

NORTH

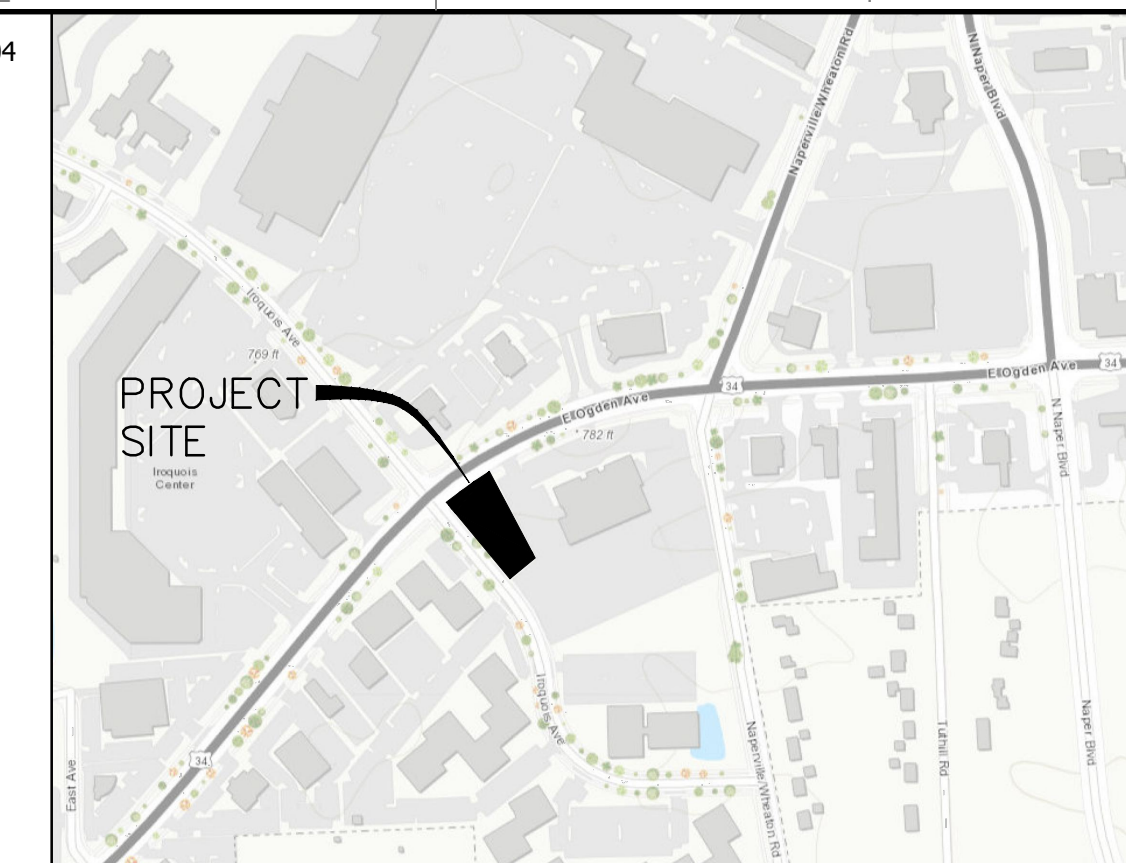
BASIS OF BEARINGS:
NSRS 2011 ILLINOIS STATE PLANE -
EAST ZONE

1203 IROQUOIS AVENUE PLAT OF EASEMENT AND VACATION

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-08-112-004

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



LOCATION MAP
N.T.S.

LOT AREA = 25,390 S.F OR 0.583 AC.
PROPOSED PUBLIC SIDEWALK EASEMENT AREA = 531 S.F.
PROPOSED PUBLIC UTILITIES AND DRAINAGE EASEMENT AREA = 6,483 S.F.
TOTAL = 7,014 S.F.

LEGEND/ABBREVIATIONS

- BOUNDARY
- - - EXISTING LOT LINE
- CENTER LINE
- SETBACK LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT
- ▨ PROPOSED PUBLIC SIDEWALK EASEMENT
- ▨ EXISTING EASEMENT TO BE VACATED
- REC. RECORD DIMENSION
- MEAS. MEASURED DIMENSION
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- FOUND MONUMENT

LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN EGZIO-OGDEN AVENUE SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1984 AS DOCUMENT R84-100040, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. BASIS OF BEARINGS: ILLINOIS STATE PLANE - EAST ZONE
3. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

OGDEN AVENUE
100' R.O.W. HERETOFORE DEDICATED PER DOC. R63-012710

$R=1089.02'$ (DEED) & MEAS.
 $R=1091.91'$ REC.
 $A=128.92'$
CHD BRG= $N56^{\circ}12'48"E$ REC.
CHD BRG= $N56^{\circ}25'42"W$ MEAS.
CHD DIST= $128.84'$

15' PUBLIC UTILITIES EASEMENT
PER DOC. R2019-066066

FOUND CROSS
AT CORNER

20' BUILDING AND PARKING
SETBACK PER DOC. R84-100040

10' PUBLIC UTILITIES &
DRAINAGE EASEMENT
HEREBY GRANTED

LOT 1
GERALD KIA-SUBARU SUBDIVISION
PER DOC. R2019-066066

$S26^{\circ}06'31"E$ REC. 239.78' REC.
 $S29^{\circ}12'11"E$ (DEED) 239.98' (DEED)
 $S27^{\circ}59'57"E$ MEAS. 239.96' MEAS.

10' PUBLIC UTILITIES &
DRAINAGE EASEMENT
HEREBY GRANTED

90°00"

LOT 1
EGZIO-OGDEN SUBDIVISION
PER DOC. R84-100040

10' PUBLIC UTILITIES &
DRAINAGE EASEMENT
HEREBY GRANTED

FIP 3/4"
AT CORNER

79.98' (DEED) 80.00' REC. AND MEAS.
551'58'00"W REC.
551'57'44"W (DEED)
550'09'48"W MEAS.

LOT 1
GERALD KIA-SUBARU SUBDIVISION
PER DOC. R2019-066066

PUBLIC SIDEWALK EASEMENT
HEREBY GRANTED

10' PUBLIC UTILITIES &
DRAINAGE EASEMENT
HEREBY GRANTED

7.5' PUBLIC UTILITY & WALKWAY
EASEMENT HEREBY VACATED

10' PUBLIC UTILITIES &
DRAINAGE EASEMENT
HEREBY GRANTED

7.5' PUBLIC UTILITY & WALKWAY
EASEMENT HEREBY VACATED

5' PUBLIC UTILITIES EASEMENT
PER DOC. R2019-066066

20' PUBLIC UTILITY EASEMENT
PER DOC. R85-96193

EXISTING 17.5' PUBLIC UTILITY & WALKWAY
EASEMENT PER DOC. R84-100040

$N38^{\circ}02'W$ REC. 244.41' REC.
 $N38^{\circ}07'27"W$ (DEED) 244.50' (DEED)
 $N39^{\circ}50'53"W$ MEAS. 244.47' MEAS.

IROQUOIS AVENUE

66' R.O.W. HERETOFORE DEDICATED PER DOC. R81-08109

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PREPARED FROM FIELD SURVEYS AND EXISTING PLATS AND RECORDS FOR THE PURPOSE OF GRANTING AN EASEMENT.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2023.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20__.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2024
*HAND SIGNATURE ON FILE



CITY PROJECT NUMBER 23-1-117

REVISION RECORD

NO.	DATE	DESCRIPTION



Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.cecinc.com

WHO BREW, LLC
SEVEN BREW
DRIVE-THRU COFFEE
1203 IROQUOIS AVENUE
NAPERVILLE, ILLINOIS

DRAWN BY: ET/MAJ CHECKED BY: DRAFT APPROVED BY: DRAFT
DATE: JANUARY 11, 2024 DWG SCALE: 1"=10' PROJECT NO: 335-271

PLAT OF EASEMENT AND VACATION

DRAWING NO.:
1
SHEET 1 OF 2

P:\330-271\330-271-Survey\Draw\335-271-Plat of Easement\335-271-Plat of Easement.dwg (1/11/2024 - mcmrpa) - LP: 1/11/2024 8:14 AM

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, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&D") 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.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HEREIN. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE, FOR THE PURPOSE OF SERVING ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT," AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES. THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.

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 _____, A.D., 20____.

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } 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 _____ CITY, ILLINOIS, THIS _____ DATE _____ DAY OF _____ MONTH _____, A.D., 20____.

OWNER: _____

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE OWNER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, _____ AND _____ OF SAID

OWNERS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE

FORGOING 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 _____, A.D., 20____.

DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, A.D., 20____.

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED _____, A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE

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

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: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____ RESPECTFULLY, 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 SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES

THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

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

NOTARY PUBLIC _____

NICOR GAS COMPANY

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NICOR GAS COMPANY

BY: _____

TITLE: _____

COMMONWEALTH EDISON COMPANY

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

COMMONWEALTH EDISON COMPANY

BY: _____

TITLE: _____

AT&T

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

AT&T

BY: _____

TITLE: _____

COMCAST

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

COMCAST

BY: _____

TITLE: _____

WIDE OPEN WEST

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

WIDE OPEN WEST

BY: _____

TITLE: _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

BY: _____

TITLE: _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER & WASTEWATER

STATE OF _____ }
COUNTY OF _____ } SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER & WASTEWATER

BY: _____

TITLE: _____



Civil & Environmental Consultants, Inc.

1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.cecinc.com

**WHO BREW, LLC
SEVEN BREW
DRIVE-THRU COFFEE
1203 IROQUOIS AVENUE
NAPERVILLE, ILLINOIS**

DRAWN BY: ET/MAJ CHECKED BY: DRAFT APPROVED BY: DRAFT
DATE: JANUARY 11, 2024 DWG SCALE: 1"=10' PROJECT NO: 335-271

PLAT OF EASEMENT AND VACATION

DRAWING NO: **2**

SHEET 2 OF 2

A:\330-271\330-271-Sump\DWG\330-271-Sump-Eng\330-271-Eng-01.dwg of Government\330-271-Eng-01.dwg - 1/11/2024 8:14 AM