

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

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



SCALE: 1 INCH = 40 FEET

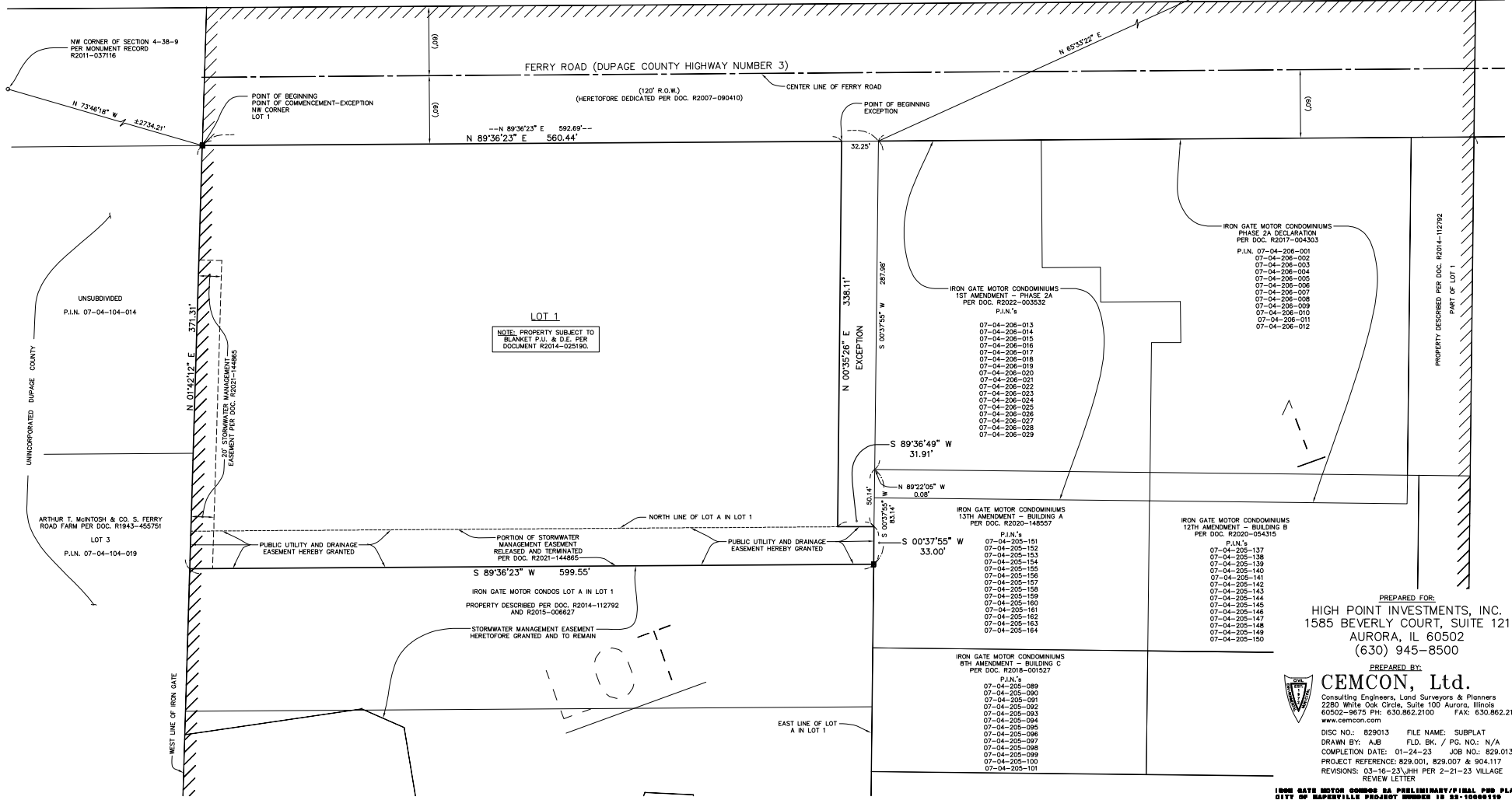
- LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CENTER LINE (Triple Dashed Line)
- EXISTING NAPERVILLE CORPORATE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



VICINITY MAP

UNSUBDIVIDED P.I.N. 07-04-200-007



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

- 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
PHASE 2A DECLARATION
PER DOC. R2017-004503
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
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

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-8675 PH: 630.862.2100 FAX: 630.862.2199 www.cemcon.com

DISC NO: 829013 FILE NAME: SUBPLAT DRAWN BY: AUB 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

IRON GATE MOTOR CONDO IS PRELIMINARY/FINAL PFD PLAT CITY OF NAPERVILLE PROJECT NUMBER IS 23-10686518 Copyright © 2023, Cemcon, Ltd. All rights reserved. ET

EXHIBIT B

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
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 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 TITLE AND TITLE AFORESAID.
DATED THIS ____ DAY OF _____ A.D., 20____
HIGH POINT INVESTMENTS, INC. OWNER: _____
1585 BEVERLY COURT SUITE 121 AURORA, IL 60502 ATTEST: _____
TITLE: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
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

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,
PRINT NAME TITLE
PRINT NAME TITLE

OWNER NAME: HIGH POINT INVESTMENTS, INC.
BY: _____ ATTEST: _____
ITS: _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ A.D., 20____
NOTARY PUBLIC

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
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.

RECORDED OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
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)
COUNTY OF DUPAGE)
APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION
THIS ____ DAY OF _____ A.D., 20____
COUNTY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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)
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 APPOINTED 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)
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 IN 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

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTFULLY,
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)
COUNTY OF DUPAGE)
I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #0355-003483, 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 56 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 56 SECONDS WEST, 83.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.50 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, 580.44 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 56 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 56 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 51.81 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 28 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 17043C0174 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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9875 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: 629.001, 829.007 & 904.117
REVISIONS: 03-16-23, JHH PER 2-21-23 VILLAGE
REVIEW LETTER
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