

LOCATION MAP NOT TO SCALE

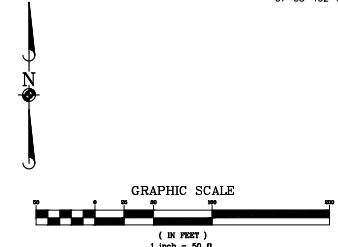
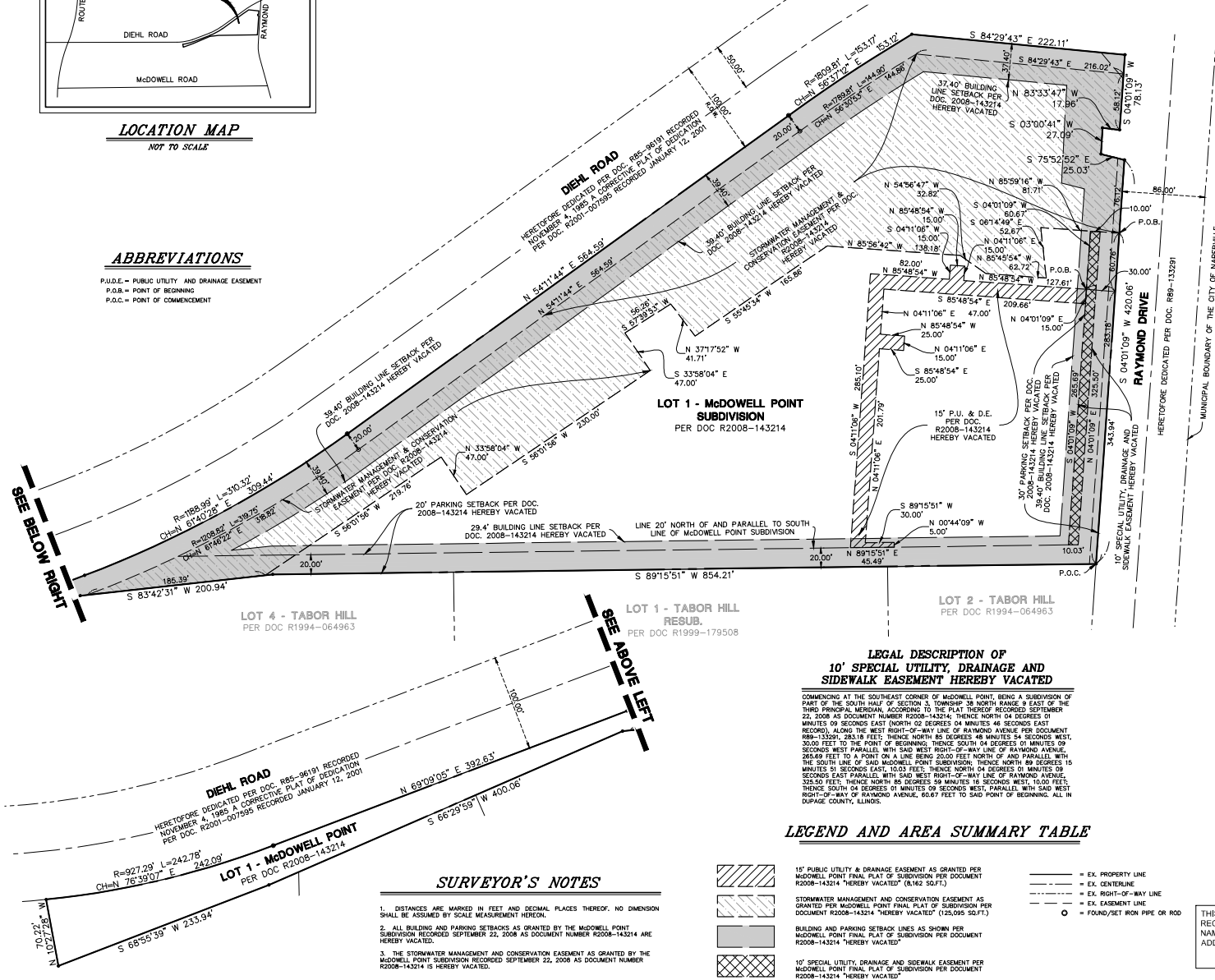
ABBREVIATIONS

P.U.D. = PUBLIC UTILITY AND DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
P.C.C. = POINT OF COMMENCEMENT

PLAT OF VACATION

OF PUBLIC UTILITY & DRAINAGE EASEMENT, STORMWATER MANAGEMENT & CONSERVATION EASEMENT, PARKING SETBACKS, SPECIAL UTILITY, DRAINAGE & SIDEWALK EASEMENT AND BUILDING SETBACKS

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83) ADAPTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PLAT PREPARED FOR:

TWG DEVELOPMENT, LLC
429 N. PENNSYLVANIA STREET, SUITE 409
INDIANAPOLIS, IN 46204

LEGAL DESCRIPTION OF 15' P.U. & D.E. HEREBY VACATED

COMMENCING AT THE SOUTHWEST CORNER OF MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214, THENCE NORTH 04 DEGREES 01 MINUTES 09 SECONDS EAST (N 04°01'09" E) 216.00 FEET TO THE POINT OF BEGINNING...

LEGAL DESCRIPTION OF STORMWATER MANAGEMENT AND CONSERVATION EASEMENT HEREBY VACATED

COMMENCING AT THE SOUTHWEST CORNER OF MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214, THENCE NORTH 04 DEGREES 01 MINUTES 09 SECONDS EAST (N 04°01'09" E) 216.00 FEET TO THE POINT OF BEGINNING...

LEGAL DESCRIPTION OF 10' SPECIAL UTILITY, DRAINAGE AND SIDEWALK EASEMENT HEREBY VACATED

COMMENCING AT THE SOUTHWEST CORNER OF MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214, THENCE NORTH 04 DEGREES 01 MINUTES 09 SECONDS EAST (N 04°01'09" E) 216.00 FEET TO THE POINT OF BEGINNING...

LEGEND AND AREA SUMMARY TABLE

Legend table with symbols for: 15' PUBLIC UTILITY & DRAINAGE EASEMENT AS GRANTED PER MCDOWELL POINT FINAL PLAT OF SUBDIVISION PER DOCUMENT R2008-143214 'HEREBY VACATED'; STORMWATER MANAGEMENT AND CONSERVATION EASEMENT AS GRANTED PER MCDOWELL POINT FINAL PLAT OF SUBDIVISION PER DOCUMENT R2008-143214 'HEREBY VACATED'; BUILDING AND PARKING SETBACK LINES AS SHOWN PER MCDOWELL POINT FINAL PLAT OF SUBDIVISION PER DOCUMENT R2008-143214 'HEREBY VACATED'; 10' SPECIAL UTILITY, DRAINAGE AND SIDEWALK EASEMENT PER MCDOWELL POINT FINAL PLAT OF SUBDIVISION PER DOCUMENT R2008-143214 'HEREBY VACATED'; EX. PROPERTY LINE; EX. CENTERLINE; EX. RIGHT-OF-WAY LINE; EX. EASEMENT LINE; FOUND/SET/IRON PIPE OR ROD.

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. ALL BUILDING AND PARKING SETBACKS AS GRANTED BY THE MCDOWELL POINT SUBDIVISION RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214 ARE HEREBY VACATED.
3. THE STORMWATER MANAGEMENT AND CONSERVATION EASEMENT AS GRANTED BY THE MCDOWELL POINT SUBDIVISION RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214 IS HEREBY VACATED.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK, ADDRESS: 400 S. EAGLE STREET, NAPERVILLE, IL 60540. PREPARED BY: MANHARD CONSULTING, LTD., 700 SPRINGER DRIVE, LOMBARD, ILLINOIS 60148.

Manhard CONSULTING, LTD. logo and contact information. Includes fields for FILED, DATE, P.L.N., and SHEET 1 OF 2.

# PLAT OF VACATION

OF PUBLIC UTILITY & DRAINAGE EASEMENT, STORMWATER MANAGEMENT & CONSERVATION  
EASEMENT, PARKING SETBACKS AND BUILDING SETBACKS  
PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS IS TO CERTIFY THAT THE \_\_\_\_\_ IS THE OWNER  
OF THE PROPERTY DESCRIBED ABOVE AND HAS CAUSED THE SAME TO BE SURVEYED AND  
PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS  
ALLOWED AND PROVIDED BY STATUTES, AND THE SAID OWNER, DOES HEREBY ACKNOWLEDGE AND  
ADOPT THE SAME UNDER THE TITLE AND TITLE WORKING.  
DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

### NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY  
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_  
\_\_\_\_\_ AND \_\_\_\_\_  
\_\_\_\_\_ AND \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_ A.D., 20\_\_\_\_  
DATE MONTH  
NOTARY PUBLIC SIGNATURE  
PRINT NAME  
MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_  
MONTH DATE

### 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  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

### EASEMENT VACATION APPROVAL CERTIFICATES

#### NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### A.T. & T. / S.B.C. / AMERITECH

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
A.T.&T. / S.B.C. / AMERITECH  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### COMCAST

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
COMCAST  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### COMMONWEALTH EDISON

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
COMMONWEALTH EDISON  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### WIDE OPEN WEST (WOW)

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
WIDE OPEN WEST (WOW)  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### NORTHERN ILLINOIS GAS COMPANY (NICOR)

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_  
NORTHERN ILLINOIS GAS COMPANY (NICOR)  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL  
62540

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS  
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

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE SURVEYED AND PLATTED  
THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING A PORTION OF THE  
EASEMENTS AND SETBACKS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A  
TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686  
LICENSE EXPIRES: NOVEMBER 30, 2020

DATE	REVISIONS	REVISIONS
10/27/20	REVISION 1	REVISION 1
10/27/20	REVISION 2	REVISION 2
10/27/20	REVISION 3	REVISION 3
10/27/20	REVISION 4	REVISION 4
10/27/20	REVISION 5	REVISION 5
10/27/20	REVISION 6	REVISION 6
10/27/20	REVISION 7	REVISION 7
10/27/20	REVISION 8	REVISION 8
10/27/20	REVISION 9	REVISION 9
10/27/20	REVISION 10	REVISION 10

**Manhard CONSULTING LTD.**  
1420 W. DIEHL ROAD, NAPERVILLE, IL  
PLAT OF EASEMENT AND SETBACK VACATION

**McDOWELL POINT**  
1420 W. DIEHL ROAD, NAPERVILLE, IL  
PLAT OF EASEMENT AND SETBACK VACATION

PROJ NO: BAS  
PROJ ASSOC: GEZ  
DRAWN BY: GEZ  
DATE: 09/23/18  
SCALE: 1" = 50'  
SHEET  
**2 OF 2**  
PZD.NVL01