

TOTAL AREA OF SUBDIVISION

530,509 SQUARE FEET OR 12.18 ACRES, MORE OR LESS.
SEE SHEET 3 FOR AREA DETAILS

OWNER'S ASSESSMENT PLAT OF INDIAN HILL WOODS
DOC. 1946-490182
(SINGLE-FAMILY RESIDENCES)

FINAL PLAT OF SUBDIVISION
OF
NORTHWOODS OF NAPERVILLE

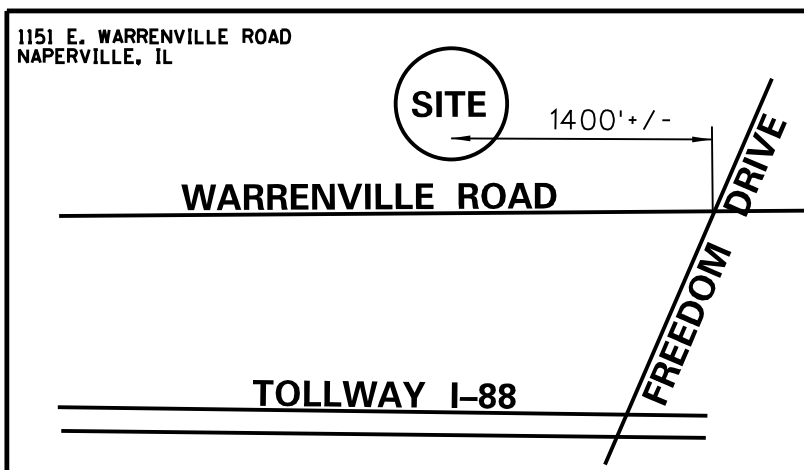
BEING A PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

PIN:

P.I.N.# 08-05-100-028
PROPERTY ADDRESS:
1151 E. WARRENVILLE ROAD
NAPERVILLE, IL 60563

SCALE: 1" = 50'

LOCATION MAP



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

LEGEND

- P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY/LOT LINE
 - ADJOINING PROPERTY/LOT LINE
 - EASEMENT LINE
 - SET CONCRETE MONUMENT
 - ROAD CENTERLINE
 - ROAD RIGHT-OF-WAY
 - CORPORATE LINE
 - LIMITS OF TREE PRESERVATION COVENANT

NOTE: REQUIRED SCHOOL AND PARK
DONATIONS WILL BE PAID PER PERMIT
BASIS PRIOR TO ISSUANCE OF EACH
BUILDING PERMIT

LEGAL DESCRIPTION:
ALL OF LOT 1 IN I.H.A. SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652, EXCEPT THAT PART LOCATED IN "PARCEL B" CONVEYED TO CHRISTIANITY TODAY, INC. AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 AND ALL OF LOT 2 IN I.H.A. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.98 FEET TO A LINE THAT IS 66.00 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, PARALLEL TO SAID WEST LINE OF LOT 1, A DISTANCE 470.00 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 443.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 82 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF LOT 2, A DISTANCE OF 285.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 27 DEGREES 41 MINUTES 57 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 665.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 871.28 FEET TO THE POINT OF BEGINNING BEING SITUATED IN THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

OUTLOT A

BLANKET P.U.&D.E. HEREBY GRANTED
OVER ALL OF OUTLOT A

PART OF LOT 1
I. H. A. SUBDIVISION
DOC. R82-57652

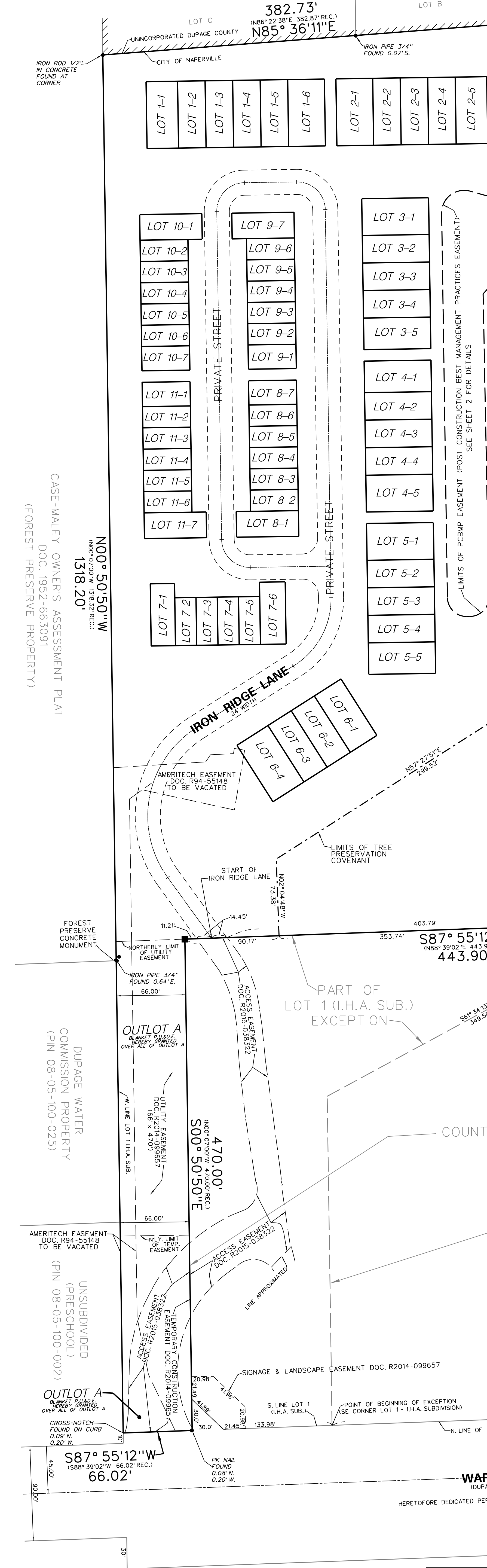
LOT 1
1203 EAST WARRENVILLE SUBDIVISION
DOC. R2014-099667
(CURRENT LOT)
(COMMERCIAL PROPERTY)

LOT 1
COUNTY CLERK'S ASSESSMENT PLAT
OF CTI PROPERTIES
DOC. R1999-209340
(UNDERLYING LOT)

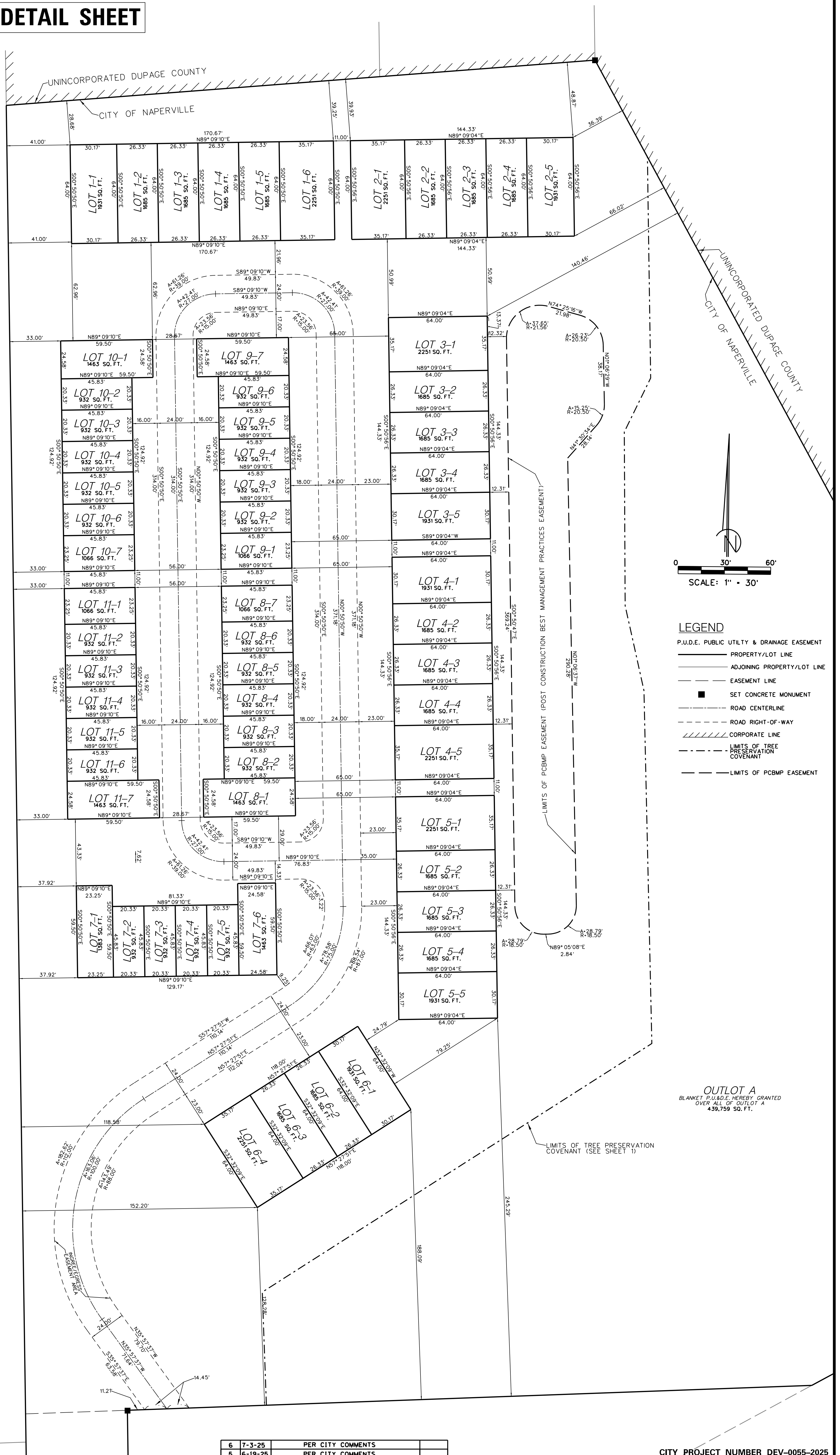
(LOT 2 - I.H.A. SUBDIVISION EXCEPTION)
(UNDERLYING LOT)

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- (R) = RECORD DIMENSION
- IRON RODS (5/8" DIA. x 18" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
- BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
- PROPERTY REFERENCE: 1151 E. WARRENVILLE ROAD, NAPERVILLE, ILLINOIS
- P.I.N.# 08-05-100-028
- IRON RIDGE LANE IS A PRIVATE STREET



LOT & ROAD DETAIL SHEET



6	7-3-25	PER CITY COMMENTS	
5	6-19-25	PER CITY COMMENTS	
4	5-23-25	PER ATTORNEY COMMENTS	
3	4-18-25	TREE PRESERVATION AREA	
2	3-28-25	PER ATTORNEY COMMENTS	
1	12-19-24	PER CITY COMMENTS	
NO.	DATE		CHKD.

DSGN.		
DWN.	WJL	
CHKD.	DMS	
SCALE:	1" = 30'	
DATE:	11-6-24	

TITLE:

**FINAL PLAT OF SUBDIVISION
NORTHWOODS OF NAPERVILLE
NAPERVILLE, ILLINOIS**

PROJECT NO.	5689
SHEET	2 OF 3
DRAWING NO.	5689 PLAT OF SUB.DGN

TSL

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT: **MM HOMES OF CHICAGO, LLC**
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

BEING A PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

PIN:
P.I.N.# 08-05-100-028

STATE OF ILLINOIS)
) SS
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 PLATED 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.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

STATE OF -----)
) SS
COUNTY OF -----)

I, -----, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

PRINT NAME -----

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT -----

PRINT NAME -----

TITLE -----, AND -----

TITLE -----

OF 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 -----

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 OWNER FOR THE
USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ----- DAY OF -----, 20-----

DATE ----- MONTH -----

NOTARY PUBLIC SIGNATURE -----

PRINT NAME -----

MY COMMISSION EXPIRES ON -----, 20-----.

MONTH ----- DATE -----

1. THE LAND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.
2. HIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. IRON RODS 5/8" DIA. x 18" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
4. NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS SITUATED WITHIN 500 OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
5. I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE CITY OF NAPERVILLE THIS PLAT OF SUBDIVISION AT THE DUPAGE COUNTY RECORDER'S OFFICE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED AND PLATTED, THE SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 IN 1/4A SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19 1985 IN DOCUMENT NO. 882-57652, EXCEPT THAT PART LOCATED IN "PARCEL B" CONVEYED TO CHRISTIANITY TODAY INC DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 AND ALSO OF LOT 2 IN I.H.A. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 10, 1982, IN DOCUMENT NO. 88-17652, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 133.98 FEET TO A LINE THAT IS 66.00 FEET EAST, AS MEASURED PERPENDICULAR TO, OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 133.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 02 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 443.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 62 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 665.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 39 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST CORNER OF SAID LOT 2, A DISTANCE OF 133.98 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.
DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAD PROPERTY CONTAINS CONTAINING 530.509 SQUARE FEET OR 12.18 ACRES, MORE OR LESS, AS SHOWN BY THE PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED IN THE LAST 18 MONTHS, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. THE PROPERTY INCLUDED IN THIS PLAT IS WITHIN THE CORPORAL LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

ALSO, WE FURTHER CERTIFY THIS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17043C0142J, EFFECTIVE MAP DATE OF: AUGUST 1, 2019

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS
THIS X DAY OF JULY A.D., 2025

WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
LICENSE EXPIRES: NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

BETWEEN DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL IS INCORPORATED HEREIN BY REFERENCE: AND

2. TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT 203.

DATED THIS _____ DAY OF _____, 20____

M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE
SUITE #620
NAPERVILLE, IL 60563

BY: _____ NAME: _____

TITLE: _____

CITY COUNCIL CERTIFICATE

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

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES CASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE CITY OF NAPERVILLE, ILLINOIS, 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 NON-POINT SOURCE POLLUTION FROM THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES". THE GRANT OF SAID POBMP TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT THE PROVISIONS OF THE POBMP, AND THE AGENTS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES. THE CITY OF NAPERVILLE SHALL HAVE THE RIGHT TO MONITOR AND ENFORCE THE SITE DEVELOPMENT PLAN, MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REPAIRS, REPLACEMENTS, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES, NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD INTERFERE WITH THE FUNCTION OF THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES. THE CITY OF NAPERVILLE, THE OWNER, WITHOUT CONSENT OF THE CITY OF NAPERVILLE,

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

STATE OF ILLINOIS)
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 PROVISIONS HAVE BEEN MADE
FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC
AREAS OF DRAINAGE WHICH THE SUBDIVIDER IS RIGHT
THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE OF
THE LATEST 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

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER'S SIGNATURE _____

OWNER'S PRINTED NAME

DU PAGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)
I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
AD VALOR TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAN.
I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION
WITH THE ANNEXED PLAN.
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)
) 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 PUBLIC WORKS CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ SUPERINTENDENT OF THE COUNTY OF
DUPAGE DEPARTMENT OF PUBLIC WORKS & OPERATIONS, DO HEREBY CERTIFY THAT
THE _____ AND THE PLANS AND SPECIFICATIONS FOR THE
IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE COUNTY OF DUPAGE
DEPARTMENT OF PUBLIC WORKS.

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

SUPERINTENDENT

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

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

COUNTY ENGINEER

OWNER HEREBY ESTABLISHES A TREE PRESERVATION COVENANT (OR COVENANT) OVER THAT PART OF THE PROPERTY HEREIN IDENTIFIED AS TREE PRESERVATION COVENANT (THE COVENANT AREA). THE PURPOSE OF THIS TREE PRESERVATION COVENANT IS TO MAINTAIN A TREE CANOPY, PROTECT THE ENVIRONMENT, AND PRESERVE PROPERTY VALUES. THIS TREE PRESERVATION COVENANT SHALL RUN TO THE BENEFIT OF THE NORTHWOODS OF NAPERVILLE HOMEOWNERS' ASSOCIATION AND TO THE CITY OF NAPERVILLE (THE CITY).

NO TREES MAY BE REMOVED FROM THE COVENANT AREA WITHOUT COMPLIANCE WITH THE PROVISIONS OF THIS COVENANT, THE TREE PRESERVATION PLAN REFERENCED HEREIN, AND THE PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE. THEN IN EFFECT. THE OWNERS OF INDIVIDUAL PROPERTIES AND THE NORTHWOODS OF NAPERVILLE HOMEOWNERS' ASSOCIATION SHALL TAKE ALL REASONABLE STEPS TO PREVENT TREES WITHIN THE COVENANT AREA FROM DAMAGE OR DESTRUCTION.

CONCURRENT WITH THE APPROVAL OF THE DEVELOPMENT OF NORTHWOODS OF NAPERVILLE, THE CITY HAS APPROVED A LANDSCAPING PLAN WHICH INCLUDES A TREE PRESERVATION PLAN. THE TREE PRESERVATION PLAN ALLOWS REMOVAL OF CERTAIN TREES WITHIN THE COVENANT AREA.

CITY APPROVAL OF FUTURE TREE REMOVALS SHALL NOT BE CONDITIONED OR DELAYED IF: (1) THE CITY FORESTER DETERMINES (IN WRITING) THAT: (a) THE TREE IS NOT A SIGNIFICANT TREE; (b) THE TREE IS NOT A PEDESTRIAN OR VEHICULAR TRAFFIC OR THREATENS TO CAUSE DISRUPTION OF PUBLIC SAFETY; (c) THE TREE IS NECESSARY DUE TO A SAFETY HAZARD TO THE PUBLIC; (d) THE TREE IS NECESSARY TO PREVENT DAMAGE TO DEATH OR DISEASE OF THE TREE OR BECAUSE THE TREE HAS BEEN DETERMINED TO BE A SIGNIFICANT TREE; (e) THE TREE IS A SIGNIFICANT TREE THAT RESULTS IN ITS BEING A DANGER TO PERSON OR PROPERTY; (f) REMOVAL OF INVASIVE SPECIES OR TREES/BRUSH THAT SHOULD OTHERWISE BE REMOVED FOR OTHER REASONS; (g) THE TREE IS NECESSARY FOR THE CITY TO MAINTAIN NECESSARY IN ORDER TO AVOID MAINTENANCE, REPAIR, OR RECONSTRUCTION OF A CITY STREET OR OTHER PUBLIC PROPERTY; (h) THE CITY FORESTER FURTHER DETERMINES THAT THE CONDITIONS LISTED ABOVE CANNOT BE REMEDIED BY PROPER TREE PRUNING TECHNIQUES ALONE OR BY OTHER MEANS.

THIS TREE PRESERVATION COVENANT IS NOT INTENDED TO DIRECT THE MANNER IN WHICH THE AREA ENCUMBERED BY THE TREE PRESERVATION COVENANT IS MAINTAINED. THE NORTHWOODS OF NAPERVILLE HOMEOWNERS' ASSOCIATION MAY ELECT TO LEAVE THE AREA OF THE TREE PRESERVATION COVENANT IN ITS NATURAL STATE OR MAY ELECT TO ACTIVELY MANAGE THE AREA OF THE TREE PRESERVATION COVENANT, IN ITS SOLE AND ABSOLUTE DISCRETION.

A VIOLATION OF THAPCOVENANT SHALL BE PUNISHABLE BY A FINE, PAYABLE TO THE CITY OF NAPEVILLE, IN THE AMOUNT OF \$5,000.00 FOR EACH TREE REMOVED IN VIOLATION HEREOF. IN THE EVENT A TREE IN THE COVENANT AREA IS REMOVED IN A MANNER THAT IS NOT COMPLIANT WITH THIS COVENANT, THE HOMEOWNER OR THE HOMEOWNER'S ASSOCIATION, AS MAY BE APPLICABLE, SHALL BE REQUIRED TO RE-PLANT THE SAME OR PROVIDE REPLACEMENT OF TREE(S) REMOVED IN A MANNER NOT COMPLIANT WITH THIS COVENANT SHALL BE IN ACCORD WITH THE TREE PRESERVATION PROVISIONS SET FORTH IN THE NAPEVILLE MUNICIPAL CODE THEN IN EFFECT UNLESS A DIFFERENT APPROACH IS APPROVED IN WRITING BY THE CITY FORESTER, AND THE CITY ENGINEER, EITHER SEPARATELY OR JOINTLY, AND WITH THE CONSENT OF THE CITY FORESTER, A SUITABLE ALTERNATIVE,

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER OUTLOT A (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, AND THEIR SUCCESSORS, TO MAINTAIN, EXCHANGE, REPAIR, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, WATER AND STORM, SANITARY AND SEWERAGE, GAS, ELECTRICITY, TELEPHONE, CABLE, AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, WATER AND STORM, SANITARY AND SEWERAGE, GAS, ELECTRICITY, TELEPHONE, CABLE, AND OTHER CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY UTILITIES, AND TO TEST TOGETHER WITH ANY OTHER UTILITY, THE LOCATION, DEPTH AND CHARACTER OF THE EASEMENT, AND TO TEST TOGETHER WITH ANY OTHER UTILITY, THE LOCATION, DEPTH AND CHARACTER OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PRIVATE ROADS, DRIVEWAYS, RETAINING WALLS AND OTHER PURPOSES THAT ARE CONSISTENT WITH THE ENGINEERING AND LANDSCAPE PLANS ASSOCIATED WITH THE DEVELOPMENT OF THE PROPERTY THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF LOTS 1-1 TO 6-4, THEIR MORTGAGEES, LESSEES, INVITEES, SUCCESSORS AND ASSIGNS, TO THE CITY OF NAPERVILLE, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER THE FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, OVER THAT PART OF OUTLOT A LABELED AS INGRESS/EGRESS EASEMENT AREA. THE INGRESS/EGRESS EASEMENT SHALL BE SUBJECT TO SUCH ADDITIONAL OBLIGATIONS, TERMS, AND RESTRICTIONS AS MAY BE SET FORTH IN THE HOMEOWNERS DECLARATION THAT WILL GOVERN THE DEVELOPMENT AND USE OF THE PROPERTY.

NOTE: THE PRESENCE OF ON-SITE WETLAND, BUFFERS, FLOODPLAINS, AND PCBMPs WITH A DRAINAGE AREA OF 1 ACRE OR GREATER, SHALL BE RECORDED AGAINST THE TITLE TO ALERT ALL FUTURE OWNERS AND SHALL REFERENCE THE STORMWATER MANAGEMENT CERTIFICATION NUMBER (15-47.C OF DCSEPO).

AREA SUMMARY TABLE		
LOT 1-1	1931 S.F.	LOT 7-6 1463 S.F.
LOT 1-2	1685 S.F.	LOT 8-1 1463 S.F.
LOT 1-3	1685 S.F.	LOT 8-2 932 S.F.
LOT 1-4	1685 S.F.	LOT 8-3 932 S.F.
LOT 1-5	1685 S.F.	LOT 8-4 932 S.F.
LOT 1-6	2251 S.F.	LOT 8-5 932 S.F.
LOT 2-1	2251 S.F.	LOT 8-6 932 S.F.
LOT 2-2	1685 S.F.	LOT 8-7 1066 S.F.
LOT 2-3	1685 S.F.	LOT 9-1 1066 S.F.
LOT 2-4	1685 S.F.	LOT 9-2 932 S.F.
LOT 2-5	1931 S.F.	LOT 9-3 932 S.F.
LOT 3-1	2251 S.F.	LOT 9-4 932 S.F.
LOT 3-2	1685 S.F.	LOT 9-5 932 S.F.
LOT 3-3	1685 S.F.	LOT 9-6 932 S.F.
LOT 3-4	1685 S.F.	LOT 9-7 1463 S.F.
LOT 3-5	1931 S.F.	LOT 10-1 1463 S.F.
LOT 4-1	1931 S.F.	LOT 10-2 932 S.F.
LOT 4-2	1685 S.F.	LOT 10-3 932 S.F.
LOT 4-3	1685 S.F.	LOT 10-4 932 S.F.
LOT 4-4	1685 S.F.	LOT 10-5 932 S.F.
LOT 4-5	2251 S.F.	LOT 10-6 932 S.F.
LOT 5-1	2251 S.F.	LOT 10-7 1066 S.F.
LOT 5-2	1685 S.F.	LOT 11-1 1066 S.F.
LOT 5-3	1685 S.F.	LOT 11-2 932 S.F.
LOT 5-4	1685 S.F.	LOT 11-3 932 S.F.
LOT 5-5	1931 S.F.	LOT 11-4 932 S.F.
LOT 6-1	1931 S.F.	LOT 11-5 932 S.F.
LOT 6-2	1685 S.F.	LOT 11-6 1463 S.F.
LOT 6-3	1685 S.F.	
LOT 6-4	2251 S.F.	TOTAL OF TOWNHOME
LOT 7-1	1383 S.F.	LOTS 90,747 S.F., MORE OR LESS
LOT 7-2	932 S.F.	
LOT 7-3	932 S.F.	OUTLOT A 439,762 S.F., MORE OR LESS
LOT 7-4	932 S.F.	
LOT 7-5	932 S.F.	TOTAL = 530,509 S.F. OR 12.18 ACRES,
		MORE OR LESS

CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

**M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563**

M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563