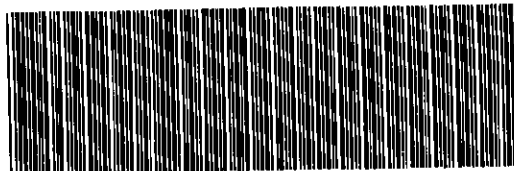


PLAT

FRED BUCHOLZ

Du Page County Recorder

421 North County Farm Road - Wheaton IL 60187
(630) 407-5400



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 11, 2012

9:27 AM

PLAT

07-13-419-024

000 PAGES

R2012-142282

CREDIT CARD

DATE OF INSTRUMENT: 8/20/2012

☐ CASH
☐ CHECK

DOCUMENT TYPE:

- ☒ SUBDIVISION
☐ ANNEXATION
☐ VACATION
☐ DEDICATION
☐ ORDINANCE
☐ EASEMENT
☐ DECLARATION
☐ RESOLUTION
☐ _____

TITLE: Main St. Promenade East
Resub. of Lot 1 Parcel C + Lot 2
Final Plat of Subdivision

1ST PARTY: _____

2ND PARTY: _____

LEGAL DESCRIPTION: Lot 1 Parcel C + Lot 2 Naper Main LLC
Lot 1 Resub No. 1 Sub.

SEC. 13 TWP. 38 RANGE 9

PIN NO. 07-13-419-024

UNIT NO. _____

07-13-419-025

07-13-419-027 +

07-13-419-028

SUBMITTED BY:

Alex

ACCOMPANYING PAPERS:

☐ YES ☐ NO

BOOK /

MAIL TO: CITY OF NAPERVILLE - CLERK / NANCY
NANCY LEARY
400 S. EAGLE ST
NAPERVILLE, IL 60540

PAGE /

NUMBER OF PAGES 2

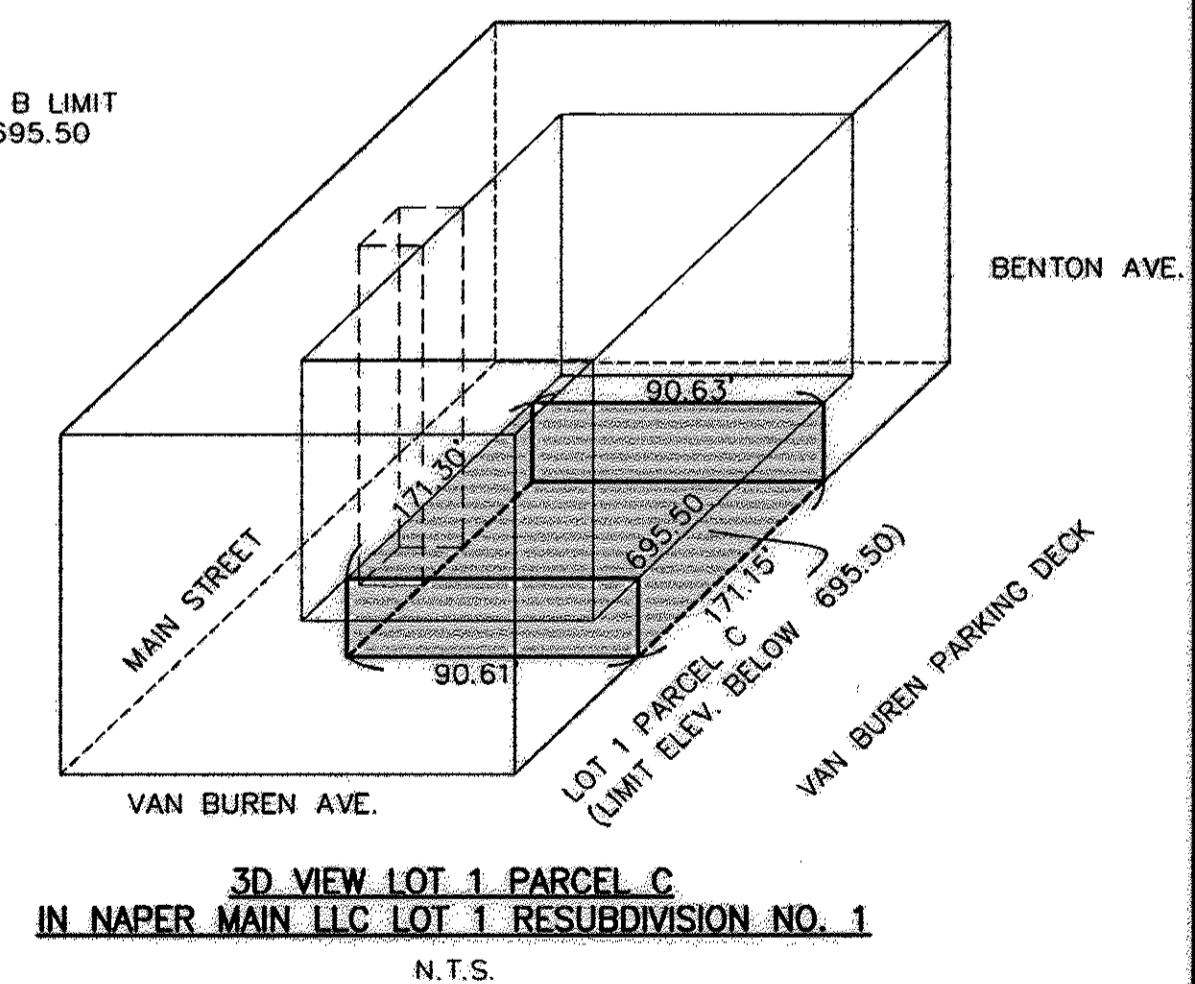
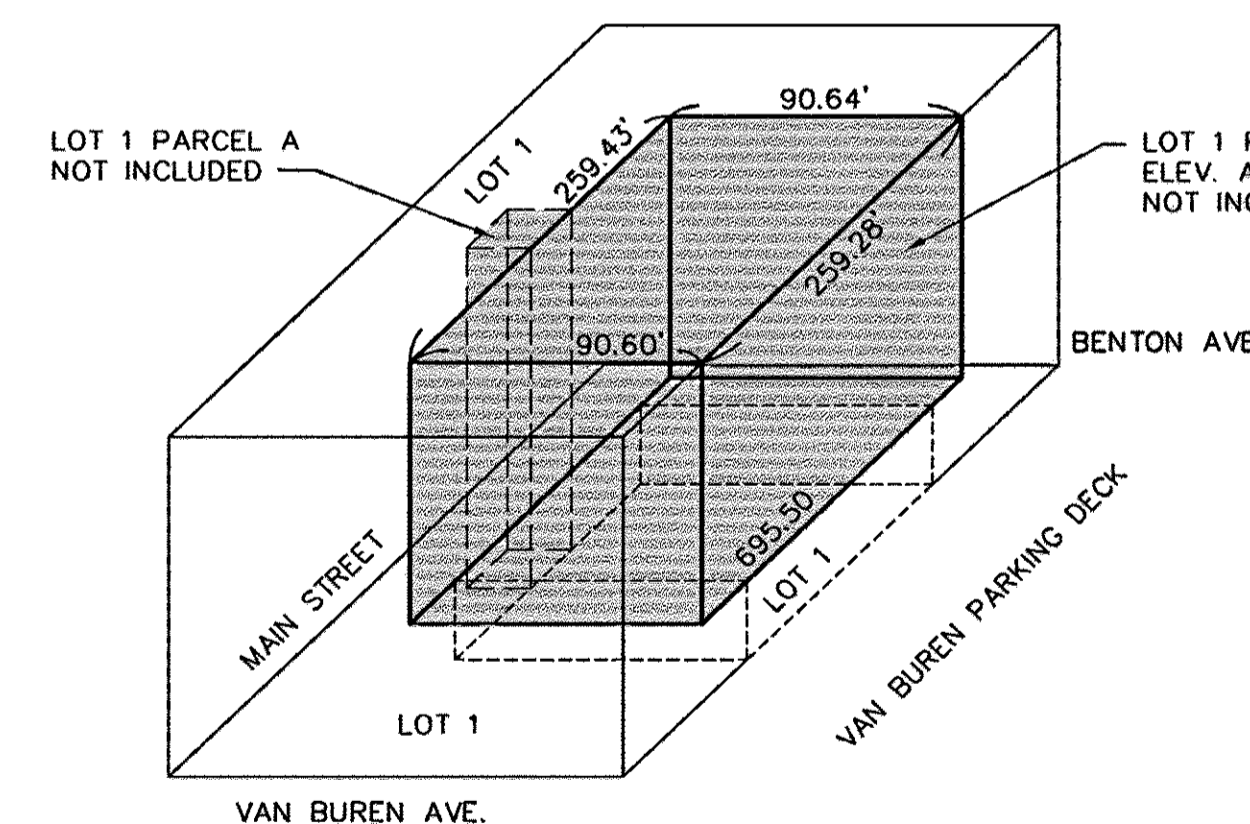
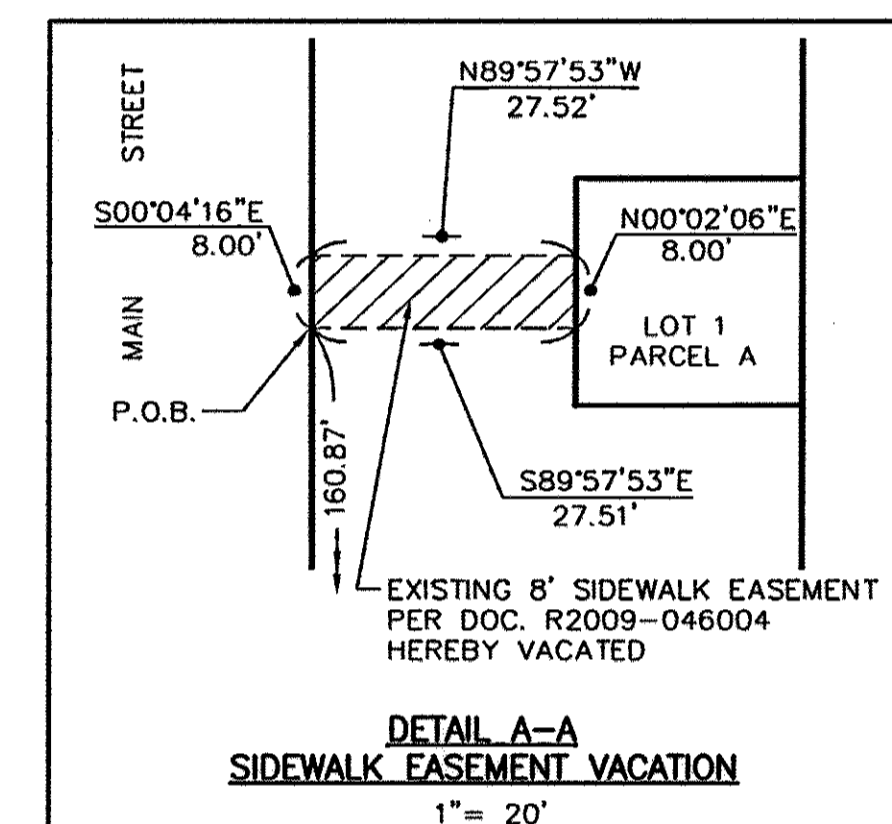
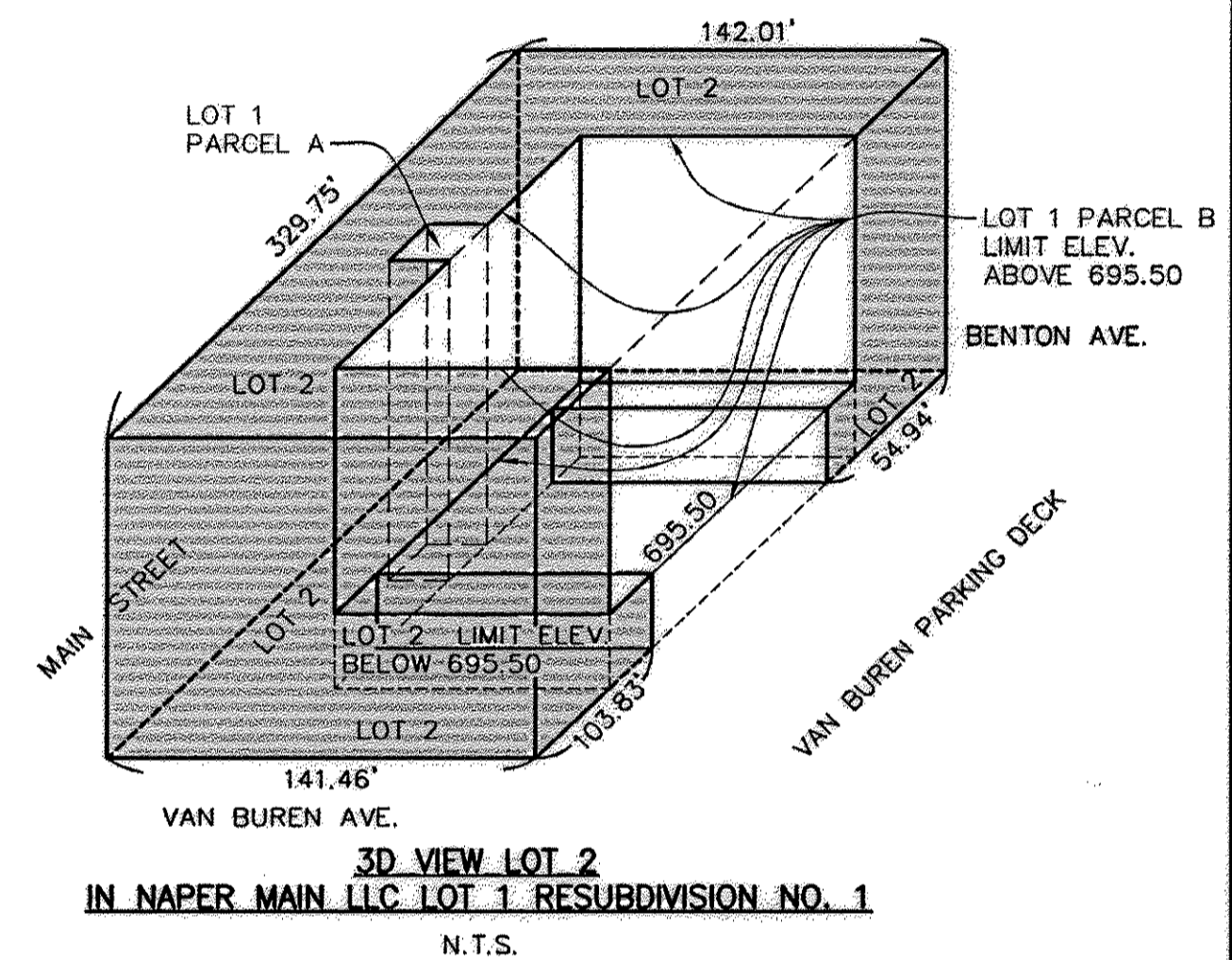
BEING IN PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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

DESCRIPTION OF SOURCE BENCHMARK:
CITY OF NAPERVILLE MONUMENT STATION NAME: 705 BERNTSEN 3-D ROD
TYPE GPS MONUMENT NEAR SOUTHWEST CORNER OF COLUMBIA STREET AND
OGDEN AVENUE ELEVATION 734.64 FEET (NAVD 88)

DESCRIPTION: SQUARE CUT "□" IN LEDGE IN CENTER OF NORTH SIDE OF
GROUND FLOOR CONCRETE WALL AT THE SOUTHWEST AUTO EXIT OF THE VAN
BUREN PARKING DECK.
ELEVATION= 684.35 FEET

PLAT
R2012-142282
OCT. 11, 2012
9:27 AM



INSERT 'A' EASEMENT DETAILS (GROUND LEVEL)
SCALE: 1"=30'

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	7-3-12	REVISED PER CLIENT REVIEW			
2	7-26-12	REVISED PER CITY LTR. (7-26-12)			
3	8-20-12	REVISED PER CITY LTR. (8-17-12)			

MAIN STREET PROMENADE EAST RESUBDIVISION
OF LOT 1 PARCEL C AND LOT 2

PRELIMINARY/FINAL PLAT OF SUBDIVISION

DRN/CKD BY: SRH/CAH	FILE: 5228PS	FLD. BK./PG. 213/53
SCALE: 1" = 30'	DATE: 03/15/12	JOB NO.: 522.008

SHEET NO. 1 OF 2

LEGEND

—	BOUNDARY LINE	000.00' MEAS.	MEASURED DATA	NOTES: 1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- - -	PROPOSED LOT LINE	000.00' REC. P.U. & D.E.	RECORD DATA	
- · - · -	EXISTING LOT LINE	D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT	
---	CENTER LINE	PIN	DRAINAGE EASEMENT PERMANENT INDEX NUMBER	
- · - · -	EXISTING EASEMENT LINE		EXISTING EASEMENT HEREBY VACATED	
- - -	PROPOSED EASEMENT LINE			

ABBREVIATIONS

BLOCK 19 IN THE TOWN OF NAPERVILLE
REC. FEB. 15, 1842, AS DOC. NO. 131

2 3 PART OF 6 PARTS OF 6 & 7 PART OF 7

BENTON AVENUE
HERETOFORE DEDICATED PER DOC. NO. 131
REC. FEB. 15, 1842

MONUMENT TO BE RESET AFTER CONSTRUCTION
N89°55'51"E MEAS.

141.94' REC.
142.01' MEAS.

MONUMENT TO BE RESET AFTER CONSTRUCTION

LOT 1

LOT 1 (ELEVATION LIMIT TO BELOW 695.50)

16.74'

90.63'

589°57'23"E
90.64'

114.41'

122.64'

N00°01'04"E

328.75' MEAS.
330.88' REC.

SEE INSERT 'A' FOR EASEMENT DETAILS (GROUND LEVEL)

HERETOFORE DEDICATED PER DOC. NO. 131
REC. FEB. 15, 1842

MAIN STREET
HERETOFORE DEDICATED PER DOC. NO. 131
REC. FEB. 15, 1842

LOT 1
SUBDIVISION
NO. R2004-082278
REC. FEB. 26, 2004 AS DOC.

MAIN STREET PROMENADE

LOT 1

POINT OF BEGINNING LOT 1 PARCEL C

N89°55'44"E
27.49'

23.60'

N89°54'27"E

48.66'

N00°01'04"E

90.61'

120.05'

152.34'

LOT 1

LOT 1 (ELEVATION LIMIT TO BELOW 695.50)

LOT 1 (ELEVATION LIMIT TO BELOW 695.50) AREA ABOVE 695.5 NOT INCLUDED

NAPEL MAIN LLC LOT 1
RESUBDIVISION NO. 1
REC. MAY 20, 2009
AS DOC. R2009-046004

329.92' REC. & MEAS.

171.15'

TOWN OF NAPERVILLE
RESUBDIVISION NO. 5
REC. DEC. 17, 2004 AS DOC.
NO. R2007-220386

LOCAL BENCHMARK
SEE DESCRIPTION,
ABOVE RIGHT

S00°02'06"W
25.02'

500°01'16"W MEAS.

589°56'51"W
90.60'

71.39'

32.42'

S00°01'30"W REC. & MEAS.

POINT OF COMMENCING (LOT 1 PARCELS C)
MONUMENT TO BE RESET AFTER CONSTRUCTION

141.46' REC. & MEAS.
S90°00'00"W REC. & MEAS.

MONUMENT TO BE RESET AFTER CONSTRUCTION

VAN BUREN AVENUE
HERETOFORE DEDICATED PER DOC. NO. 131
REC. FEB. 15, 1842

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5

SCHIFFERLE'S VAN BUREN AVE. SUBDIVISION
REC. MAY 8, 1923, AS DOC. NO. 165436

Doc. No. 131 Part of Lot 8 & 12 Block 19 Plat. Feb. 15, 1842 In The Town of Naperville

ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

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PREPARED FOR:
LFP HOLDINGS, LLC
P.O. BOX 544
NAPERVILLE, IL 60566
PH. (630) 305-7171
FAX (312) 305-9971

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT LFP HOLDINGS LLC IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 22 DAY OF August A.D. 2012

OWNER: LFP HOLDINGS LLC

BY: BBM INCORPORATED

MANAGER OF LFP HOLDINGS LLC

OWNER'S REPRESENTATIVE

Dwight Yackley

PRINT NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }I, STEPHANIE HILL, A NOTARY PUBLIC, IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

Dwight Yackley

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER'S

REPRESENTATIVE APPEARED BEFORE ME THIS DAY IN PERSON AND

ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS

HIS 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 SEAL

THIS 22nd DAY OF August A.D. 2012Stephanie Hill

NOTARY SIGNATURE

Stephanie Hill

NOTARY PUBLIC

STEPHANIE HILL
MY COMMISSION EXPIRES
SEPTEMBER 8, 2014

MORTGAGEE'S CERTIFICATE

STATE OF _____ } S.S.
COUNTY OF _____ }_____, AS MORTGAGEE, UNDER THE PROVISIONS OF
A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE
RECORDER OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON
_____, AS DOCUMENT NO. _____ HEREBY CONSENTS
TO AND APPROVES THE SUBDIVISION OF THE LAND INTO LOTS AND
THE GRANTING OF THE EASEMENTS DEPICTED HEREON.

THIS _____ DATE _____ DAY OF _____ MONTH _____ A.D. 20____ YEAR _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ } S.S.
COUNTY OF _____ }THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT:

(NAME) _____ (TITLE) _____

OF _____ BANK AND (NAME) _____

(TITLE) _____ OF _____ BANK

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

(TITLE) _____ AND (TITLE) _____

RESPECTIVELY, 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
BANK, 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

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 LFP HOLDINGS, LLC 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; AND2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT
IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION
LIES IS:NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER: LFP HOLDINGS, LLC

BY: B B M INCORPORATED

MANAGER OF LFP HOLDINGS LLC

OWNER'S REPRESENTATIVE

Dwight Yackley

PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME

THIS 22nd DAY OF August A.D. 2012Stephanie Hill

NOTARY PUBLIC



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }THIS INSTRUMENT NUMBER R2012-142282 WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON
THIS 11th DAY OF October A.D. 2012 AT
9:27 AM O'CLOCK AND WAS RECORDED IN BOOK _____ OF PLATS
ON PAGE _____Fred Buckner
RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }I, GARY A. KING, 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 NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS 11th DAY OF October A.D. 2012Gary A. King
COUNTY CLERK

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 INSTALLMENT THEREOF, THAT HAVE NOT
BEEN APPORTIONED AGAINST ANY OF THE TRACT OF LAND INCLUDED IN THE
ANNEXED PLAT.DATED AT NAPERVILLE, ILLINOIS, THIS 13th DAY OFSeptember A.D. 2012Karen D. Angelis
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA
AND PROCEDURES SET FORTH IN SECTION 7-2-8 NAPERVILLE MUNICIPAL
CODE.DATED THIS 11th DAY OF September A.D. 2012CarlZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

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 20th DAY OF August A.D. 2012James H. Caniff
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER
46225

STATE REGISTRATION NUMBER

11-30-13

REGISTRATION EXPIRATION/RENEWAL DATE

OWNER: LFP HOLDINGS LLC

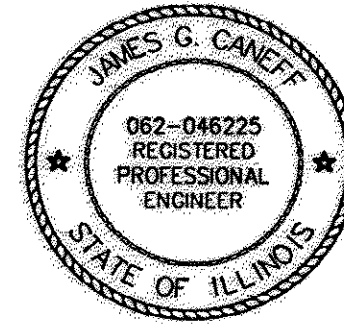
BY: BBM INCORPORATED

MANAGER OF LFP HOLDINGS LLC

OWNER'S REPRESENTATIVE

Dwight Yackley

PRINT NAME



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }I, CHARLES A. HULSE, 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.LOT 1 PARCEL C AND LOT 2 IN NAPER MAIN LLC LOT 1 RESUBDIVISION NO. 1 SUBDIVISION,
BEING A SUBDIVISION IN PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2009 AS
DOCUMENT NO. R2009-046004, IN DUPAGE COUNTY, ILLINOIS.I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON 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 ICLS 5/11-12-6, AS HERETOFORE AND HEREAFTER
AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS
IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE
RATE MAP - COMMUNITY PANEL NUMBERED 17043C30706H, 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, 2013, UNDER MY PERSONAL
DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.GIVEN UNDER MY HAND AND SEAL THIS 20th OFAugust A.D. 2012Charles A. HulseILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2955
LICENSE VALID THROUGH NOVEMBER 30, 2012

CITY OF NAPERVILLE PROJ. NO. 12-10000082

MAIN STREET PROMENADE EAST RESUBDIVISION
OF LOT 1 PARCEL C AND LOT 2

PRELIMINARY/FINAL PLAT OF SUBDIVISION

R2012-142282DRN/CKD BY: SRH/CAH FILE: 5228PS FLD. BK./PG. 213/53 SHEET NO.
SCALE: 1"=30' DATE: 03/15/12 JOB NO.: 522.008 2 OF 2

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	7-3-12	REVISED PER CLIENT REVIEW			
2	7-26-12	REVISED PER CITY LTR. (7-26-12)			
3	8-20-12	REVISED PER CITY LTR. (8-17-12)			

PREPARED FOR:
LFP HOLDINGS, LLC
P.O. BOX 544
NAPERVILLE, IL 60566
PH. (630) 305-7171
FAX (312) 305-9971

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL (630) 356-3232 • FAX (630) 356-3287