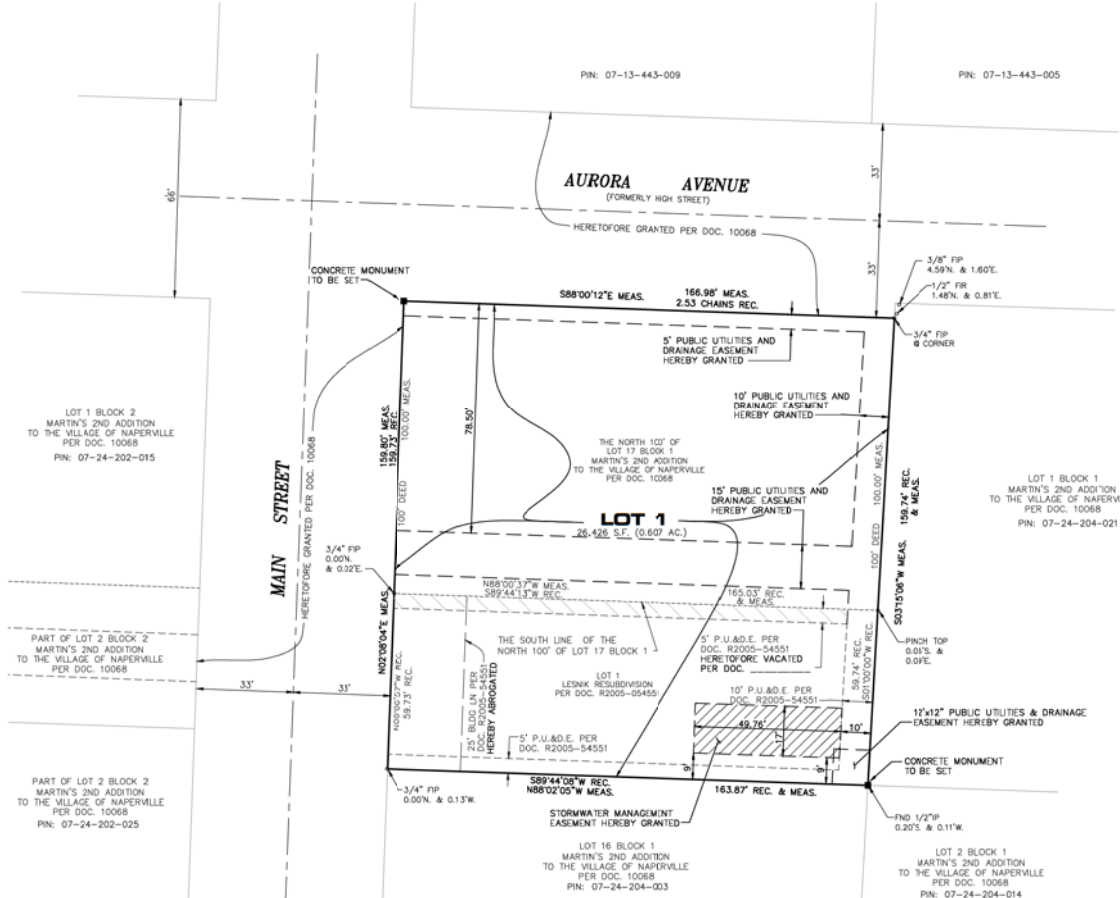
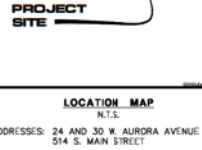
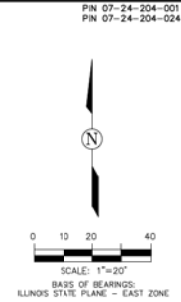


FINAL PLAT OF SUBDIVISION FOR CHARLESTON ROW II NAPERVILLE, ILLINOIS

PART OF THE NORTH-EAST QUARTER OF SECTION 24, 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 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



LEGEND		ABBREVIATIONS	
	SUBDIVISION BOUNDARY	REC.	RECORD DATA
	EXISTING LOT LINE	MEAS.	MEASURED DATA
	CENTER LINE	DEED	DEED DATA
	EASEMENT LINE	R.	RADIUS
	BUILDING SETBACK LINE	ARC DATA	ARC DATA
	MONUMENT TO BE SET	ROW	RIGHT OF WAY
	LIMITS OF PUBLIC UTILITY AND DRAINAGE EASEMENT HERETOFORE VACATED	PL	PROPERTY LINE
	STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED	CL	CENTERLINE
		FU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
		I.P.	IRON PIPE

AREA SUMMARY TABLE	
GROSS BOUNDARY AREA	28,428 SF. (0.650 AC)
NET BOUNDARY AREA	28,428 SF. (0.650 AC)
ROW DEDICATED	N/A
LOT AREA	
LOT 1	28,428 SF. (0.650 AC)
TOTAL EASEMENT AREA	
PUBLIC UTILITIES & DRAINAGE	1,358 SF. (0.031 AC)
EXISTING	4,529 S.F. (0.099 AC)
PROPOSED	5,487 S.F. (0.126 AC)
TOTAL	
STORMWATER MANAGEMENT	846 SF. (0.019 AC)

- NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - FLOODPLAIN ZONE - ZONE X FEMA PER PANEL NUMBER 17013C0706H WITH EFFECTIVE DATE OF DECEMBER 16, 2004.
 - 3/4" ID. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 166 ICS 205F REGARDING PLACEMENT OF MONUMENTS.
 - DENOTES CONCRETE MONUMENT TO BE SET.
 - SURVEYED LAND IS DETERMINED TO BE WITHIN THE CITY OF NAPERVILLE CORPORATE LIMITS AND WITHIN THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. LIMITS EXTEND BEYOND AREA SHOWN.
 - AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION PER SECTION 7-3-8.5.21 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 7-3-8.5.2.11 OF THE NAPERVILLE MUNICIPAL CODE.

CITY PROJECT NO. 18-1000062

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL. (630) 366-9232 • FAX (630) 366-3287

CHARLESTON ROW II

PREPARED FOR:
CHARLESTON ROW II, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563
TEL. (630) 420-8084
FAX. (630) 420-8087

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/28/18	REV. PER CITY REVIEW LETTER DATED 12/7/18
2	1/15/19	REV. PER CITY REVIEW LETTER DATED 1/11/19

CHARLESTON ROW II - NAPERVILLE, ILLINOIS			
FINAL PLAT OF SUBDIVISION			
DRN./CSD. BY:	SRM/MEF	FILE:	5337PS
SCALE:	1"=20'	DATE:	11/16/18
		JOB NO.:	533.007
		SHEET NO.	1 OF 2

EXHIBIT B

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
THIS IS TO CERTIFY THAT THE _____ AN ILLINOIS
CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____ AND
KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY
DESCRIBED ABOVE AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, 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 CORPORATION,
NOT INDIVIDUALLY BUT AS TRUSTEE, SOLE HEREBY ACKNOWLEDGE AND ADOPT THE SAME
UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
YEAR
CITY _____ DATE _____ MONTH _____
AS TRUSTEE UNDER TRUST NO. _____
AND NOT INDIVIDUALLY.

BY _____ ATTEST _____
SIGNATURE SIGNATURE
TITLE PRINT NAME TITLE PRINT NAME

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF
_____ SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AS SUCH _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY
_____ TITLE
IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID
INSTRUMENT AS HIS/HER 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 _____ YEAR
NOTARY PUBLIC SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES ON _____ 20____
MONTH _____ DATE _____ YEAR

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, NICOOR GAS
COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER AND THROUGH ALL
OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PUEDE") ON THE
PLAN 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, 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, MARKING, RESPECTING, 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.

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
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
NAPEVILLE 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
213 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER: _____
BY _____ ATTEST _____
SIGNATURE SIGNATURE
TITLE PRINT NAME TITLE PRINT NAME
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20____
DATE _____ MONTH _____

NOTARY PUBLIC _____

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE
STORMWATER MANAGEMENT DETENTION/RETENTION EASEMENT AREA ON LOT 1 UNTIL SUCH TIME
AS SAID LOT 1 IS CONVEYED TO THE PROPERTY OWNER.
UPON CONVEYANCE, THE PROPERTY OWNER OF LOT 1, SHALL HAVE PERPETUAL DUTY AND
OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF STORMWATER
MANAGEMENT DETENTION/RETENTION AREA SO THAT IT FUNCTIONS AS HYDRAULICALLY AND
HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES
AND REGULATIONS.

THE PROPERTY OWNER OF LOT 1 OR THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR
MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE
CITY OF NAPERVILLE. THE PROPERTY OWNER OF SAID LOT 1 SHALL HAVE THE PERPETUAL DUTY
AND OBLIGATION TO PAY FOR THE COST TO MAINTAIN THE STORMWATER MANAGEMENT
DETENTION/RETENTION AREA ON LOT 1 AS WELL AS FOR A PROPORTED PORTION OF THE REAL
ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON LOT 1 LAND.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY
OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL
OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE
RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND
OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE
DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1
TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF
THE REQUIRED WORK.
3. TRIMMING OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT
INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.
4. NO PERMANENT BUILDINGS, OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED ON
THE STORMWATER MANAGEMENT EASEMENT, BUT SAID EASEMENT MAY BE USED FOR OTHER
PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES
OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF
STORMWATER ON AND OVER SAID EASEMENT. THE CITY OF NAPERVILLE IS HEREBY GRANTED A
PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL
SAID EASEMENT FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER,
WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL
UTILITY FACILITIES ON SAID EASEMENT ONLY AFTER SUBMITTING AND RECEIVING APPROVAL
OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY
OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON SAID
EASEMENT, RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION
THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.
5. IF THE PROPERTY OWNER OF LOT 1 FAILS TO MAINTAIN THE STORMWATER
DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR
CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY
TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO
MAINTAIN STORMWATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNER OF LOT 1
CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN
INTEREST SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH
WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES
CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM
ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE
ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOT, WHICH LIEN MAY BE
FORECLOSED BY THE ACTION BROUGHT BY THE CITY OR ON BEHALF OF THE CITY AGAINST
ANY OR ALL OF THE LOTS CREATED BY THE PLAT.
THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER
EASEMENTS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN
APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY
REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS,
AND IN ANY DEEDS OR OTHER DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE
INDIVIDUAL LOTS OR UNITS.

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
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 APPOINTED AGAINST THE
TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____ 20____
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON
THE _____ DAY OF _____ 20____
BY _____ ATTEST _____ CITY CLERK
MAYOR

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
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 P.A.T.
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 DUPAGE }
THIS INSTRUMENT _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS
ON THE _____ DAY OF _____ 20____
AT _____ O'CLOCK _____ M.
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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 _____ 20____

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
LICENSE VALID THROUGH NOVEMBER 30, 2019

OWNER: _____
BY _____ ATTEST _____ SIGNATURE
SIGNATURE
TITLE PRINT NAME TITLE PRINT NAME



LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
THIS IS TO STATE THAT MICHAEL E. FARRELL, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND
CERTIFIED THE PLAT OF SUBDIVISION HEREOF DRAWN, TITLED CHARLESTON
ROW II, 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 DUPAGE COUNTY RECORDER OF DEEDS TO BE
RECORDED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF
_____ 20____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-020639
LICENSE VALID THROUGH NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
MICHAEL E. FARRELL, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY
CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
THE NORTHERLY 1/400 FEET MEASURED ON THE EAST AND WEST LINES OF LOT 17 IN
BLOCK 1 OF MARTIN SECOND ADDITION TO THE VILLAGE OF NAPERVILLE IN THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER
27, 1868, AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.
AND ALSO.
LOT 1 IN LEAK REGRIDDEN DIVISION OF PART OF THE EAST HALF OF THE NORTHEAST
QUARTER OF SECTION 24 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE P.L.A.T. OF SAID SUBDIVISION RECORDED
MARCH 17, 2005 AS DOCUMENT NO. 02005-024535 IN DUPAGE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS
SITUATED 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 5/11-15 AS
HEREINFORC AND HEREBY AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP NUMBER 17040-02078H, DATED DECEMBER 16, 2004.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS
LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019,
UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT
NOTED HEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF
_____ 20____

ILLINOIS LICENSED PROFESSIONAL LAND
SURVEYOR NO. 035-020639
LICENSE VALID THROUGH NOVEMBER 30, 2020



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ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL. (630) 366-9232 • FAX (630) 366-3287

PREPARED FOR: CHARLESTON ROW II, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563
TEL. (630) 420-8084
FAX. (630) 420-8087

Table with 4 columns: NO., DATE, DESCRIPTION, REVISIONS. Row 1: 1, 12/28/18, REV. PER CITY REVIEW LETTER DATED 12/7/18. Row 2: 2, 1/15/19, NO REVISION THIS SHEET.

CHARLESTON ROW II - NAPERVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION
DRN./C.D. BY: SRH/MWF FILE: 533795 FLD. BK./PG.: 271/27 SHEET NO.
SCALE: 1"=20' DATE: 11/16/18 JOB NO.: 533.007 2 OF 2

EXHIBIT B