



**Wolf Pack CONSULTING, LLC**  
 418 South Cass Avenue, Westmont, IL 60559  
 Office: (815) 436-8520 • wolfpackllc.com  
 Illinois Professional Design Firm No. 184-007246

**OWNER:**  
 YANG SHAO  
 524 EAST 14TH AVENUE  
 NAPERVILLE, ILLINOIS 60563

**SUBDIVIDER:**  
 MI HOMES OF CHICAGO  
 400 EAST DIEHL ROAD  
 NAPERVILLE, ILLINOIS 60540  
 (630) 426-1370

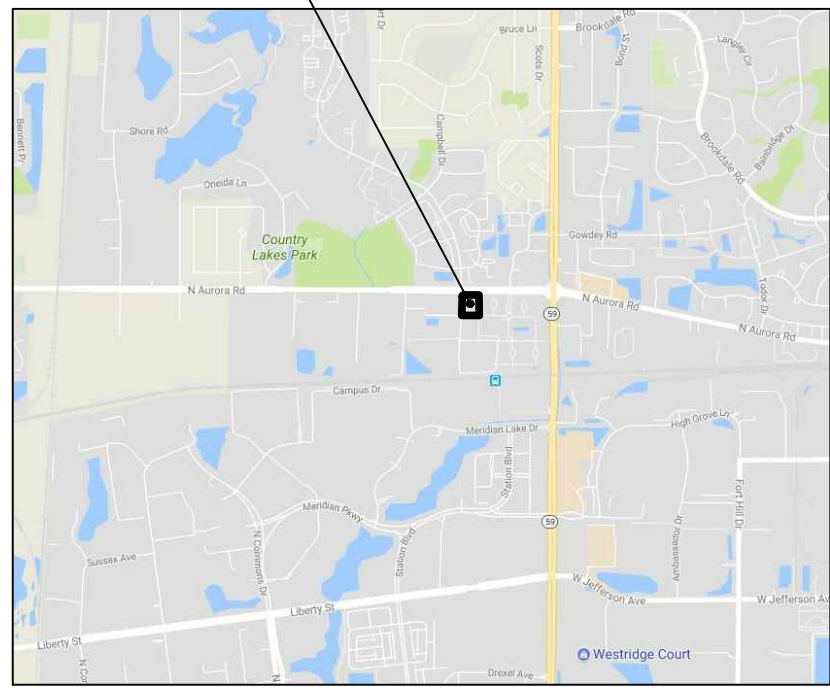
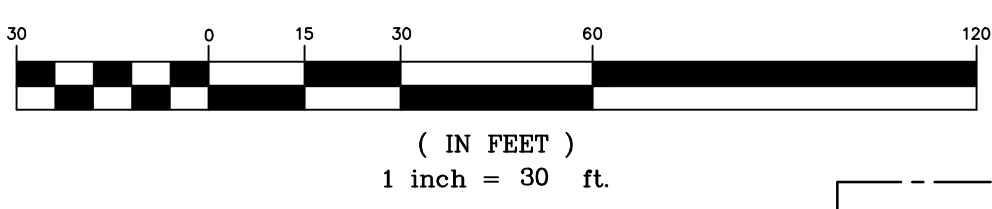
# PRELIMINARY/FINAL PLAT OF SUBDIVISION RAILWAY PLAZA COMMERCIAL RESUBDIVISION OF LOT 1

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38  
 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

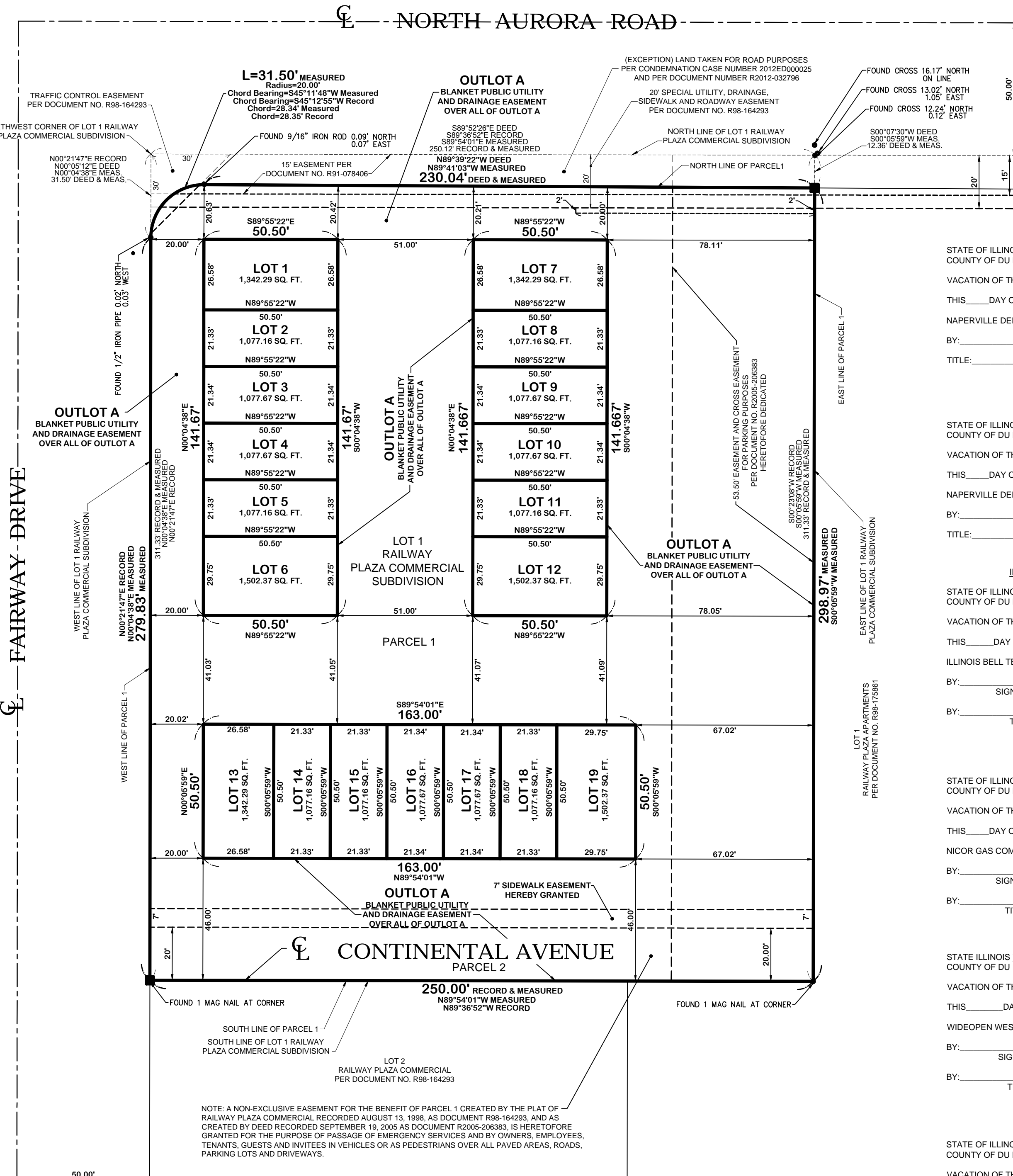
PIN: 07-16-201-016-0000 (PARCEL 1)  
 COMMON ADDRESS: 1911 CONTINENTAL AVENUE, NAPERVILLE, ILLINOIS

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

### GRAPHIC SCALE



NOTE: PUBLIC UTILITY AND DRAINAGE EASEMENT CREATED BY THE PLAT OF RAILWAY PLAZA COMMERCIAL RECORDED AUGUST 13, 1998, AS DOCUMENT R98-164293 GRANTED OVER ALL OF LOT 1 EXCEPTING THEREFROM ANY BUILDINGS ORIGINALLY PLANNED AND/OR CONSTRUCTED ARE HEREBY VACATED UPON THE RECORDING OF THIS PLAT.



STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 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: \_\_\_\_\_

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 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: \_\_\_\_\_

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

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

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

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

LOT NUMBER	AREA
LOT 1	1,342.29 SQ. FT.
LOT 2	1,077.16 SQ. FT.
LOT 3	1,077.67 SQ. FT.
LOT 4	1,077.16 SQ. FT.
LOT 5	1,077.16 SQ. FT.
LOT 6	1,802.37 SQ. FT.
LOT 7	1,342.29 SQ. FT.
LOT 8	1,077.16 SQ. FT.
LOT 9	1,077.67 SQ. FT.
LOT 10	1,077.67 SQ. FT.
LOT 11	1,077.16 SQ. FT.
LOT 12	1,802.37 SQ. FT.
LOT 13	1,342.29 SQ. FT.
LOT 14	1,077.16 SQ. FT.
LOT 15	1,077.16 SQ. FT.
LOT 16	1,077.67 SQ. FT.
LOT 17	1,077.67 SQ. FT.
LOT 18	1,077.16 SQ. FT.
LOT 19	1,802.37 SQ. FT.
OUTLOT A	62,292.24 SQ. FT.

EASEMENTS	AREA
REMAINDER OF 20' SPECIAL UTILITY, DRAINAGE, SIDEWALK AND ROADWAY EASEMENT PER DOCUMENT NO. R98-164293	1,955.6 SQ. FT.
REMAINDER OF 15' EASEMENT PER DOCUMENT NO. R91-078406	734.3 SQ. FT.
REMAINDER OF 50' EASEMENT AND CROSS EASEMENT FOR PARKING PURPOSES PER DOCUMENT NO. R2005-206383	16,009.3 SQ. FT.
7' SIDEWALK EASEMENT (TO BE GRANTED)	1,750.0 SQ. FT.

**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY (DEPICTED HEREON (HEREINAFTER "EASEMENT")) TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, 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 EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, 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.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAWS.

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_

RECORDER OF DEEDS

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 THIS IS TO CERTIFY THAT I, MICHAEL NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-3095, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 1 IN RAILWAY PLAZA COMMERCIAL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1998, AS DOCUMENT R98-164293, EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES PURSUANT TO CONDEMNATION CASE NUMBER 2012ED000025, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE PLAT OF RAILWAY PLAZA COMMERCIAL RECORDED AUGUST 13, 1998, AS DOCUMENT R98-164293, AND AS CREATED BY DEED RECORDED SEPTEMBER 19, 2005 AS DOCUMENT R2005-206383, FOR THE PURPOSE OF PASSAGE OF EMERGENCY SERVICES AND BY OWNERS, EMPLOYEES, TENANTS, GUESTS AND INVITEES IN VEHICLES OR AS PEDESTRIANS OVER ALL PAVED AREAS, ROADS, PARKING LOTS AND DRIVEWAYS.

I FURTHER STATE THAT THE TOTAL AREA OF THE PROPERTY SURVEYED HEREON CONTAINS 74,791.36 SQUARE FEET OR 1.716 ACRES.

I FURTHER STATE THAT ALL OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I FURTHER STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12.6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS, COMMUNITY PANEL NUMBER 17043C0705H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-007246-0010 EXPIRES 04/30/2019  
 DATE OF COMPLETION: 08/18/2017  
 DATE OF COMPLETION: 09/25/2017 PER VILLAGE COMMENTS 09/15/2017  
 DATE OF COMPLETION: 10/16/2017 PER VILLAGE COMMENTS 10/16/2017

METRO WEST SUBDIVISION  
 CITY OF NAPERVILLE PROJECT # 17-10000092  
 PREPARED: AUGUST 18, 2017  
 CITY REVIEW: OCTOBER 16, 2017

MY LICENSE EXPIRES NOVEMBER 30, 2018

17-134.PROJ.  
 SHEET 1 OF 1

### CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST:

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 \_\_\_\_\_, A.D., 20\_\_\_\_

ILLINOIS PROFESSIONAL ENGINEER

### STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

### OWNER'S SIGNATURE

OWNER'S SIGNATURE

### PRINT NAME

PRINT NAME

### DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 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 PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COUNTY CLERK

### NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.  
 BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT ARE BASED THE WEST LINE OF LOT 1 IN RAILWAY PLAZA COMMERCIAL = N00°04'39"E MEASURED (NAD 83) IL-EAST  
 ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.  
 ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

### LEGEND

- - CONCRETE MONUMENT
- (HEAVY SOLID LINE) - BOUNDARY LINE (HEAVY SOLID LINE)
- - - - - (DASHED LINE) - GRANT OF EASEMENT LIMITS (DASHED LINE)
- - - - - (SINGLE DASHED LINE) - CENTERLINE (SINGLE DASHED LINE)
- - - - - (SMALL DASHED LINE) - BOUNDARY LINE (SMALL DASHED LINE)

### ABBREVIATION TABLE

SQ. FT. = SQUARE FEET  
 C = CENTER LINE

BASIS OF BEARINGS = THE WEST LINE OF LOT 1 IN RAILWAY PLAZA COMMERCIAL = N00°04'39"E MEASURED (NAD 83) IL-EAST