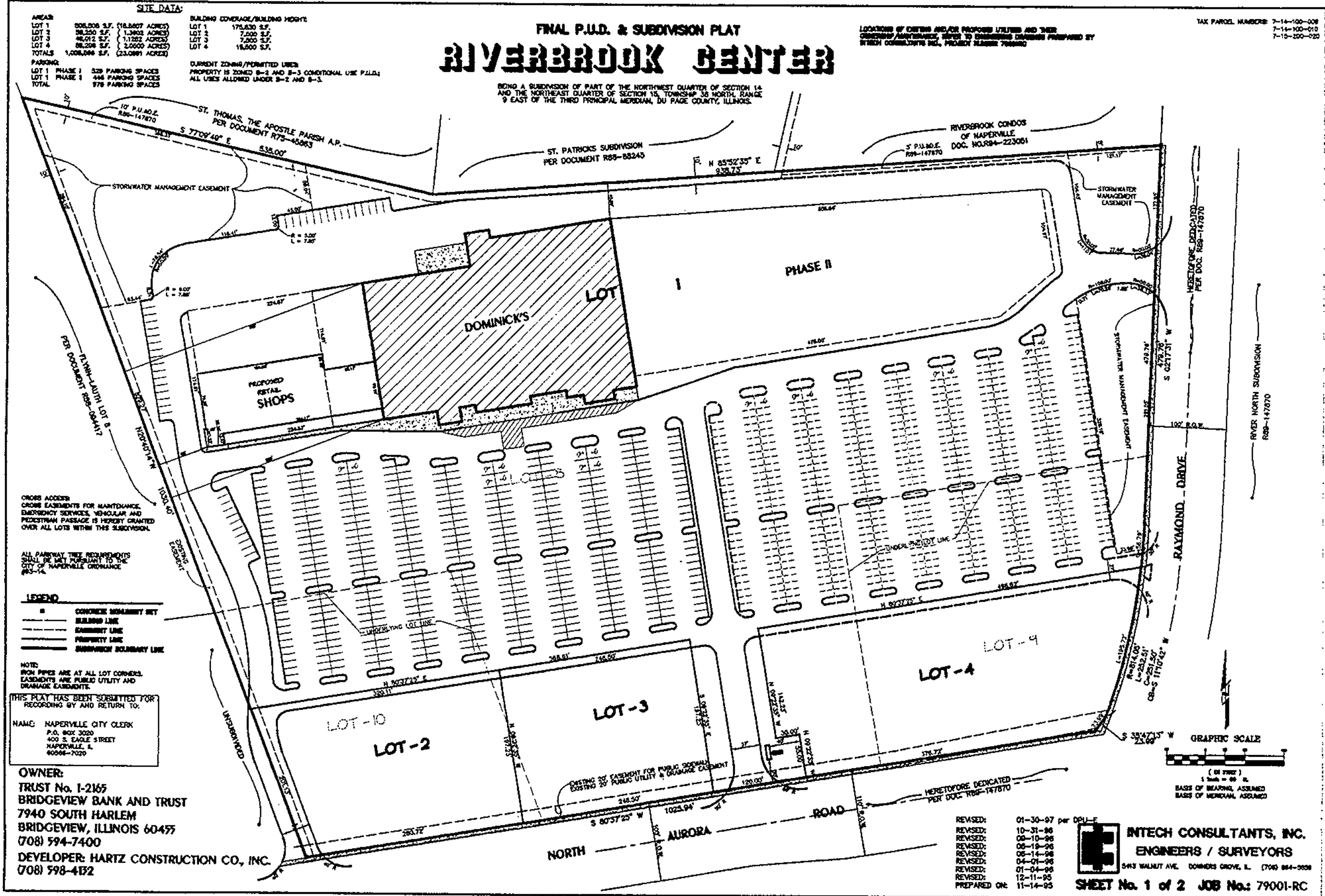


R97-68122



SITE DATA:

AREA:	608,506 S.F. (13.8807 ACRES)
LOT 1	175,630 S.F.
LOT 2	7,000 S.F.
LOT 3	7,000 S.F.
LOT 4	18,500 S.F.
TOTALS	1,008,596 S.F. (23.0991 ACRES)
PARKING:	
LOT 1 PHASE I	520 PARKING SPACES
LOT 1 PHASE II	446 PARKING SPACES
TOTAL	976 PARKING SPACES

BUILDING COVERAGE/BUILDING HEIGHT:
 LOT 1 175,630 S.F.
 LOT 2 7,000 S.F.
 LOT 3 7,000 S.F.
 LOT 4 18,500 S.F.

CURRENT ZONING/PERMITTED USES:
 PROPERTY IS ZONED B-2 AND B-3 CONDITIONAL USE P.U.D.
 ALL USES ALLOWED UNDER B-2 AND B-3.

FINAL P.U.D. & SUBDIVISION PLAT
RIVERBROOK CENTER

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS.

LOCATIONS OF EXISTING AND/OR PROPOSED UTILITIES AND THEIR OWNERS ARE INDICATED, REFER TO EXHIBITS B THROUGH F PREPARED BY WHICH CONSULTANTS INC., PROJECT NUMBER 79001

TAX PARCEL NUMBERS:
 7-14-100-028
 7-14-100-010
 7-10-100-028

CROSS ACCESS: CROSS EASEMENTS FOR MAINTENANCE, EMERGENCY SERVICES, VEHICULAR AND PEDESTRIAN PASSAGE IS HEREBY GRANTED OVER ALL LOTS WITHIN THIS SUBDIVISION.

ALL PARKWAY TREE REQUIREMENTS SHALL BE MET PURSUANT TO THE CITY OF NAPERVILLE ORDINANCE #03-14.

LEGEND

—	CONCRETE MONUMENT SET
—	BUILDING LINE
—	EASEMENT LINE
—	PROPERTY LINE
—	SUBDIVISION BOUNDARY LINE

NOTE: IRON PIPES ARE AT ALL LOT CORNERS. EASEMENTS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

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

NAME: NAPERVILLE CITY CLERK
 P.O. BOX 3020
 400 S. EAGLE STREET
 NAPERVILLE, IL
 60566-7020

OWNER:
 TRUST No. 1-2165
 BRIDGEVIEW BANK AND TRUST
 7940 SOUTH HARLEM
 BRIDGEVIEW, ILLINOIS 60457
 (708) 594-7400

DEVELOPER: HARTZ CONSTRUCTION CO., INC.
 (708) 598-4822

REVISED:

01-30-97	per DPU-E
10-31-86	
08-10-86	
06-19-86	
06-14-86	
04-07-86	
01-04-86	
12-11-85	
11-14-85	



INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 5413 WALNUT AVE. DOWNERS GROVE, IL (708) 864-0008

SHEET No. 1 of 2 JOB No.: 79001-RC



STORM WATER DETENTION AREA EASEMENT AND COVENANT PROVISIONS

THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER DETENTION AREA.

SAID OWNERS SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORMWATER DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND RULES AND REGULATIONS. THE OWNERS OR THE OWNERS CONTRACTORS SHALL NOT DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE. SAID OWNERS SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PAY THE REAL ESTATE PROPERTY TAXES WHICH BECOME DUE AND PAYABLE ON DETENTION/RETENTION PARCEL.

THE FINAL PLAT OF SUBDIVISION SHALL RESERVE PERPETUAL, NON-EXCLUSIVE, PUBLIC STORMWATER AND DRAINAGE EASEMENTS TO THE CITY OF NAPERVILLE OR ANY OTHER GOVERNMENTAL ENTITY WITH JURISDICTION OVER DRAINAGE OVER, ON, ACROSS AND UNDER THE ENTIRE DETENTION/RETENTION AREA FOR THE PURPOSES OF:

- 1. CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

THE EASEMENT SHALL ALSO SPECIFY THAT NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED ON THE EASEMENT, BUT SAID EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER THE PARCEL.

4. IF THE OWNERS FAIL TO MAINTAIN AS REQUIRED, THE CITY, ITS AGENTS OR CONTRACTORS, OR OTHER GOVERNMENTAL ENTITY WITH JURISDICTION WILL HAVE THE RIGHT, BUT NOT OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE CITY'S PRIOR WRITTEN APPROVAL. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED ON THE FINAL PLAT OF SUBDIVISION, IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, ILLINOIS, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER 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 SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MARKINGS, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEDICATED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS OF THE EASEMENTS 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 NOW 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 FOR 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 WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

AN EASEMENT, SUBJECT TO THE TERMS AND CONDITIONS IN THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT HEREON, IS GRANTED OVER ALL OF LOTS 1, 2, 3 AND 4 OVER ALL AREAS EXCEPT WHERE BUILDINGS ARE SHOWN ON THE PLAT OR WHERE BUILDINGS ARE SHOWN ON SUBSEQUENT PLATS TO BE CONVEYED BY THE CITY OF NAPERVILLE.

FINAL P.U.D. & SUBDIVISION PLAT

RIVERBROOK CENTER

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
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. AT O'CLOCK P.M. AND WAS RECORDED IN BOOK OF PLATS ON PAGE.

RECORDER OF DEEDS

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
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 NOT BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, ILLINOIS, THIS DAY OF A.D., 19.

CITY TREASURER

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
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 PROPORTIONABLE 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 THIS COUNTY CLERK AT WHEATON, ILLINOIS, THIS DAY OF A.D., 19.

COUNTY CLERK

PLAT COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED BY THE CITY OF NAPERVILLE PLAT COMMISSION AT A MEETING HELD THE DAY OF A.D., 19.
ATTEST: SECRETARY BY CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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., 19.
ATTEST: CITY CLERK BY MAYOR

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY PURSUANT TO ILLINOIS REV. STAT. CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY. DATED THIS DAY OF A.D., 19. COUNTY ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATER 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 PLACED 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., 19.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS IS TO CERTIFY THAT BRIDGEMAN BANK AND TRUST CO. AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 3-2166 IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND, NOT INDIVIDUALLY BUT AS TRUSTEE, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN BY THE PLAT HEREON DRAWN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID. DATED AT THIS DAY OF A.D., 19. ATTEST: BY:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, TRUST OFFICER AND TRUST OFFICER OF SAID CORPORATION WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH AND THE SAID SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE (OR SHE), AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS (OR HER) OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 19.

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS IS TO STATE THAT I, THOMAS E. FARRERBACH, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOTS 8, 9 AND 10 IN OGDEN-RIVER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 11, 14 AND 15, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1989 AS DOCUMENT 289-147870, 12 DU PAGE COUNTY, ILLINOIS. I FURTHER STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES. I FURTHER STATE THAT THE PROPERTY IS SITUATED WITHIN ZONE "OTHER AREAS ZONE 3" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY CITY OF NAPERVILLE COMMUNITY PANEL 170213 0007 C AND 170213 0011 C DATED MAY 19, 1992. DATED THIS DAY OF A.D., 19. ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126



INTECH CONSULTANTS, INC.

ENGINEERS / SURVEYORS

5413 WALNUT AVE. DOWNERS GROVE, IL (708) 964-5656

REV 1-30-97
NO 961-THIS MEANT 10/31/96
REV 9-10-96 PER NRP.
NO 803 THE SAME 6-19-96
REV 6-10-96 C.O.W. BROWN
REV 8-1-96 -N.M.H. THE SAME
REVISED 1-4-96
REVISED 12-11-95
PREPARED ON 8-14-95