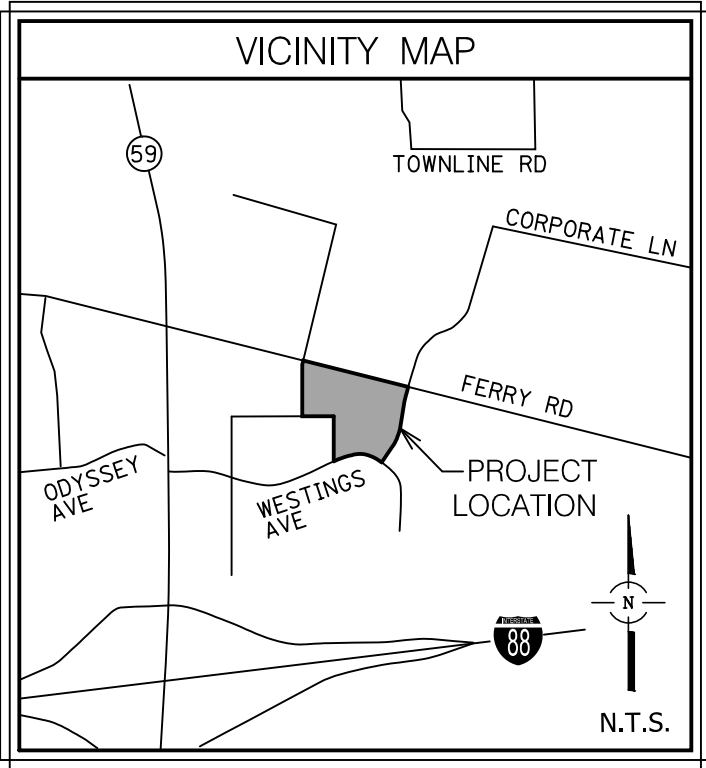


PLAT OF EASEMENT

PROPERTY DESCRIPTION OF AFFECTED PROPERTY:
LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2021, AS DOCUMENT NO. R2021-010153, IN DUPAGE COUNTY, ILLINOIS



P.I.N.: 07-03-103-027
EXISTING PROPERTY ADDRESS:
1900 FERRY ROAD
NAPERVILLE, IL 60563
PROPOSED PROPERTY ADDRESS:
2160 CITYGATE LANE
NAPERVILLE, IL 60563
Basis of Bearings:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



- PCBMPE EASEMENT
HEREBY GRANTED
- PUBLIC UTILITY AND
DRAINAGE EASEMENT
HEREBY GRANTED
- PUBLIC UTILITY AND
DRAINAGE EASEMENT
TO BE VACATED BY
SEPARATE DOCUMENT

LEGEND

- PROPOSED PUBLIC UTILITY & DRAINAGE EASEMENT
- EXISTING EASEMENTS
- EXISTING CENTERLINE OF R/W
- BOUNDARY LINE
- EXISTING LOT LINE

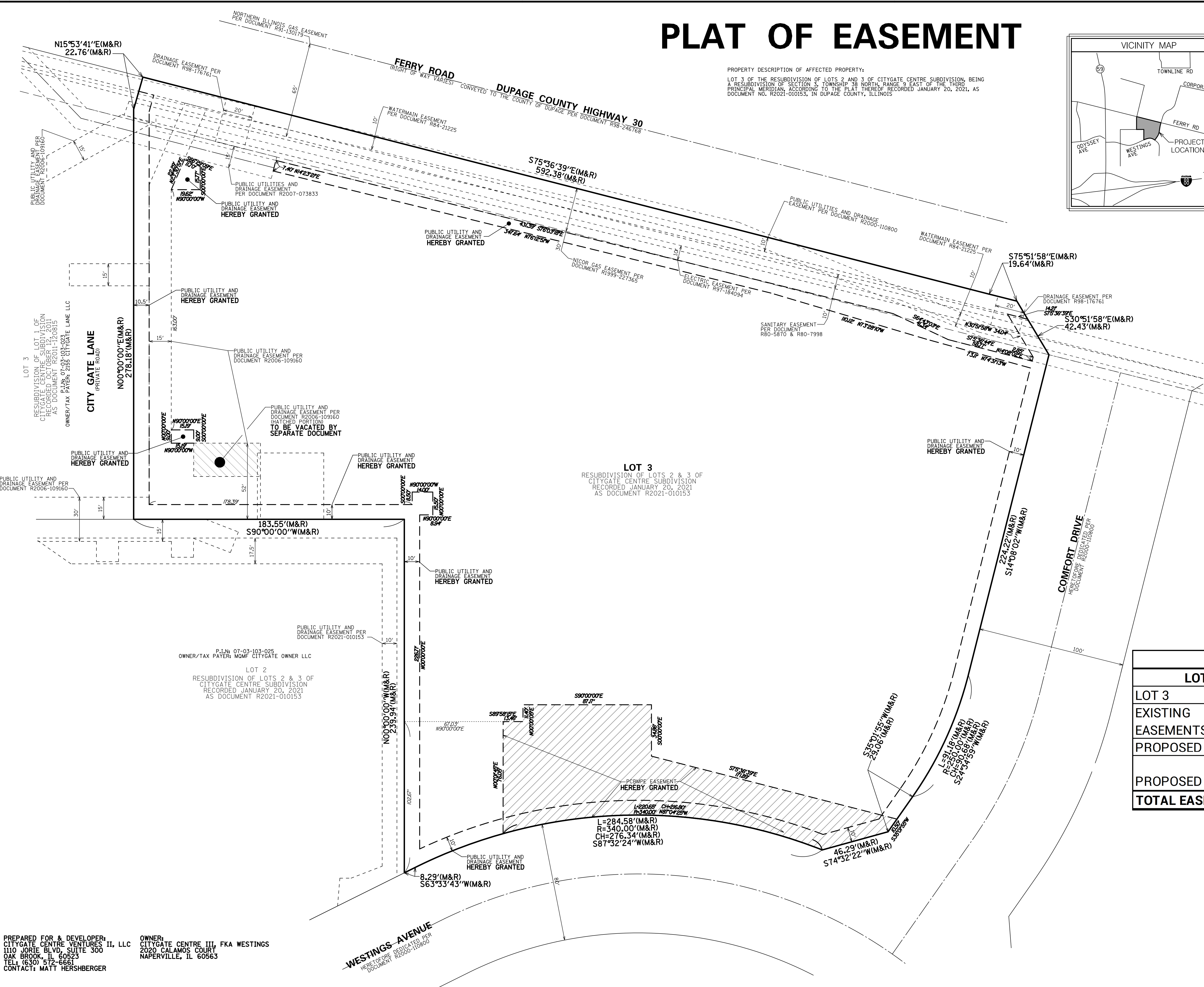
EASEMENT AREA TABLE

LOT	ACRES	SQ.FT.
LOT 3	4.96	216,052
EXISTING EASEMENTS	0.628	27,342
PROPOSED PUDE	0.416	18,557
PROPOSED PCBMPE	0.29	12,652
TOTAL EASEMENTS	1.334	58,551

CITY OF NAPERVILLE
PROJECT NUMBER:
DEV-0177-2025

PREPARED BY:
SPACECO, INC.
3575 W. HIGGINS ROAD
SUITE 100
ROSEMONT, IL 60018
JERRY P. CHRISTOPH
PLS No. 035-3540
jchristoph@spacecoinc.com

FOR REVIEW
PURPOSES ONLY



PREPARED FOR & DEVELOPER:
CITYGATE CENTRE VENTURES II, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: MATT HERSHBERGER

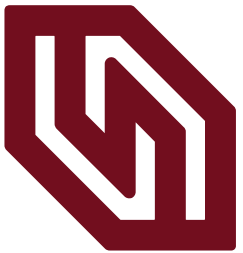
OWNER:
CITYGATE CENTRE III, FKA WESTINGS
2020 CALAMOS COURT
NAPERVILLE, IL 60563

PLAT OF EASEMENT

CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

Spaceco
Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:
4246.13EASE-01

DATE:
03/24/2026

JOB NO.
4246.13

SHEET

PLAT OF EASEMENT

P.I.N.: 07-03-103-027

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

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.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20 ____.

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY 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, _____, _____ OF SAID OWNER, WHO ARE PERSONALLY

KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING

INSTRUMENT AS SUCH _____ 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 _____, 20 ____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES ON _____, _____, 20 ____.

MORTGAGEE'S 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 RECORDER'S OF DEEDS OFFICE

OF _____ COUNTY, ILLINOIS ON THE _____

DAY OF _____, 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: _____

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

AND _____ AND OF SAID BANK WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC _____

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, 20 ____.

ZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

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 WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMCAST OF ILLINOIS/WEST VIRGINIA, LLC, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") 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, CATCH BASINS, 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 PERSONNEL 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 BUILDINGS 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.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EASEMENT PROVISION:

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY 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 STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THIS PLAT AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS" OR "PCBMPs". NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD MODIFY THE FLOW OF STORMWATER OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT THE CONSENT OF THE CITY OF NAPERVILLE.

THE GRANT OF SAID PCBMP TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE COMPLIANCE BY OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO CONTAINMENT BERM, END-TREATMENT SWALES, DRYWELLS, INLETS, STORM DRAINS, AND NATIVE VEGETATION. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PLANT COMMUNITIES.

IN THE EVENT ANY OWNER FAILS TO MAINTAIN THE PCBMP FACILITY AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR PCBMPs SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES ON SAID EASEMENT AREAS.

IN THE EVENT THE CITY OF NAPERVILLE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE PCBMP EASEMENT, THE ACTUAL COST TOGETHER WITH AN ADDITIONAL SUM OF TEN PERCENT OF SAID COST AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH GOVERNMENTAL AGENCY.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF GRANTING AND VACATING EASEMENTS AS SHOWN, AND THAT THE PLAT IS A IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENTS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20 ____ IN ROSEMONT, ILLINOIS.

FOR REVIEW
PURPOSES ONLY

JERRY P. CHRISTOPH, I.P.E., S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF _____,

A.D. _____, AT _____ O'CLOCK.

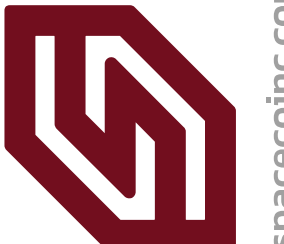
RECORDER OF DEEDS

PREPARED FOR & DEVELOPER: OWNER:
CITYGATE CENTRE VENTURES II, LLC CITYGATE CENTRE III, FKA WESTINGS
1110 JORIE BLVD, SUITE 300 2020 CALAMOS COURT
OAK BROOK, IL 60523 NAPERVILLE, IL 60563
TEL: (630) 572-6661
CONTACT: MATT HERSHBERGER

PLAT OF EASEMENT

CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:
4246.13EASE-01

DATE:
03/24/2026

JOB NO.
4246.13

SHEET

2 OF 2