

VICINITY MAP
NOT TO SCALE

FINAL PLAT OF SUBDIVISION OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

TAX PARCEL NUMBERS (PIN)

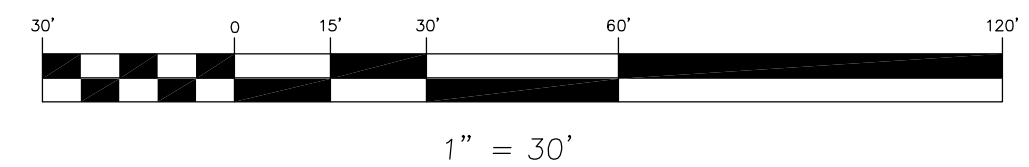
07-27-300-026
07-27-300-027

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

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE, GRID NORTH AS DETERMINED BY G.P.S.
OBSERVATION, AS STATED ON THE RECORD PLAT OF SUBDIVISION.

GRAPHIC SCALE



OWNER / DEVELOPER
NAPERVILLE RETAIL INVESTMENTS, LLC
47W210 US HIGHWAY 30
BIG ROCK, IL 60511
630.556.3731

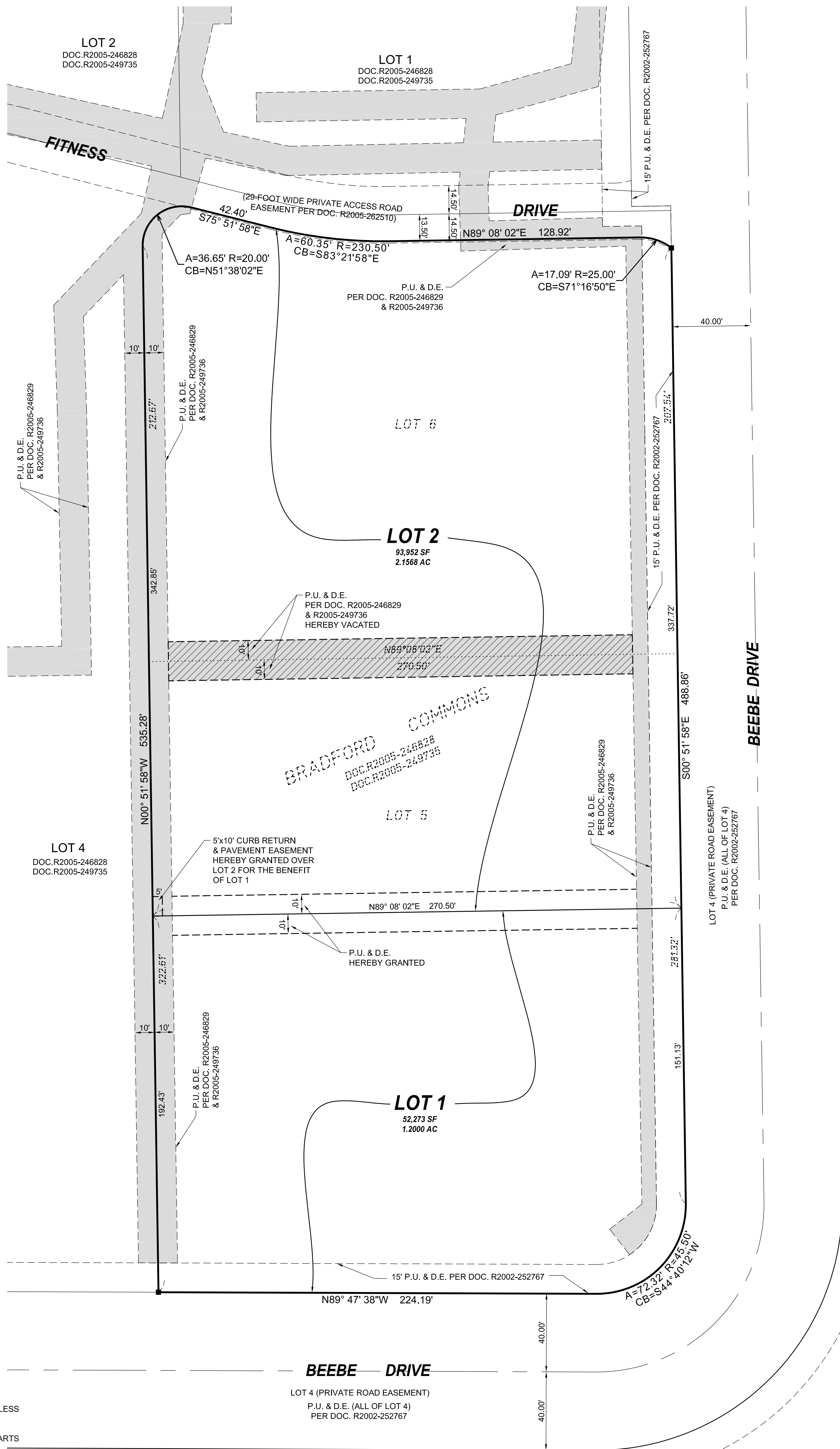
ENGINEER/SURVEYOR
V3 COMPANIES, LTD.
7325 JANES AVENUE, SUITE 100
WOODRIDGE, ILLINOIS 60517
630.724.9200

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE OF R-O-W
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- ENTRY FOR ROW CENTERLINE

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- SET CONCRETE MONUMENT

- P.U. & D.E. PER DOC. R2005-246829 & R2005-249736
- 10.0' P.U. & D.E. PER DOC. R2005-246829 & R2005-249736 HEREBY VACATED



AREA TABLE

	SQ. FT.	ACRES
LOT 1	52,273	1.2000
LOT 2	93,952	2.1568
TOTAL	146,225	3.3568

NOTES

- 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- 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 ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
- PURSUANT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER R2005-262510, LOTS 1, 2, 3, 4, 5 AND 6 OF BRADFORD COMMONS SUBDIVISION (DOCUMENT R2005-246828 AND RE-RECORD ON NOVEMBER 8, 2005 AS DOCUMENT R2005-249735) SHARE AN ACCESS EASEMENT OVER AND ACROSS THE ROADWAYS, DRIVEWAYS, AND PARKING AREAS OF SAID LOTS FOR VEHICULAR AND PEDESTRIAN ACCESS. REFER TO SAID DOCUMENT R2005-262510 FOR SPECIFIC DETAILS.

CITY PROJECT # 21-1000034

Engineers | 7325 Janes Avenue, Suite 100
Scientists | Woodridge, IL 60517
Surveyors | 630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Executive Capital Corporation
47W210 US Highway 30
Big Rock, Illinois 60511
630.556.3731

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	03-05-21	REVISED LOT NUMBERS
2	04-12-21	PER CITY COMMENTS DATED 3/31/21

FINAL PLAT OF SUBDIVISION OF
BRADFORD COMMONS RESUBDIVISION
OF LOTS 5 & 6, NAPERVILLE, IL
DRAFTING COMPLETED: 01-26-21 DRAWN BY: SPK PROJECT MANAGER: CWB
FIELD WORK COMPLETED: N/A CHECKED BY: CWB SCALE: 1" = 30'

Project No: 05051.LOT5
Group No: VP04.1
SHEET NO.
1 of 2

FINAL PLAT OF SUBDIVISION OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6

TAX PARCEL NUMBERS (PIN) 07-27-300-026 07-27-300-027

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF COOK)

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...

DATED AT ... ILLINOIS, THIS ... DAY OF ... MONTH, 20...

BY: SIGNATURE ATTEST: SIGNATURE TITLE: PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF)

I, ... A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ... AND ... OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH ... 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 ... MONTH, 20...

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES ON ... DATE ... DATE, 20...

SCHOOL DISTRICT BOUNDARY CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF)

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...
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: ITS: ITS:

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

NOTARY PUBLIC

DUPAGE COUNTY RECORDER 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 CLERK CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DUPAGE)

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 ... 20 ...

COUNTY CLERK

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 OTHER UTILITIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR PARKING LOTS, ACCESS DRIVES, 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.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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: SIGNATURE

TITLE: PRINT TITLE

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER AND WASTEWATER

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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: SIGNATURE

TITLE: PRINT TITLE

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS VACATION CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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

WIDEOPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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

NICOR GAS COMPANY VACATION CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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

COMCAST VACATION CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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

CURB RETURN & PAVEMENT EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RENEWAL, AND USE OF PAVEMENT & CURB IS HEREBY GRANTED TO AND FOR THE BENEFIT OF THE LOT 1 OWNER OVER THE AREA MARKED "CURB RETURN & PAVEMENT EASEMENT" ON PART OF LOT 2.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DU PAGE)

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

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

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF)

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 ... 20 ...

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME:

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT TITLE TITLE: PRINT TITLE

PERMISSION TO RECORD

STATE OF INDIANA))SS COUNTY OF LAKE)

I, CHARLES W. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE CITY CLERK OF THE CITY OF NAPERVILLE TO RECORD THIS BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6 WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

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

CHARLES W. BARTOSZ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2022. V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BRADFORD COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 2005 AS DOCUMENT R2005-246828 AND RE-RECORD ON NOVEMBER 8, 2005 AS DOCUMENT R2005-249735, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD PER FIRM MAP FOR CITY OF NAPERVILLE, DUPAGE COUNTY MAP NUMBER 17043C0227J EFFECTIVE DATE 08/01/2019.

DATED THIS ... DAY OF ... A.D., 20 ...

CHARLES W. BARTOSZ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188 MY LICENSE EXPIRES ON NOVEMBER 30, 2022. V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021. CBARTOSZ@V3CO.COM



CITY PROJECT # 21-1000034

Engineers 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR: Executive Capital Corporation 47W210 US Highway 30 Big Rock, Illinois 60511 630.556.3731

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 03-05-21, REVISED LOT NUMBERS. Row 2: 2, 04-12-21, PER CITY COMMENTS DATED 3/31/21.

FINAL PLAT OF SUBDIVISION OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6, NAPERVILLE, IL. DRAFTING COMPLETED: 01-26-21 DRAWN BY: SPK PROJECT MANAGER: CWB FIELD WORK COMPLETED: N/A CHECKED BY: CWB SCALE: 1" = N/A

Project No: 05051.LOT5 Group No: VP04.1 SHEET NO. 2 of 2