

NORTH

BASIS OF BEARINGS:  
EAST LINE OF THE  
LAUREL - S00°04'03"E

# VAN BUREN AVENUE

HERETOFORE DEDICATED PER DOC. 131

### SURVEYOR'S NOTES:

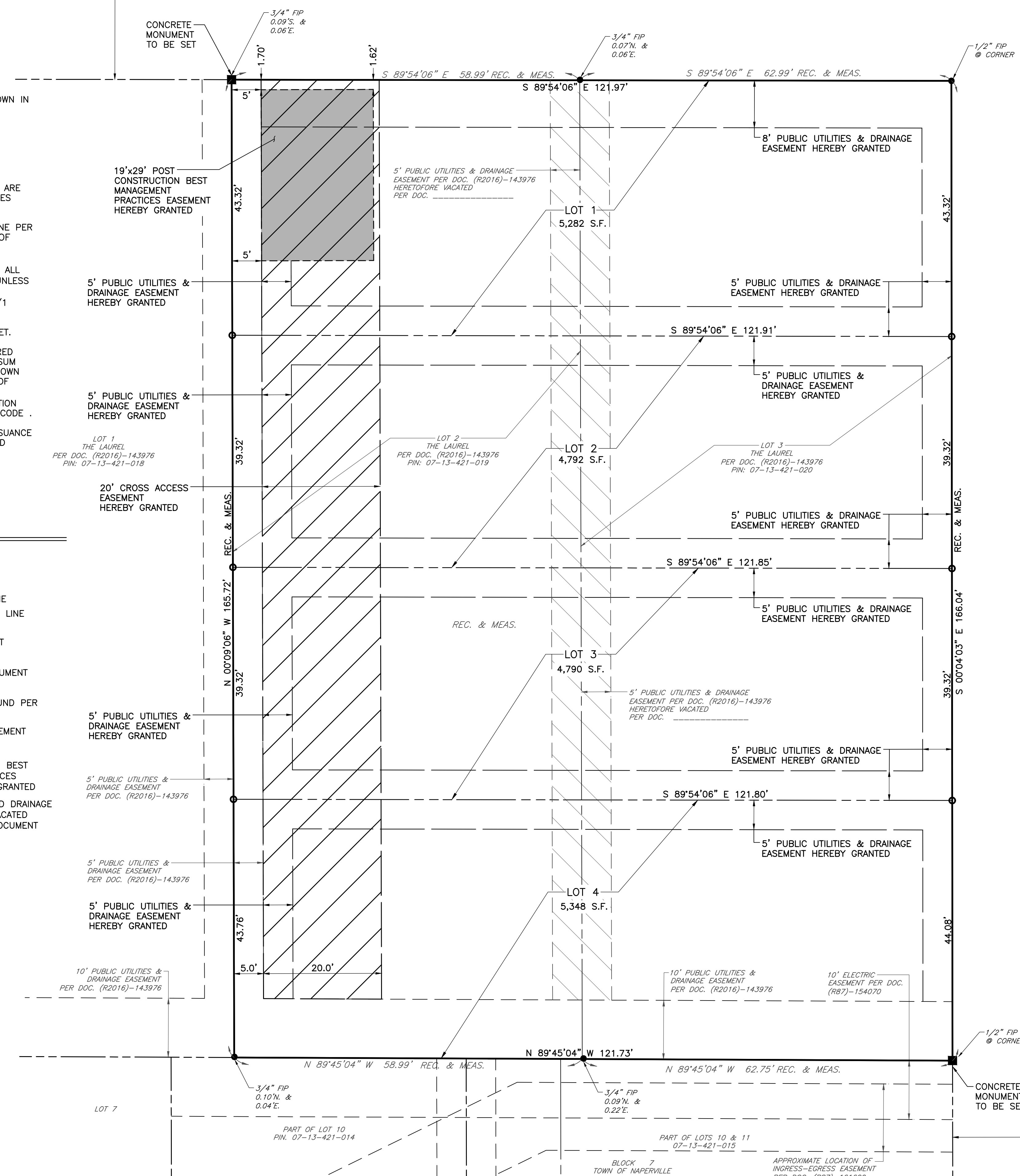
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 17043C0144J, DATED OF MAY 8/1/2019.
- 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCs 205/1 REGARDING PLACEMENT OF MONUMENTS.
- DENOTES CONCRETE MONUMENT TO BE SET.
- NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION [FOR FINAL PLANNED UNIT DEVELOPMENT PLAT] PER SECTION 7-3-5.5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT THE TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATED AREA PER SECTION 7-3-5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

### LEGEND

- BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CENTER LINE
- SET CONCRETE MONUMENT
- SET MONUMENT
- MONUMENTATION FOUND PER FIELD OBSERVATIONS
- CROSS ACCESS EASEMENT HEREBY GRANTED
- POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED
- PUBLIC UTILITIES AND DRAINAGE EASEMENT TO BE VACATED UNDER SEPARATE DOCUMENT

### ABBREVIATIONS

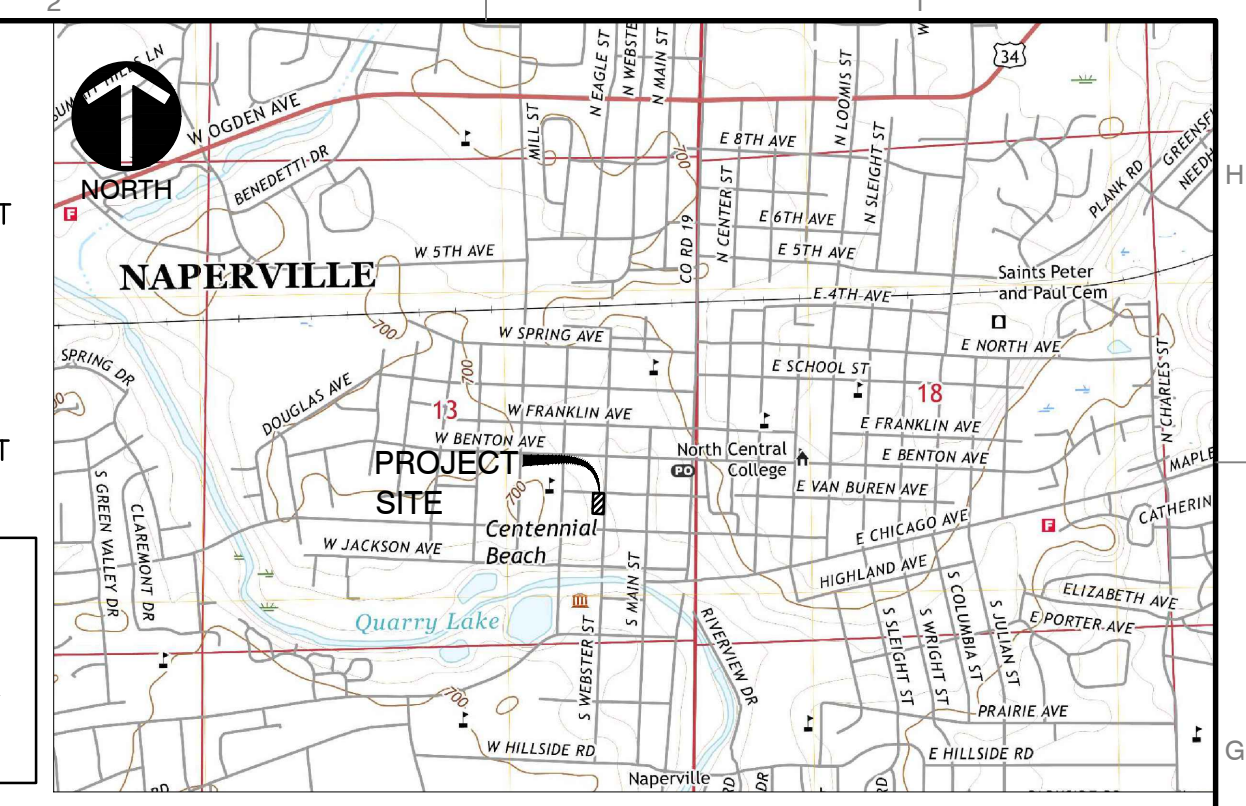
- 000.00' MEAS. MEASURED DATA
- 000.00' REC. RECORD DATA
- P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- PIN PERMANENT INDEX NUMBER



PIN: 07-13-421-019  
 ADDRESS: 212 W VAN BUREN AVENUE,  
 NAPERVILLE ILLINOIS 60540  
 ADDRESS TO BE INACTIVATED AFTER  
 RECORDING OF PRELIMINARY/FINAL PLAT  
 OF SUBDIVISION.

PIN: 07-13-421-020  
 ADDRESS: 204 W VAN BUREN AVENUE,  
 NAPERVILLE ILLINOIS 60540  
 ADDRESS TO BE INACTIVATED AFTER  
 RECORDING OF PRELIMINARY/FINAL PLAT  
 OF SUBDIVISION.

THIS PLAT HAS BEEN SUBMITTED FOR  
 AND RETURN TO:  
 NAME: NAPERVILLE CITY CLERK  
 400 SOUTH EAGLE STREET  
 NAPERVILLE, IL 60540



NEW ADDRESSES AFTER RECORDING OF  
 PRELIMINARY/FINAL PLAT OF SUBDIVISION

- LOT 1: 103 S. WEBSTER STREET  
NAPERVILLE, IL 60540
- LOT 2: 107 S. WEBSTER STREET  
NAPERVILLE, IL 60540
- LOT 3: 111 S. WEBSTER STREET  
NAPERVILLE, IL 60540
- LOT 4: 115 S. WEBSTER STREET  
NAPERVILLE, IL 60540

# PRELIMINARY/FINAL PLAT OF SUBDIVISION OF LOTS 2 AND 3 THE LAUREL SUBDIVISION

PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST  
 OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

### AREA SUMMARY TABLE

GROSS BOUNDARY AREA	20,213 S.F. (0.464 AC.)
ROW DEDICATION	0 S.F. (0.000 AC.)
NET AREA	20,213 S.F. (0.464 AC.)
LOT 1	5,283 S.F. (0.121 AC.)
LOT 2	4,792 S.F. (0.110 AC.)
LOT 3	4,790 S.F. (0.110 AC.)
LOT 4	5,348 S.F. (0.123 AC.)
EASEMENTS:	
EXISTING EASEMENTS:	
PUBLIC UTILITIES & DRAINAGE	1,996 S.F. (0.046 AC.)
PROPOSED EASEMENTS:	
PUBLIC UTILITIES & DRAINAGE	5,507 S.F. (0.125 AC.)
POST CONSTRUCTION BEST MANAGEMENT PRACTICES	551 S.F. (0.013 AC.)
CROSS ACCESS	3,115 S.F. (0.072 AC.)
	11,169 S.F. (0.256 AC.)

### REVISION RECORD

NO.	DATE	DESCRIPTION
1	05/17/2024	REVISED PER CITY REVIEW, DATED 05/06/2024
2	06/06/2024	REVISED PER CITY REVIEW, DATED 06/04/2024

**CEC**  
 Civil & Environmental  
 Consultants, Inc.

1230 East Diehl Road  
 Suite 200  
 Naperville, IL 60563  
 Ph: 630.963.6026  
 www.cecinc.com

PREPARED FOR  
**TRIFOX PROPERTIES, LLC**  
 1240 NORTH ASHLAND AVENUE, #220912  
 CHICAGO, ILLINOIS 60622

DRAWN BY: ET | CHECKED BY: JGC | APPROVED BY: TDW  
 DATE: APRIL 10, 2024 | DWG SCALE: 1"=10' | PROJECT NO: 341-027.0004

PLAT OF SUBDIVISION  
 212 & 204 WEST VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540

**SV01**  
 SHEET 1 OF 2



CITY PROJECT NUMBER 24-10000035

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, 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.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNERS 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 OWNERS, OWNERS' 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 OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 THROUGH 4 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOTS 1 THROUGH 4 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNER(S) OF LOTS 1 THROUGH 4 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE NORTH AND SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT CITY, ILLINOIS, THIS DAY OF MONTH, 20\_\_.

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT TITLE TITLE: PRINT TITLE

NOTARYS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PRINT NAME

AND PRINT NAME, TITLE SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH TITLE AND RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND TITLE

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 MONTH DATE, 20\_\_.

MORTGAGEE'S CERTIFICATE

STATE OF }
COUNTY OF } SS

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 DAY DATE

OF A.D., 20\_\_ AS DOCUMENT NO. MONTH YEAR

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:

MORTGAGEE NOTARYS 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\_\_.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } 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

CITY TREASURERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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, 20\_\_.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT ARE THE OWNERS 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 OWNERS' 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

OWNERS:

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT NAME ITS: PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF MONTH, 20\_\_.

NOTARY PUBLIC

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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 A.D., 20\_\_.

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT 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

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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, 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225. LICENSE VALID THROUGH NOVEMBER 30, 2025

OWNER NAME:

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT NAME TITLE: PRINT TITLE

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF INDIANA }
COUNTY OF MARION } SS

THIS IS TO STATE THAT TERRY D. WRIGHT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED 'LOTS 2 AND 3 THE LAUREL SUBDIVISION' DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF, 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004007 LICENSE VALID THROUGH NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF INDIANA }
COUNTY OF MARION } SS

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOT 2 AND 3 IN THE LAUREL, BEING A SUBDIVISION OF THE PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2016 AS DOCUMENT R2016-143976, IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 1704300144J, DATED 8/1/2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF, 2024.

TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777

\*DIGITAL SIGNATURE ON FILE



Civil & Environmental Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
TRIFOX PROPERTIES, LLC
1240 NORTH ASHLAND AVENUE, #220912
CHICAGO, ILLINOIS 60622

DRAWN BY: ET CHECKED BY: JGC APPROVED BY: \*TDW
DATE: APRIL 10, 2024 DWG SCALE: NONE PROJECT NO: 341-027.0004

PLAT OF SUBDIVISION
212 & 204 WEST VAN BUREN AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
SV01
SHEET 2 OF 2