

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
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.

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PUD AND FINAL PUD PLAT FOR PHASE 2A & PHASE 2B OF THE IRON GATE MOTOR CONDOS PUD

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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

TOTAL AREA OF P.U.D. PHASE 2A: 3.38 ACRES PHASE 2B: 4.83 ACRES (MORE OR LESS)

PARCEL INDEX NUMBERS

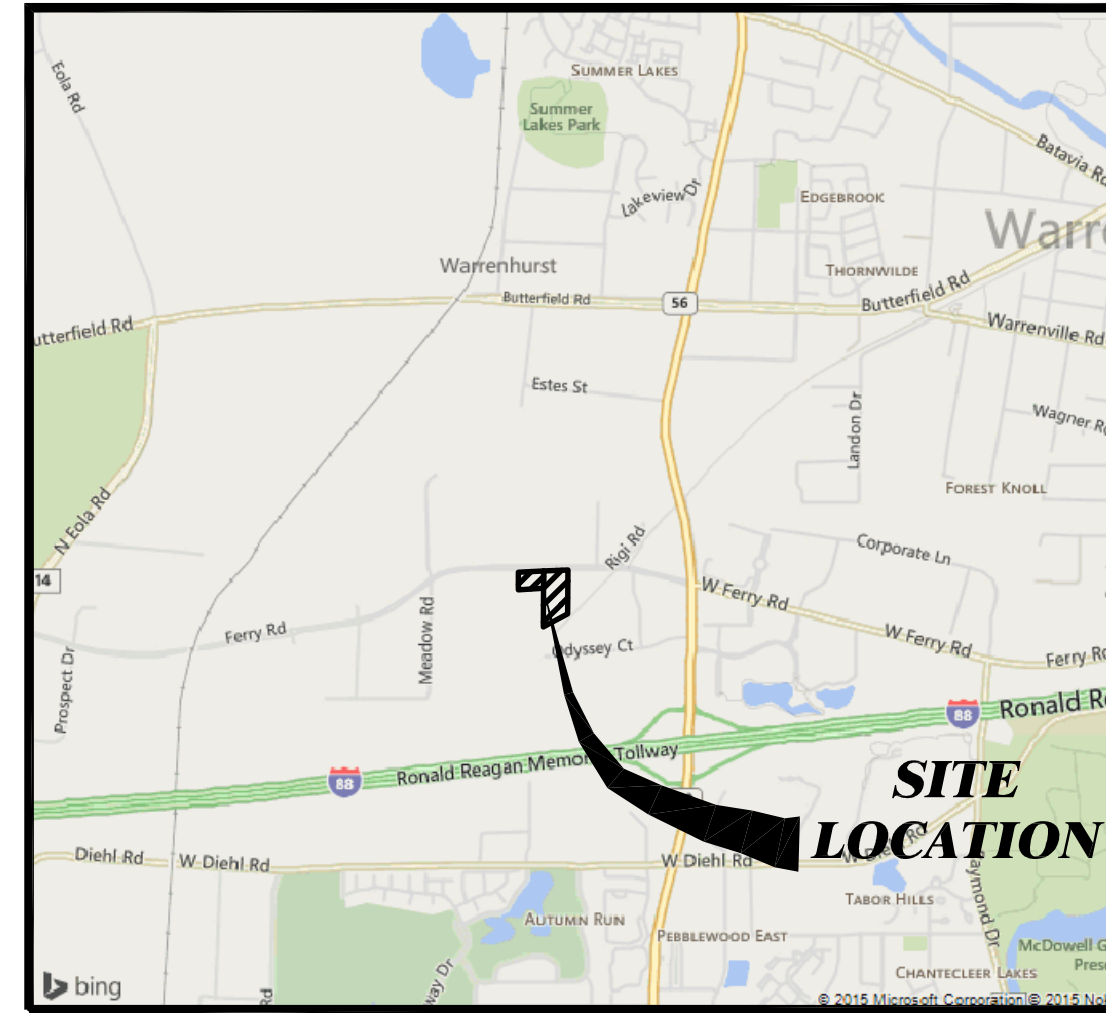
PHASE 2A: 07-04-203-024 07-04-206-005 PHASE 2B: 07-04-203-025 OTHERS: 07-04-205-001 THROUGH 07-04-205-164

LEGAL DESCRIPTION -- PHASE 2A

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 55.01 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 296.34 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 466.92 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 466.99 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 560.44 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 32.25 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 31.91 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, 338.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP

LEGAL DESCRIPTION -- PHASE 2B

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 83.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 371.31 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 560.44 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 32.25 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 31.91 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, 338.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ZONING OF SUBJECT PROPERTY: I (INDUSTRIAL) MINIMUM LOT SIZE: ONE HALF (1/2) ACRE MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET REQUIRED YARDS: YARDS FACING EXISTING OR PROPOSED ROADWAYS: THERE SHALL BE A REQUIRED YARD ADJACENT TO EACH EXISTING OR PROPOSED ROADWAY THAT BOUNDS AN INDIVIDUAL TRACT. SUCH YARD SHALL NOT BE LESS TWENTY (20) FEET IN DEPTH. YARDS ADJACENT TO INTERIOR AND REAR PROPERTY LINES: THERE SHALL BE A REQUIRED YARD ADJACENT TO EACH INTERIOR SIDE YARD LINE AND REAR LOT LINE OF NOT LESS THAN FIFTEEN (15) FEET IN DEPTH. WHERE ANY INTERIOR SIDE PROPERTY LINE OR REAR PROPERTY LINE ABUTS UPON A RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A REQUIRED YARD ONE FOOT IN DEPTH FOR EACH FOOT OF BUILDING HEIGHT BUT IN NO EVENT SHALL THE YARD BE LESS THAN ONE HUNDRED (100) FEET IN DEPTH. MAXIMUM FLOOR AREA RATIO FOR ALL BUILDINGS AND STRUCTURES: 0.70 ALL OUTSIDE STORAGE AREAS OF GOODS, MATERIALS AND PRODUCTS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5-10-3.7 OF THIS CODE. LIGHTING OF THE FACILITY SHALL BE DIRECTED AWAY FROM SURROUNDING PROPERTIES. WHERE THE I DISTRICT ABUTS OR IS ACROSS AN EXISTING OR PROPOSED RIGHT-OF-WAY FROM PROPERTY LOCATED IN A RESIDENCE DISTRICT, SCREENING BY FENCES OR LANDSCAPING OF AT LEAST SEVENTY-FIVE PERCENT (75%) OPAACITY SHALL BE PROVIDED. CONDITIONAL USES APPROVED FOR PHASE 2: AUTOMOBILE SERVICE STATIONS AND CAR WASHES USED IN CONJUNCTION WITH AN AUTOMOBILE SERVICE STATION, EATING AND DRINKING ESTABLISHMENTS.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M, AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____ RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-003483, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION. I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FROM INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-11-12-6 AS HERETOFORE AND HEREAFTER AMENDED. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0702H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING-ZONE X) AS DESIGNATED AND DEFINED BY F.E.M.A. DATED THIS _____ DAY OF _____, A.D., 20____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937 EXPIRES ON APRIL 30, 2023

AMENDED SITE ANALYSIS PHASE 2A

Table with 3 columns: PHASE 2A COMMERCIAL LAND USES, PHASE 2A CAR CONDOS, and PHASE 2A EXISTING ZONING I DISTRICT P.U.D. Includes sub-tables for parking and commercial uses.

AMENDED SITE ANALYSIS PHASE 2B

Table with 2 columns: PHASE 2B COMMERCIAL LAND USES and PHASE 2B CAR CONDOS. Includes sub-tables for parking and commercial uses.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
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: _____ ATTEST: _____ MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION, AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____ BY: _____ ATTEST: _____ CHAIRMAN SECRETARY

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES. THE BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF SUBDIVISION FOR IRON GATE MOTOR CONDOS RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: cadd@cemcon.com Website: www.cemcon.com

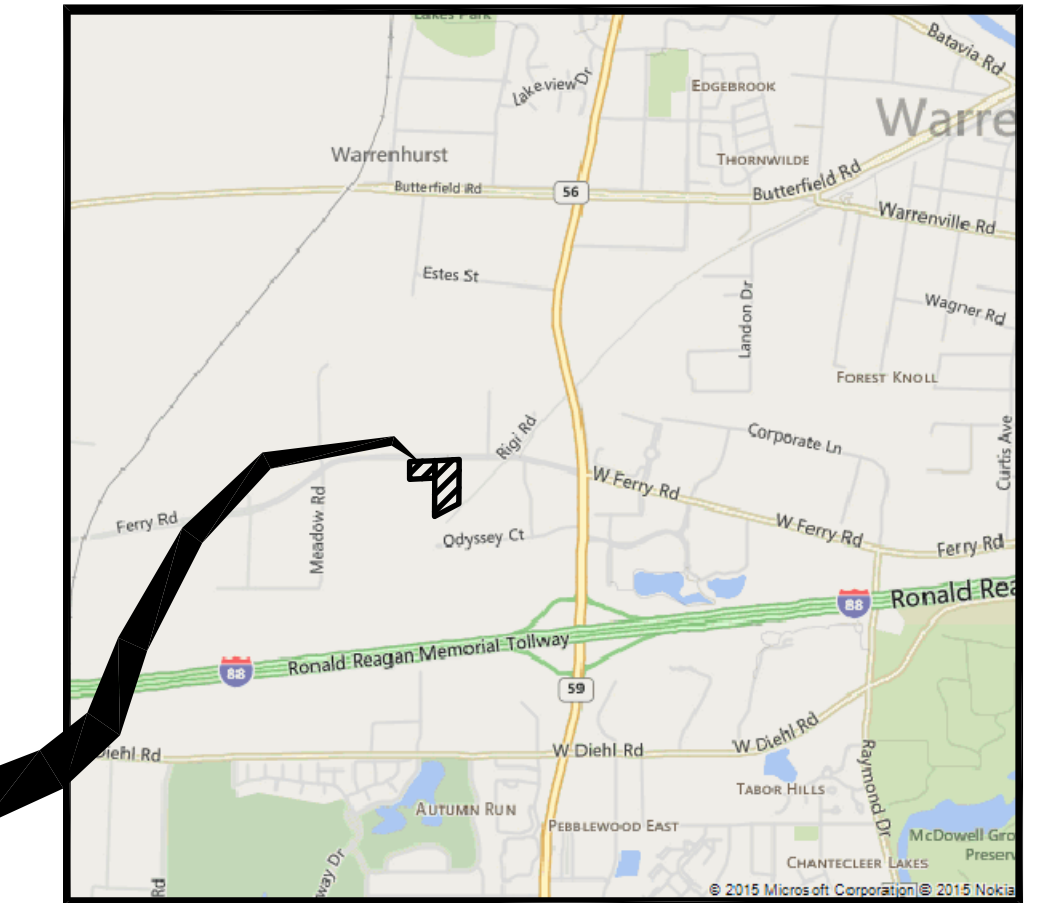
DISC NO.: 829013 FILE NAME: PUD PLAT 2A AM DRAWN BY: DJF FLD. BK. / PG. NO.: D35/43 COMPLETION DATE: 05-23-2022 JOB NO.: 829.013 PROJECT REFERENCE: 829.001, 829.011, 904.117 REVISIONS: 6-4-15, 8-25-15, 9-8-15, 10-2-18 REVISIONS: 01-24-23\AJB AMENDED LEGAL DESCRIPTION AND AREA REVISIONS: 03-16-23\JHH PER 2-21-23 VILLAGE REVIEW LETTER REVISIONS: 04-19-23\JRP P.I.N. REVISIONS: 03-15-24\DJF FINAL PUD PLAT 2A&2B

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PUD AND FINAL PUD PLAT FOR PHASE 2A & PHASE 2B OF THE IRON GATE MOTOR CONDOS PUD

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

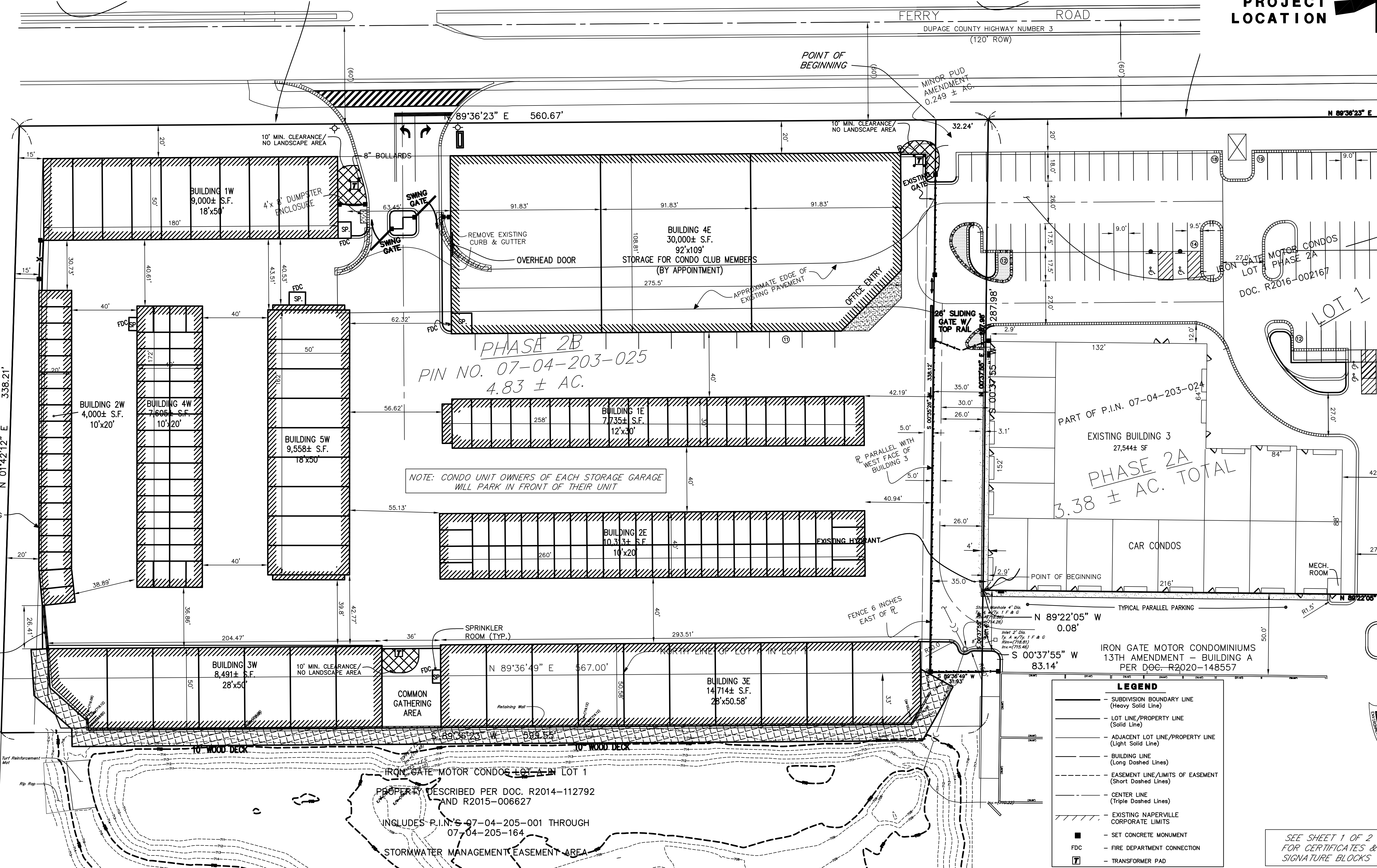


SCALE: 1 INCH = 30 FEET



PROJECT LOCATION

LOCATION MAP



BENCHMARKS

SITE BENCHMARK NO. 191
MAG. NAIL SET IN PATH 1' EAST OF FIRST SANITARY MANHOLE WEST OF ENTRANCE.
ELEVATION = 723.87

DUPAGE COUNTY BENCHMARK:
DUPAGE COUNTY BENCHMARK W134001 - MONUMENT AT SOUTHWEST CORNER OF IL. ROUTE 59 AND IL ROUTE 56 (BUTTERFIELD ROAD) WITH ACCESS COVER STAMPED 'DUPAGE COUNTY MAPS AND PLATS'
ELEVATION = 717.25 NGVD29

CITY OF NAPERVILLE BENCHMARK:
BERNSTEN 3D TOP SECURITY MONUMENT CONSISTING OF A 3/4" DIA. STAINLESS STEEL DATUM POINTON THREADED 3/4" x 4" LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCASED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER
ELEVATION = 711.40 NAVD 1988 (+0.27 TO EQUAL NGVD PROJECT DATUM)

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.
LOT 1 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE BEING N 89°36'23" E (ASSUMED).
F.I.P. = FOUND IRON PIPE (# AS SHOWN)
F.I.R. = FOUND IRON ROD (# AS SHOWN)

PREPARED FOR:
HIGH POINT INVESTMENTS, INC.
1585 BEVERLY COURT, SUITE 121
AURORA, IL 60502
(630) 945-8500

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 829013 FILE NAME: 2B PRELIM PLAT
DRAWN BY: DJF/JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 2023-11-30 JOB NO.: 829.013
PROJECT MANAGER: RWB

REVISIONS: 2024-01-04, 2024-01-24, 2024-01-29,
2024-03-15/DJF

CITY PROJECT NO. 2023-10000116

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SEE SHEET 1 OF 2 FOR CERTIFICATES & SIGNATURE BLOCKS

DRAWING PATH: P:\2023\DWG\SURVEY\DRAWINGS\PLAT\FINAL PUD PLAT 2A & 2B.DWG
PLOT FILE CREATED: 3/15/2024 BY: DJF/ROD