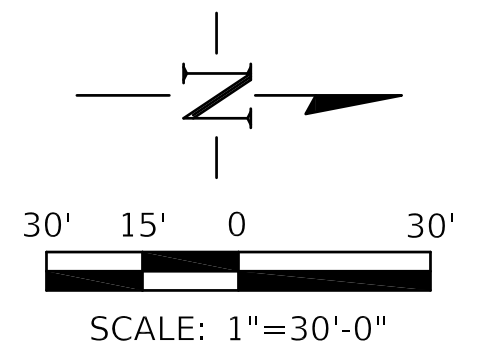
OF

LOTS 21, 22, 23, 24 IN AERO ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1957 AS DOCUMENT # 836581 AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1959 AS DOCUMENT 931776, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA (BOUNDED BY SOLID HEAVY LINES): 99,885± SQ. FT. OR 2.293± ACRES

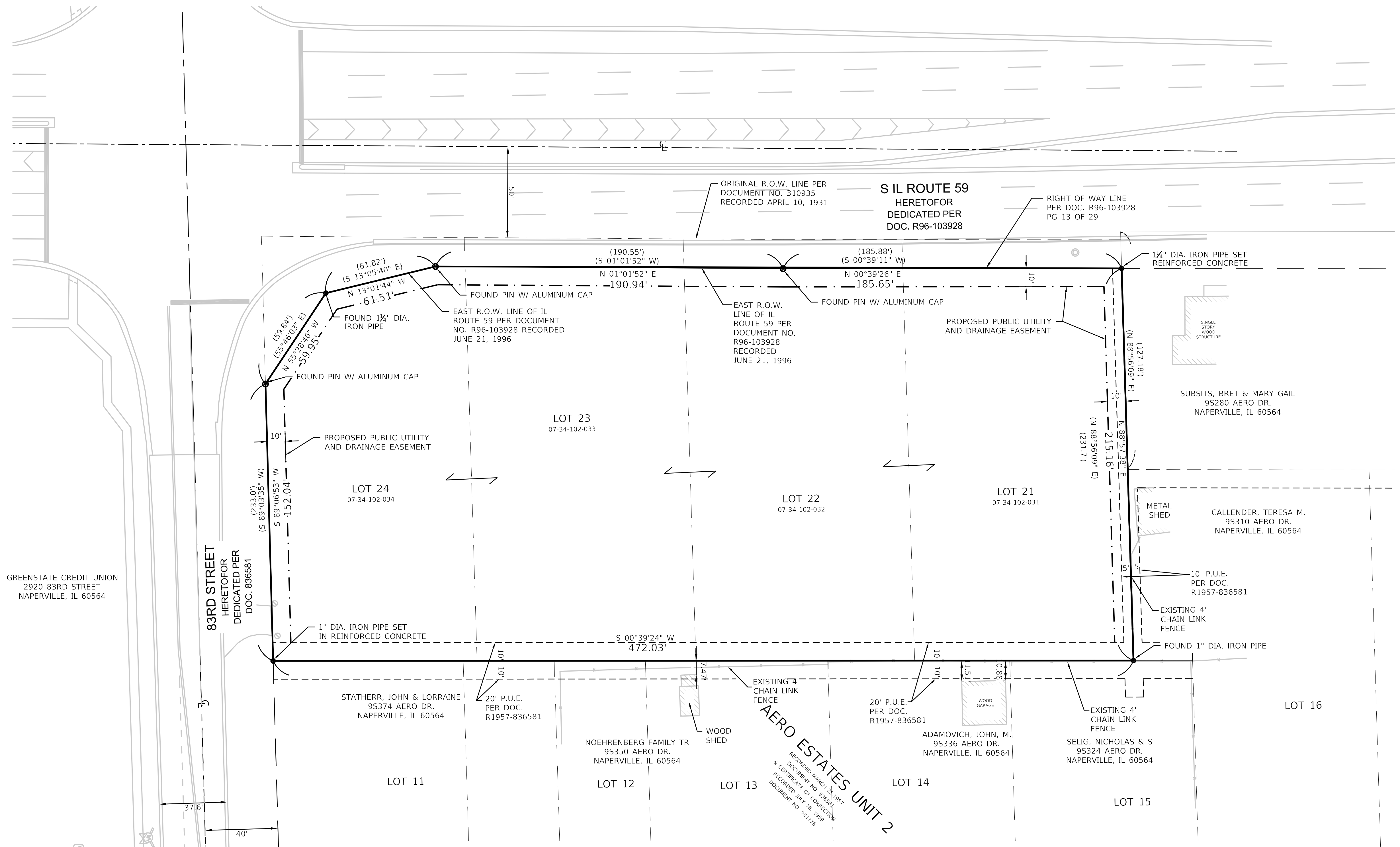
PERMANENT INDEX NUMBERS (PIN): 07-34-102-031, 07-34-102-032, 07-34-102-033, 07-34-102-034

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



LOCATION MAP

SITE LOCATION



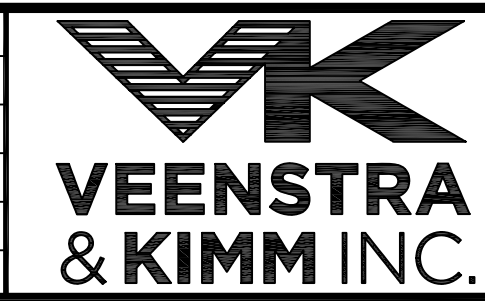
LEGEND

- BOUNDARY LINE & LIMITS OF ANNEXATION
- LOT LINE
- ROW LINE
- EASEMENT LINE
- FOUND MONUMENT
- RECORDED INFORMATION

X-REFS: X, SING & 7767.01 ALTA Survey Copy
FILE PATH: B:\06000669 JET BRITE SERVICES, INC\6692 JET BRITE, NAPERVILLE CAR WASH\CADD\DRAWINGS\DESIGN DEVELOPMENT\CIVIL\PLAT OF SUBDIVISION
PLOTTED: Tuesday, January 17, 2023 10:36:18 AM

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	S.D.K.
		CHECKED	L.G.K.
		APPROVED	S.E.D.
		DATE	01/17/23
		ISSUED FOR	ENTITLEMENT

GREENSTATE CREDIT UNION 2920 83RD STREET NAPERVILLE, IL 60564
STATHERR, JOHN & LORRAINE 95374 AERO DR. NAPERVILLE, IL 60564
NOEHRENBERG FAMILY TR 95350 AERO DR. NAPERVILLE, IL 60564
ADAMOVICH, JOHN, M. 95336 AERO DR. NAPERVILLE, IL 60564
SELIG, NICHOLAS & S 95324 AERO DR. NAPERVILLE, IL 60564
CALLENDER, TERESA M. 95310 AERO DR. NAPERVILLE, IL 60564
SUBSITS, BRET & MARY GAIL 95280 AERO DR. NAPERVILLE, IL 60564



JET BRITE CAR WASH
ILLINOIS ROUTE 59 & 83RD STREET, NAPERVILLE, IL

552 W. Boughton Road • Bolingbrook, IL 60440
630-755-0293 • 888-630-2034

PLAT OF SUBDIVISION

PREPARED FOR:
JB DEVELOPMENT, INC
590 KILDEER DRIVE
BOLINGBROOK, IL 60440
CITY PROJECT # 22-10000110

DWG. NO.	1
PROJECT	#6692

JOB NO. 6692 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184-001939

PRELIMINARY/FINAL PLAT OF SUBDIVISION

PERMANENT INDEX NUMBERS (PIN): 07-34-102-031, 07-34-102-032, 07-34-102-033, 07-34-102-034

FOR JET BRITE RESUBDIVISION

FOR

OF

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 _____ DAY OF _____ MONTH, 20____.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S 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 _____, 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE, 20____.

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

DU PAGE 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

LOTS 21, 22, 23, 24 IN AERO ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1957 AS DOCUMENT 836581 AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1959 AS DOCUMENT 931776, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA (BOUNDED BY SOLID HEAVY LINES): 99,909± SQ. FT. OR 2.294± ACRES

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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, ILLINOIS ON THE _____ DATE DAY OF _____ MONTH _____ YEAR

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 _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(NAME) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(NAME) _____ 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

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

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

THIS _____ DAY OF _____, A.D., 20____.

COUNTY ENGINEER

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, CATCH BASINS, 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 OTHER 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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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 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 _____, A.D., 20____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION / RENEWAL DATE _____

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

BY: _____ TITLE: _____
PRINT TITLE PRINT TITLE

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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

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:

INDIAN PRAIRIE SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, IL 60504

OWNER NAME: _____

BY: _____ ATTEST: _____

BY: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

GRANT OF POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT" OR "PCBMPE". THE GRANT OF SAID PCBMPE TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY THE OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

SURVEYOR'S PERMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, SHAYLA E. DEMARCO, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, GRANT PERMISSION TO THE CITY MANAGER OF THE CITY OF NAPERVILLE, OR HIS/HER DESIGNEE, TO FILE THIS PLAT OF RESUBDIVISION WITH THE DUPAGE COUNTY CLERK'S OFFICE FOR TAX CERTIFICATION PURPOSES AND WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS FOR THE PURPOSES OF RECORDING THIS PLAT AGAINST TITLE TO THE REAL PROPERTY DESCRIBED IN THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: SHAYLA E. DEMARCO
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR
NUMBER 035-003411, EXPIRES NOVEMBER 30, 2024

SURVEYORS CERTIFICATE

I, SHAYLA E. DEMARCO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND THAT THIS PLAT CORRECTLY REPRESENTS THAT FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR ASSOCIATION STANDARDS.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JANUARY 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003411

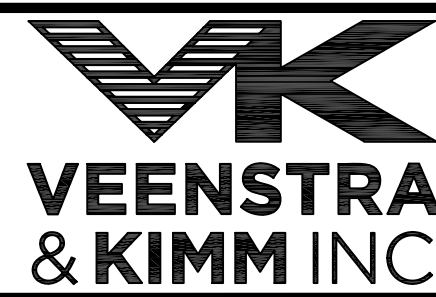
EXPIRATION DATE: 11-30-24

CITY PROJECT # 22-10000110

PLOTTED: Tuesday, January 17, 2025 10:32:24 AM

X-REFS: X_Sig & 7767.01 ALTA Survey Copy
FILE PATH: B:\06000669 JET BRITE SERVICES, INC\6892 JET BRITE, NAPERVILLE CAR WASH\CADD\DRAWINGS\DESIGN DEVELOPMENT\CIVIL\PLAT OF SUBDIVISION

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	S.D.K.
		CHECKED	L.G.K.
		APPROVED	S.E.D.
		DATE	01/17/23
		ISSUED FOR	ENTITLEMENT



JET BRITE CAR WASH
ILLINOIS ROUTE 59 AND 83RD STREET, NAPERVILLE, IL

552 W. Boughton Road • Bolingbrook, IL 60440
630-755-0293 • 888-630-2034

PLAT OF SUBDIVISION

DATE	DWG. NO.
	2
	2 OF 2
PROJECT	#6692

JOB NO.: 6692 VEENSTRA & KIMM, INC.; DESIGN FIRM REGISTRATION NUMBER 184-001939