GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

524 EAST 14TH AVENUE NAPERVILLE, ILLINOIS 60563 <u>SUBDIVIDER:</u> M/I HOMES OF CHICAGO 400 EAST DIEHL ROAD

NAPERVILLE, ILLINOIS 60540

(630) 426-1370

TRAFFIC CONTROL EASEMENT

N00°05'12"E DEED N00°04'38"E MEAS. 31.50' DEED & MEAS

OUTLOT A

BLANKET PUBLIC UTILITY

AND DRAINAGE EASEMENT

WEST LINE OF LOT 1 RAILW AZA COMMERCIAL SUBDIVI

50.00'

279.

20.00'

►FOUND 1 MAG NAIL AT CORNER

SOUTH LINE OF PARCEL 1-SOUTH LINE OF LOT 1 RAILWAY PLAZA COMMERCIAL SUBDIVISION -

> STATE OF ILLINOIS) SS. COUNTY OF DUPAGE)

> STATE OF ILLINOIS) SS. COUNTY OF DUPAGE)

STATE OF ILLINOIS) SS.

COUNTY OF DUPAGE)

NORTHWEST CORNER OF LOT 1 RAILWAY

PLAZA COMMERCIAL SUBDIVISION

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.

OUTLOT A

BLANKET PUBLIC UTILITY

AND DRAINAGE EASEMENT

OVER ALL OF OUTLOT A

S89°36'52"E RECORD S89°54'01"E MEASURED 250.12' RECORD & MEASURED N89°39'22"W DEED

230.04' DEED & MEASURED

N89°41'03"W MEASURED

OUTLOT A
NKET PUBLIC UTILIT
DRAINAGE EASEME

LOT 1

RAILWAY

PLAZA COMMERCIAL

SUBDIVISION

PARCEL 1

S89°54'01"E 163.00'

21.34'

163.00'

OUTLOT A

RAILWAY PLAZA COMMERCIAL PER DOCUMENT NO. R98-164293

NOTE: 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, IS HERETOFORE GRANTED 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,

CITY TREASURER'S CERTIFICATE

BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

CITY COUNCIL CERTIFICATE

DATED AT NAPERVILLE, ILLINOIS, THIS_____DAY OF____

HELD THE ______ DAY OF ______, A.D., 20___.

ATTEST:

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

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

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING

SURFACE WATER STATEMENT

. A.D., 20_____

21.34'

BLANKET PUBLIC UTILITY

AND DRAINAGE EASEMENT

CONTINENTAL AVENUE

PARCEL 2

250.00' RECORD & MEASURED

L=31.50' MEASURED
Radius=20.00'
Chord Bearing=\$45°41'48"W Measured

-FOUND 9/16" IRON ROD 0.09' NORTH 0.07' EAST

15' EASEMENT PER

-DOCUMENT NO. R91-078406-

50.50'

LOT 1

1,342.29 SQ. FT.

N89°55'22"W

LOT 2

1,077.16 SQ. FT.

N89°55'22"W

LOT 3

1,077.67 SQ. FT

N89°55'22"W

LOT 4

1,077.67 SQ. FT

N89°55'22"W

LOT 5

LOT 6

1,502.37 SQ. FT

50.50'

21.33' 21.33'

NORTH AURORA ROAD

50.50'

LOT 7

1,342.29 SQ. FT.

N89°55'22"W

LOT 8

1,077,16 SQ, FT

N89°55'22"W 50.50'

LOT 9

1,077.67 SQ. FT.

N89°55'22"W

LOT 10

1,077.67 SQ. FT.

N89°55'22"W

50.50

LOT 11 1,077.16 SQ. FT. N89°55'22"W

50.50

LOT 12

1,502.37 SQ. FT.

50.50'

21.33'

7' SIDEWALK EASEMENT

(EXCEPTION) LAND TAKEN FOR ROAD PURPOSES PER CONDEMNATION CASE NUMBER 2012ED000025

AND PER DOCUMENT NUMBER R2012-032796

20' SPECIAL UTILITY, DRAINAGE,

SIDEWALK AND ROADWAY EASEMENT

OUTLOT A

BLANKET PUBLIC UTILITY

AND DRAINAGE EASEMENT-

OVER ALL OF OUTLOT A

78.05

67.02'

FOUND 1 MAG NAIL AT CORNER-

PER DOCUMENT NO. R98-164293

NORTH LINE OF LOT 1 RAILWAY

NORTH LINE OF PARCEL1

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES-ELECTRIC

STATE OF ILLINOIS) COUNTY OF DU PAGE)

-FOUND CROSS 16.17' NORTH ON LINE

-FOUND CROSS 13.02' NORTH

S00°07'30"W DEED S00°05'59"W MEAS. -12.36' DEED & MEAS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREONNAPPROVED AND ACCEPTED _, A.D., 20 ___

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES-ELECTRIC

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES-WATER

STATE OF ILLINOIS) COUNTY OF DU PAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREONNAPPROVED AND ACCEPTED THIS DAY OF _, A.D., 20 ___

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES-WATER

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS VACATION CERTIFICATE STATE OF ILLINOIS) SS.

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS DAY OF ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

SIGNATURE

COUNTY OF DU PAGE)

NICOR GAS COMPANY VACATION CERTIFICATE

STATE OF ILLINOIS) SS. COUNTY OF DU PAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

NICOR GAS COMPANY

TITLE

WIDEOPEN WEST ILLINOIS, LLC CERTIFICATE

STATE ILLINOIS)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

THIS_____DAY OF___ WIDEOPEN WEST ILLINOIS, LLC

COMCAST VACATION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED

___DAY OF______, A.D., 20____. COMCAST

SIGNATURE

TITLE

AREA 1,342.29 SQ. FT. LOT 14 LOT 15 LOT 16 LOT 17

1,077.16 SQ. FT.

1,502.37 SQ. FT.

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 53.50' EASEMENT AND CROSS EASEMENT FOR PARKING PURPOSES PER DOCUMENT NO. R2005-206383 16,000.3 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 FRANCHISÉ 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,

DUPAGE COUNTY RECORDER'S CERTIFICATE

AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

STATE OF ILLINOIS) SS. COUNTY OF DUPAGE)

, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS INSTRUMENT_ __O'CLOCK_____M, AND WAS RECORDED IN BOOK__ PLATS ON PAGE _____

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS. COUNTY OF DUPAGE)

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

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 R98-164923, 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 I FURTHER STATE THAT ALL OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF

I FURTHER STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AND 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.

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

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

035-3095 **PROFESSIONAL** LAND SURVEYOR STATE OF ILLINOIS MY LICENSE EXPIRES NOVEMBER 30, 2018 17-134.PROJ.

SHEET 1 OF 1

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

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _ 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 AS SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID. DATED AT _____ _, ILLINOIS, THIS_____DAY OF______, A.D., 20____

OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ______WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER 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, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

___DAY OF ______, A.D., 20____ NOTARY PUBLIC SIGNATURE

PRINT NAME

SCHOOL DISTRICT BOUNDARY CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DUPAGE) SS. THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSED AND STATES AS FOLLOWS: WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREON BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH PARCEL OF THE PROPOSED SUBDIVISION LIES IS:

INDIAN PRAIRIE SCHOOL DISTRICT 204 780 SHORELINE DRIVE AURORA, ILLINOIS 60504

OWNER PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS_____DAY OF___ _, A.D., 20___

NOTARY PUBLIC

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

, IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, OWNER

WEST LINE OF LOT 1 IN RAILWAY PLAZA COMMERCIAL = N00°04'38"E MEASURED (NAD 83) IL-EAST

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT ARE BASED THE

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 __ DAY OF______, A.D., 20____. DATED THIS_____ ILLINOIS PROFESSIONAL ENGINEER STATE REGISTRATION NUMBER REGISTRATION EXPIRATION DATE OWNER'S SIGNATURE OWNER'S SIGNATURE PRINT NAME PRINT NAME STATE OF ILLINOIS) SS. COUNTY OF DUPAGE) __ DAY OF____ __, A.D., 20____. COUNTY CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE , 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, LEGEND - CONCRETE MONUMENT - BOUNDARY LINE (HEAVY SOLID LINE)

- GRANT OF EASEMENT LIMITS (DASHED LINE)

- CENTERLINE (SINGLE DASHED LINE)

- BOUNDARY LINE (SMALL DASHED LINE)

ABBREVIATION TABLE SQ. FT. = SQUARE FEET € = CENTER LINE