

FINAL PLAT OF SUBDIVISION of CHICAGO COMMONS

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-18-417-032
P.I.N.: 08-18-417-033
920 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS 60540

P.I.N.: 08-18-417-026
P.I.N.: 08-18-417-029
930 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS 60540

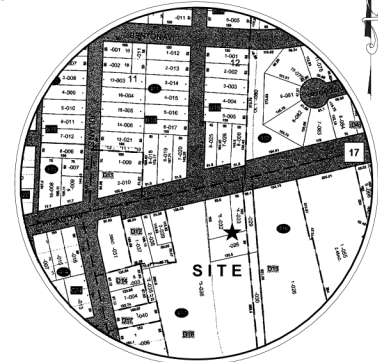
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY: AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

AREA CHART

LOT 1 AREA	2,350 S.F.
LOT 2 AREA	2,350 S.F.
LOT 3 AREA	6,250 S.F.
OUTLOT A AREA	24,720 S.F.
TOTAL	35,670 S.F.

LINE TABLE

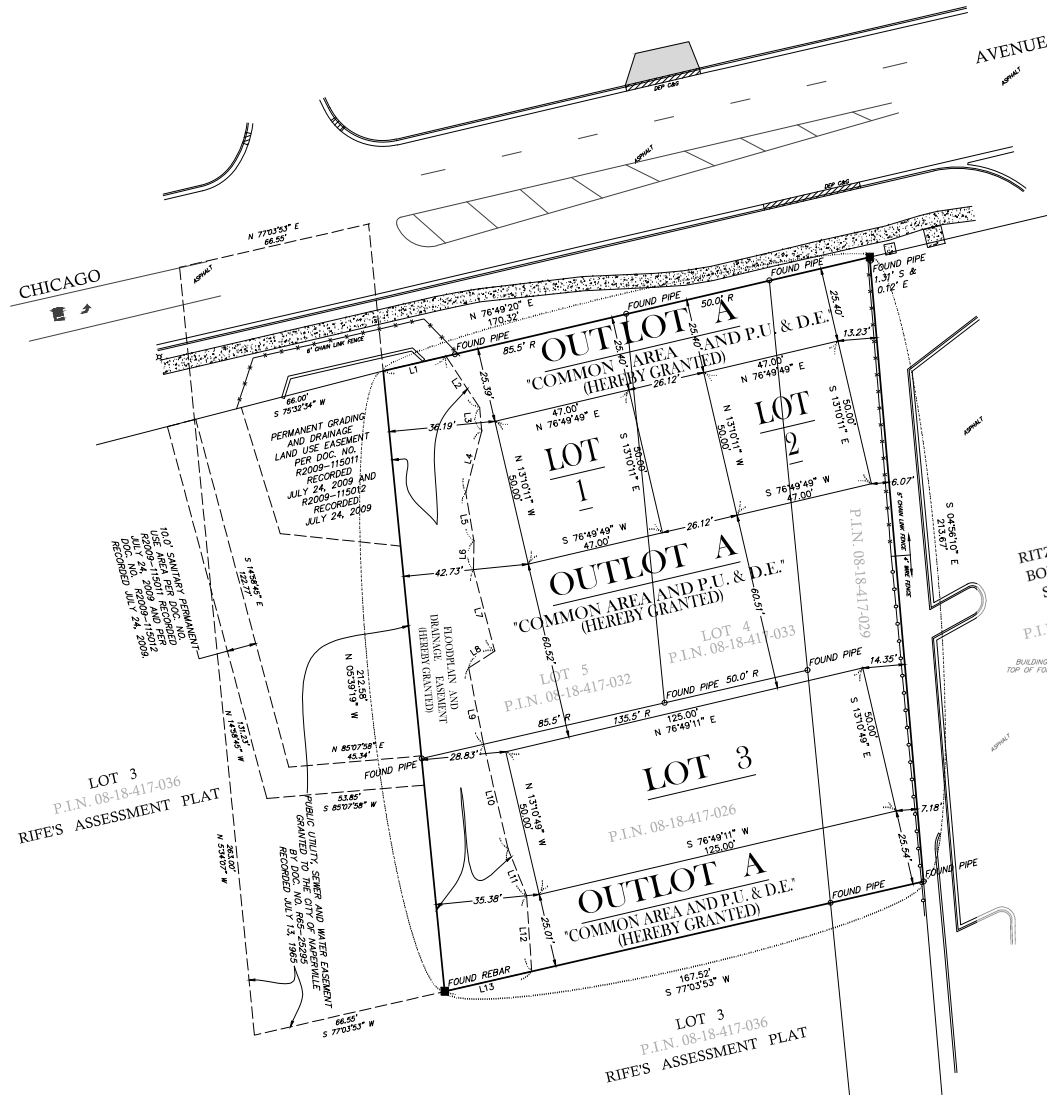
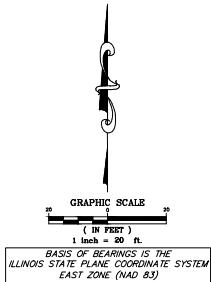
LINE	LENGTH	BEARING
L1	22.00'	S 76°49'20" W
L2	20.99'	N 33°08'31" W
L3	7.95'	N 5°00'07" W
L4	21.68'	N 14°34'00" E
L5	16.77'	N 9°36'29" W
L6	9.83'	N 1°03'02" E
L7	28.85'	N 14°43'02" W
L8	10.57'	N 57°06'56" E
L9	26.52'	N 11°04'16" W
L10	36.75'	N 13°10'01" W
L11	17.03'	N 21°42'06" W
L12	25.87'	N 3°49'46" E
L13	30.47'	N 77°03'53" E



SITE LOCATION MAP
NOT TO SCALE

THIS SPACE IS FOR CLIENT OR CITY PROJECT NO.

19-1000098



RITZERT-DUPAGE
BOILER WORKS
SUBDIVISION
LOT 1
P.I.N. 08-18-418-026

BUILDING (NOT SHOWN)
TOP OF FOUNDATION 696.12

LEGEND

BOUNDARY LINE =	_____
ADJOINING/UNDERLYING LOT LINE =	_____
PROPOSED LOT LINE =	_____
EASEMENT LINE EXISTING =	-----
BUILDING LINE EXISTING =	-----
CENTERLINE =	-----
IRON PIPE FOUND =	○
(UNLESS NOTED OTHERWISE)	
SET 9/16 REBAR =	●
SET CONCRETE MONUMENT =	■
MEASURED DATA = M	000.00 M
RECORD DATA = R	000.00 R
CALCULATED DATA = C	000.00 C
PLAT DIMENSIONS =	000.00
	00°00'00"

ABBREVIATIONS LEGEND

NORTH	N
SOUTH	S
EAST	E
WEST	W
SQUARE FEET	SF
ACRES	A
PUBLIC UTILITY & DRAINAGE EASEMENT	P.U. & D.E.

PREPARED BY:
LAND SURVEYOR
ENGINEER
PROJECT NO.
20180546

RI Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Architects • GIS Consultants
1204 S. WASHINGTON STREET • SUITE 200 • NAPERVILLE, ILLINOIS 60563
PH: (630) 744-6600 FAX: (630) 744-0101
website: www.ruettiger.com

PREPARED FOR:
CHICAGO COMMONS NAPERVILLE, LLC.
3811 CRESTWOOD DRIVE
NORTHBROOK, ILLINOIS 60062

DATE	NO.	REVISION
09/23/2019	1	REVISED PER CITY REVIEW
12/05/2019	2	REVISED PER CITY REVIEW
01/08/2020	3	REVISED PER CITY REVIEW
02/05/2020	4	REVISED PER CITY REVIEW

BY	SHEET TITLE
DJZ	FINAL PLAT OF SUBDIVISION OF "CHICAGO COMMONS"
DJZ	SCALE
DJZ	DRAWN
DJZ	CHECKED
DJZ	DATE
DJZ	PROJECT NO.
DJZ	SHEET

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNERS HAVE CAUSED THE PROPERTY TO BE PLATTED AND SUBDIVIDED 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 _____, A.D., 20____

BY: (SIG) _____ TITLE: (PRINT TITLE) _____

ATTEST: (SIG) _____ ATTEST (PRINT TITLE) _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

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

(NAME) _____, (TITLE) _____ AND _____

(NAME) _____ (TITLE) _____ OF SAID OWNERS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE _____

FORGOING INSTRUMENT AS SUCH (TITLE) _____ (TITLE) _____ 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 OWNERS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____ SEAL

MY COMMISSION EXPIRES ON (MONTH) _____ (DATE) _____, 20____

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

(PRINT MORTGAGEE NAME) _____ AS MORTGAGEE, UNDER THE PROVISIONS OF _____

A CERTAIN MORTGAGE DATED _____, A.D., 20____ AND RECORDED IN THE _____

RECORDERS OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE (DATE) _____

DAY OF (MONTH) _____, A.D. 20____ 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 _____)
COUNTY OF _____)SS

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

(NAME) _____ (FID) _____

OF _____ AND (NAME) _____

(FID) _____ OF _____

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

(FID) _____ AND (FID) _____

RESPECTFULLY 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 SIGNATURE _____

(SEAL)

NOTARY PUBLIC

FINAL PLAT OF SUBDIVISION

of

CHICAGO COMMONS

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-18-417-032
P.I.N.: 08-18-417-033
920 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS 60540

P.I.N.: 08-18-417-026
P.I.N.: 08-18-417-029
930 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS 60540

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 TREASURER'S 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 _____, A.D., 20____

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)SS

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

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

COUNTY ENGINEER _____

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 _____, A.D., 20____

AT _____ O'CLOCK _____M.

RECORDER OF DEEDS _____

RECORDER OF DEEDS

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 _____

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 _____ 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 OWNERS KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 WEST HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: _____

BY: (sig) _____ ITS: _____

ATTEST: _____ ITS: _____

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

NOTARY PUBLIC _____

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 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____

RUETTINGER, TONELLI & ASSOCIATES, INC.

BY: DAVID J. ZIENTEK P.E.
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

NO. 062-060061
STATE REGISTRATION NUMBER

NOVEMBER 30, 2019
REGISTRATION EXPIRATION DATE

OWNER: _____

BY: _____

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 RECORDED OF THIS FINAL PLAT OF SUBDIVISION (OR 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 TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

THIS SPACE IS FOR CLIENT OR CITY PROJECT NO.

19-1000098

PREPARED BY: LAND SURVEYOR ENGINEER PROJECT NO. 20180546
R
uettinger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants
1204 CRESTWOOD DRIVE • NORTHBROOK, ILLINOIS 60062
PH: (815) 744-6000 FAX: (815) 744-0101
website: www.rtaonline.com

PREPARED FOR: CHICAGO COMMONS NAPERVILLE, LLC.
3811 CRESTWOOD DRIVE
NORTHBROOK, ILLINOIS 60062

DATE	NO.	REVISION
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DJZ	FINAL PLAT OF SUBDIVISION OF "CHICAGO COMMONS"
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N.T.S. ECH DJZ 7-26-2019 318-0546-R 2 OF 3

FINAL PLAT OF SUBDIVISION of **CHICAGO COMMONS**

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-18-417-032
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920 E. CHICAGO AVENUE
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P.I.N.: 08-18-417-026
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930 E. CHICAGO AVENUE
NAPERVILLE, ILLINOIS 60540

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, DAVID J. ZIENTEK, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR CORPORATION No. 184-001251, DO HEREBY CERTIFY THAT AT REQUEST OF THE OWNER, THEREOF, WE HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION

LOT 4 AND 5 IN REF'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1945 AS DOCUMENT 485149 IN DUPAGE COUNTY, ILLINOIS.

AND ALSO THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES WEST, 135.5 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO PARCEL 1, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 18 AND RUNNING THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET TO AN IRON PIPE IN OLD FENCE CORNER FOR A PLACE OF BEGINNING; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG AN OLD FENCE AND ALONG SAID LINE PRODUCED, 632.4 FEET TO THE CENTER LINE OF CHICAGO AVENUE; THENCE NORTH 78 DEGREES 47 MINUTES EAST, ALONG SAID CENTER LINE, 14.9 FEET; THENCE SOUTH 3 DEGREES 52 MINUTES EAST, 429.7 FEET; THENCE SOUTH 68 DEGREES 04 MINUTES WEST, 15.2 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2; THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE; THENCE SOUTH 84 DEGREES 14 MINUTES EAST, 313.8 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 3 DEGREES 50 MINUTES WEST, 118.6 FEET; THENCE NORTH 78 DEGREES 47 MINUTES EAST, 21.2 FEET; THENCE SOUTH 3 DEGREES 19 MINUTES EAST, 629 FEET; THENCE NORTH 78 DEGREES 58 MINUTES EAST, 750.5 FEET; THENCE SOUTH 80 DEGREES 03 MINUTES EAST, 567 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES EAST, 656 FEET; THENCE NORTH 84 DEGREES 14 MINUTES WEST, 1283.2 FEET TO A PLACE OF BEGINNING; (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF NAPERVILLE ROYAL OAKS SUBDIVISION), IN DUPAGE COUNTY, ILLINOIS; ALSO, EXCEPTING THEREFROM ALL PORTIONS OF PARCEL 1 AND PARCEL 2 LYING SOUTH OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES WEST, 135.5 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR 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, ILLINOIS.

WE FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS 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.

WE FURTHER CERTIFY THAT WE HAVE DRAWN THE BOUNDARY LINES OF THE SUBJECT PROPERTY TO SCALE ON A COPY OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1704300706 HL, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, WHICH MAP IS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IT IS OUR OPINION THAT THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED BY FEMA TO BE OUTSIDE 500 YEAR FLOOD PLAIN).

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

DAVID J. ZIENTEK ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-3524 LICENSE EXPIRES NOVEMBER 30, 2020

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 FROM 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 ("POUSES") 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 MEN 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 BUILDING 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.

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO STATE THAT _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN

TITLED _____, PRINT SUBDIVISION NAME _____

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 _____ COUNTY RECORDER OF DEEDS TO BE RECORDED. (PRINT COUNTY)

GIVEN UNDER MY HAND AND SEAL

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

SIGNATURE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

THIS SPACE IS FOR CLIENT OR CITY PROJECT NO.

19-10000098

PREPARED BY: **Ruettiger, Tonelli & Associates, Inc.**
ENGINEER
PROJECT NO. 20180546

3811 CRESTWOOD DRIVE
NORTHBROOK, ILLINOIS 60062

DATE	NO.	REVISION	BY	SHEET TITLE
09/23/2019	1	REVISED PER CITY REVIEW	DJZ	FINAL PLAT OF SUBDIVISION OF "CHICAGO COMMONS"
12/5/2019	2	REVISED PER CITY REVIEW	DJZ	
01/08/2020	3	REVISED PER CITY REVIEW	DJZ	
02/05/2020	4	REVISED PER CITY REVIEW	DJZ	

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET
N.T.S.	ECH	DJZ	7-26-2019	318-0546-R	3 OF 3