

PRELIMINARY/FINAL PLAT OF SUBDIVISION

OF HIGHPOINT 2B

BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

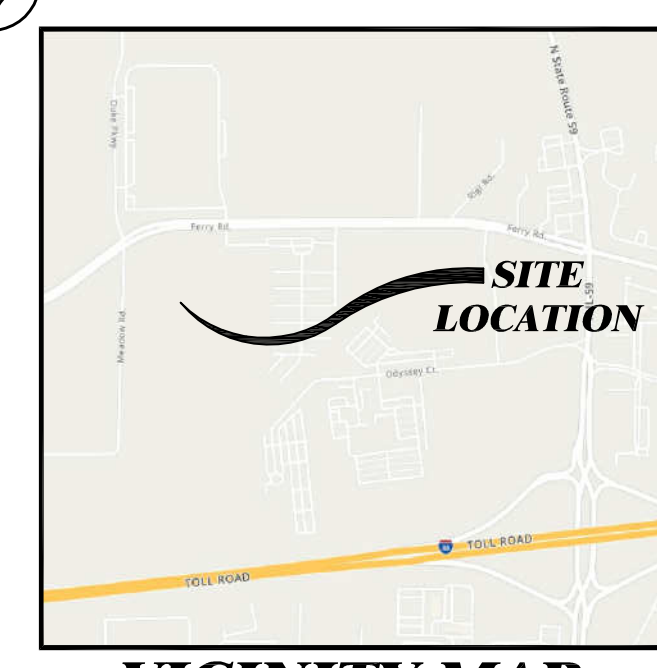
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET NAPERVILLE, IL 60540

TOTAL AREA OF SUBDIVISION 4.829 ACRES (MORE OR LESS)

PARCEL INDEX NUMBERS 07-04-203-025 VACANT LAND NAPERVILLE, ILLINOIS



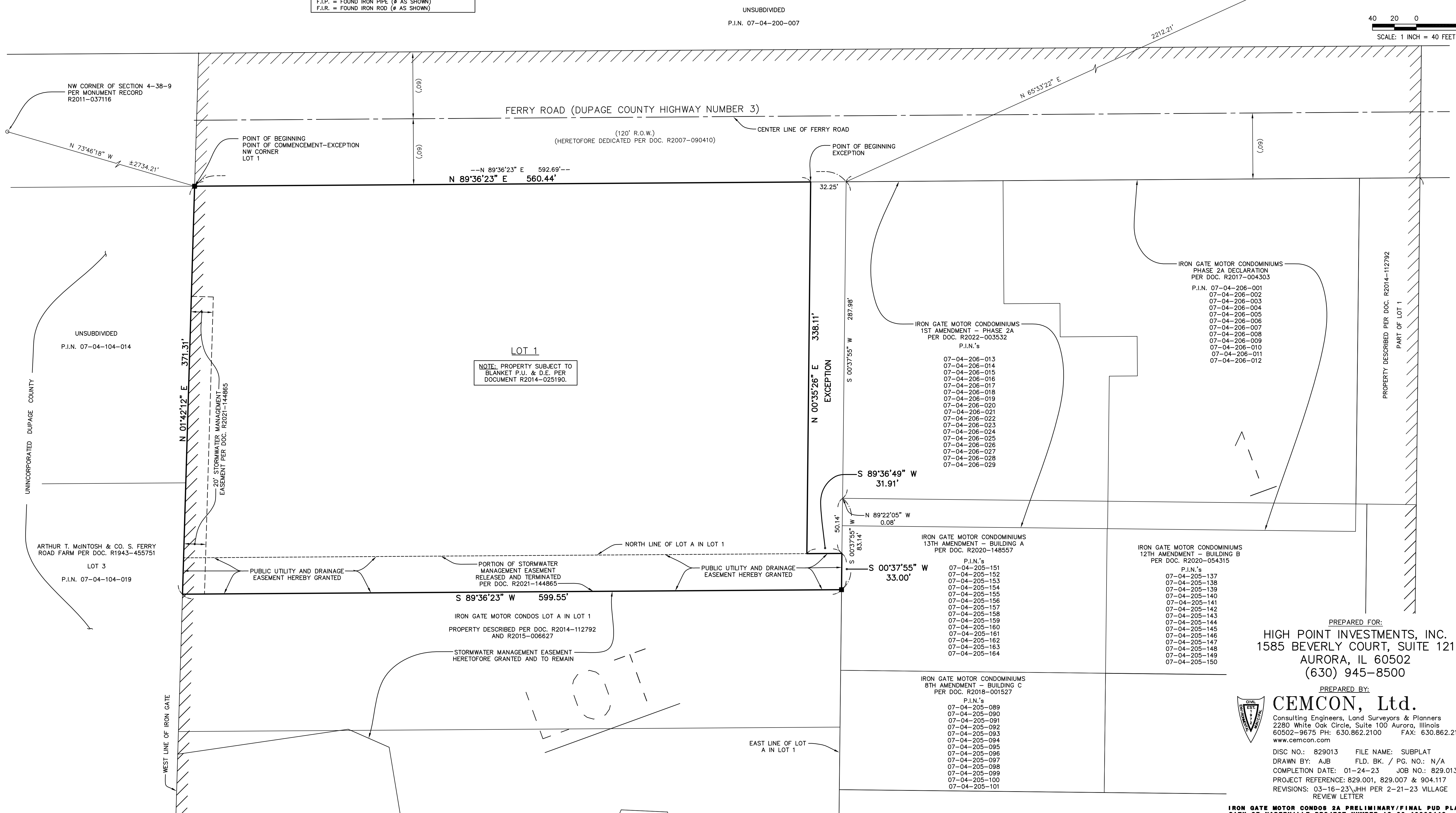
40 20 0 40 SCALE: 1 INCH = 40 FEET



VICINITY MAP

- LEGEND: SUBDIVISION BOUNDARY LINE (Heavy Solid Line), LOT LINE/PROPERTY LINE (Solid Line), ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line), BUILDING LINE (Long Dashed Lines), EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines), CENTER LINE (Triple Dashed Lines), EXISTING NAPERVILLE CORPORATE LIMITS, SET CONCRETE MONUMENT

- NOTES: 3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES. DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. P.U. & D.E. INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS. LOT 1 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE BEING N 89°36'23" E (ASSUMED). F.I.P. = FOUND IRON PIPE (# AS SHOWN) F.I.R. = FOUND IRON ROD (# AS SHOWN)



NE CORNER OF SECTION 4-38-9 PER MONUMENT RECORD R2011-037115

NW CORNER OF SECTION 4-38-9 PER MONUMENT RECORD R2011-037116

POINT OF BEGINNING POINT OF COMMENCEMENT-EXCEPTION NW CORNER LOT 1

--N 89°36'23" E 592.69'-- N 89°36'23" E 560.44'

LOT 1 NOTE: PROPERTY SUBJECT TO BLANKET P.U. & D.E. PER DOCUMENT R2014-025190.

IRON GATE MOTOR CONDOMINIUMS PHASE 2A DECLARATION PER DOC. R2017-004303

- P.I.N. 07-04-206-001 07-04-206-002 07-04-206-003 07-04-206-004 07-04-206-005 07-04-206-006 07-04-206-007 07-04-206-008 07-04-206-009 07-04-206-010 07-04-206-011 07-04-206-012

IRON GATE MOTOR CONDOMINIUMS 1ST AMENDMENT - PHASE 2A PER DOC. R2022-003532

- P.I.N.'s 07-04-206-013 07-04-206-014 07-04-206-015 07-04-206-016 07-04-206-017 07-04-206-018 07-04-206-019 07-04-206-020 07-04-206-021 07-04-206-022 07-04-206-023 07-04-206-024 07-04-206-025 07-04-206-026 07-04-206-027 07-04-206-028 07-04-206-029

IRON GATE MOTOR CONDOMINIUMS 13TH AMENDMENT - BUILDING A PER DOC. R2020-148557

- P.I.N.'s 07-04-205-151 07-04-205-152 07-04-205-153 07-04-205-154 07-04-205-155 07-04-205-156 07-04-205-157 07-04-205-158 07-04-205-159 07-04-205-160 07-04-205-161 07-04-205-162 07-04-205-163 07-04-205-164

IRON GATE MOTOR CONDOMINIUMS 12TH AMENDMENT - BUILDING B PER DOC. R2020-054315

- P.I.N.'s 07-04-205-137 07-04-205-138 07-04-205-139 07-04-205-140 07-04-205-141 07-04-205-142 07-04-205-143 07-04-205-144 07-04-205-145 07-04-205-146 07-04-205-147 07-04-205-148 07-04-205-149 07-04-205-150

IRON GATE MOTOR CONDOMINIUMS 8TH AMENDMENT - BUILDING C PER DOC. R2018-001527

- P.I.N.'s 07-04-205-089 07-04-205-090 07-04-205-091 07-04-205-092 07-04-205-093 07-04-205-094 07-04-205-095 07-04-205-096 07-04-205-097 07-04-205-098 07-04-205-099 07-04-205-100 07-04-205-101

PREPARED FOR: HIGH POINT INVESTMENTS, INC. 1585 BEVERLY COURT, SUITE 121 AURORA, IL 60502 (630) 945-8500



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 FAX: 630.862.2199 www.cemcon.com

DISC NO.: 829013 FILE NAME: SUBPLAT DRAWN BY: AJB FLD. BK. / PG. NO.: N/A COMPLETION DATE: 01-24-23 JOB NO.: 829.013 PROJECT REFERENCE: 829.001, 829.007 & 904.117 REVISIONS: 03-16-23/JHH PER 2-21-23 VILLAGE REVIEW LETTER

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HIGH POINT INVESTMENTS, INC., IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HERON, 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

HIGH POINT INVESTMENTS, INC. OWNER: \_\_\_\_\_
1585 BEVERLY COURT SUITE 121 ATTEST: \_\_\_\_\_
AURORA, IL 60502 TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE )

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

PRINT NAME TITLE AND

PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY,

TITLE TITLE
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\_\_\_\_

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_ MONTH \_\_\_\_ DATE, 20\_\_\_\_

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003483, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 83.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 371.31 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 560.44 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 32.25 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 31.91 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, 338.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS. I HEREBY 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.

BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17043C0137J E WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X AS DESIGNATED AND DEFINED BY FEMA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

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

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2023

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 HIGH POINT INVESTMENTS, INC, 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; AND

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

INDIAN PRAIRIE SCHOOL DISTRICT #204
780 SHORELINE DRIVE
AURORA, IL 60504

OWNER NAME: HIGH POINT INVESTMENTS, INC.

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

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC

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

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
MAYOR CITY 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 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

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 SUCH 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 \_\_\_\_\_, A.D., 20\_\_\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER COMPANY NAME: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT

ATTEST: \_\_\_\_\_ SIGNATURE

TITLE: \_\_\_\_\_ PRINT TITLE

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

RECORDER OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE)

I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE 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

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE)

APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION

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

COUNTY ENGINEER

STRIP STYLE 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, CATCHBASINS, 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. ANY BENEFICIARY PERFORMING WORK WITHIN THE EASEMENT SHALL, PROMPTLY UPON COMPLETION OF WORK, BE RESPONSIBLE FOR RESTORATION OF THE PROPERTY TO THE SAME OR BETTER CONDITION AS EXISTED PRIOR TO COMMENCEMENT OF THE WORK.

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.

PREPARED BY:



CEMCON, Ltd.

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DISC NO.: 829013 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-24-23 JOB NO.: 829.013
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