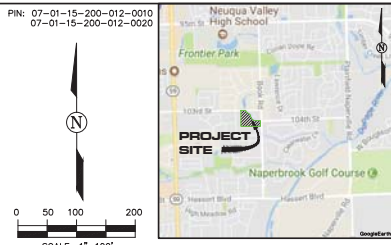
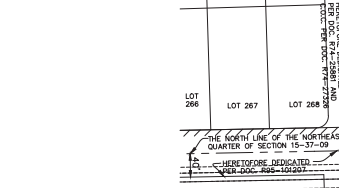


FINAL PLAT OF SUBDIVISION FOR CLOW CREEK FARM ADDITION NAPERVILLE, ILLINOIS

OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



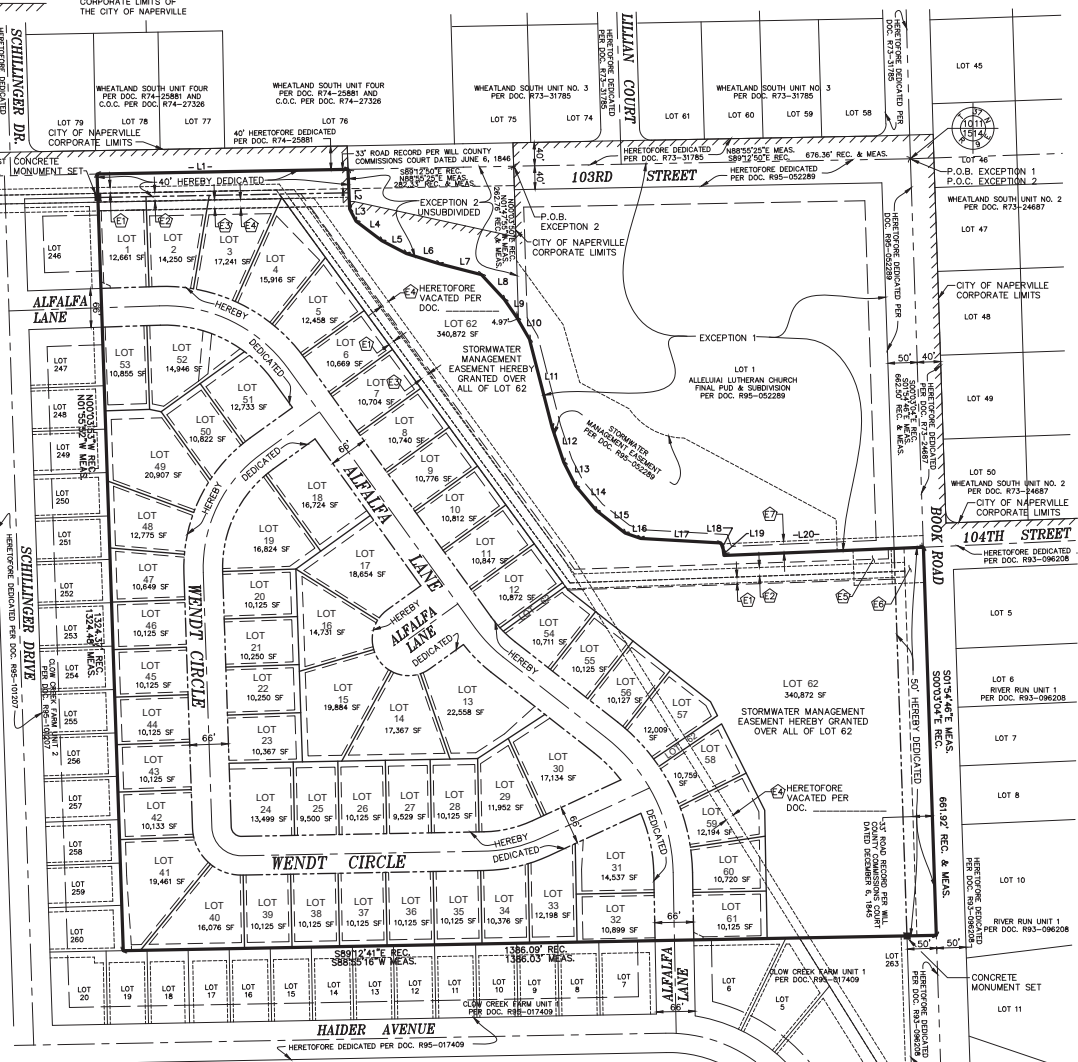
ABBREVIATIONS		LINE TYPE LEGEND		DESCRIPTION
REC.	MEAS.	PROPOSED	EXISTING	
REC.	RECORD DATA	---	---	SUBDIVISION BOUNDARY
DEED	MEASURED DATA	---	---	RIGHT OF WAY LINE
R.	RADIUS	---	---	LOT LINE
A.W.	ARC DATA	---	---	CENTER LINE
ROW	RIGHT OF WAY	---	---	EASEMENT LINE
PL	PROPERTY LINE	---	---	SECTION LINE
CL	CENTERLINE	---	---	UNDERLYING LOT LINE
PU&E	PUBLIC UTILITIES & DRAINAGE EASEMENT	---	---	EXISTING BUILDING SETBACK LINE
S.F.	SQUARE FEET	---	---	CONCRETE MONUMENT TO BE SET
A.C.	ACRE	---	---	CORPORATE LIMITS OF THE CITY OF NAPERVILLE
IRN	IRON PIPE	---	---	
FND	FOUND	---	---	
N	NORTH	---	---	
S	SOUTH	---	---	
E	EAST	---	---	
W	WEST	---	---	



SITE DATA	
SITE GROSS AREA	1,372,572 S.F. (31.510 AC.)
RIGHT OF WAY	
103RD STREET DEDICATION	17,116 S.F. (0.393 AC.)
BOOK ROAD DEDICATION	33,068 S.F. (0.759 AC.)
INTERNAL STREETS DEDICATION	218,710 S.F. (5.024 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,894 S.F. (6.173 AC.)
SITE GROSS AREA	1,372,572 S.F. (31.510 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,894 S.F. (6.173 AC.)
SITE NET AREA	1,103,678 S.F. (25.337 AC.)
NO. OF LOTS	62 (INCLUDES LOT 62)
MIN. LOT SIZE REQUIRED	9,060 S.F. (90% RULE)
MIN. LOT SIZE	9,500 S.F.
AVG. LOT SIZE	12,505 S.F. (LOT 62 EXCLUDED)
GROSS DENSITY	61 LOTS/31,510 AC. = 1.936 UNITS/AC.
NET DENSITY	61 LOTS/25,337 AC. = 2.408 UNITS/AC.

PROPOSED EASEMENT AREA:	
LOT 62 - STORMWATER MANAGEMENT	340,872 S.F. (7.825 AC.)
PUBLIC UTILITIES & DRAINAGE	184,278 S.F. (4.230 AC.)
DRAINAGE EASEMENT	1,166 S.F. (0.027 AC.)
LANDSCAPE & SIGN EASEMENT	266 S.F. (0.006 AC.)
EXISTING EASEMENT AREA:	
E1 - WATERMAIN	13,832 S.F. (0.318 AC.)
E2 - ELECTRIC	20,418 S.F. (0.469 AC.)
E3 - STORM SEWER	1,629 S.F. (0.037 AC.)
E5 - ACCESS	4,201 S.F. (0.096 AC.)
E6 - PUBLIC UTILITY	500 S.F. (0.007 AC.)
TOTAL UTILITIES EASEMENTS (PU&E+E1+E3+E6)	187,373 S.F. (4.275 AC.)

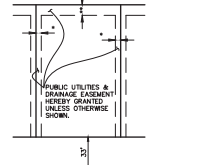
- NOTES:**
- BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
 - ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - ALL PROPOSED EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - SURVEYED LAND IS DETERMINED TO BE ZONE "A" PER FLOOD INSURANCE RATE MAP NO. 171970006E WITH EFFECTIVE DATE OF SEPTEMBER 6, 1995 AND FLOOD INSURANCE RATE MAP NO. 1719700033F WITH EFFECTIVE DATE OF SEPTEMBER 22, 1999.
 - REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY KIMLEY-HORN & ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED, GRADES, UTILITIES, STREETS AND SIDEWALKS.
 - SET 3/4" X 24" IRON PIPE AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE. ALL CORNERS TO BE SET WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.
 - REGARDING THE CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATED AREA PER SECTION 7-3-5.5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



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

OWNER:
OAK HILL DEVELOPMENT, LLC
1807 SOUTH WASHINGTON STREET,
SUITE 110, PMB 383
NAPERVILLE, ILLINOIS 60565
TEL. (630) 428-4800
FAX. (630) 922-6165

LOCATION MAP
N.T.S.



TYPICAL EASEMENT DETAIL
N.T.S.

EASEMENT LEGEND				
	10' WATERMAIN EASEMENT	PER DOC. R92-103131		
	15' ELECTRIC EASEMENT	PER DOC. R92-103131		
	15' STORM SEWER & DRAINAGE EASEMENT	PER DOC. R93-3105680		
	15' SANITARY EASEMENT	PER DOC. R9304467		
	120'x60' CROSS ACCESS EASEMENT	PER DOC. R96058273		
	55'x60' PUBLIC UTILITY EASEMENT	PER DOC. R96036275		
	20' WIDE CROSS ACCESS EASEMENT	PER DOC. R96058273		

BOUNDARY DIMENSION TABLE				
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	
L1	427.77'	N88°53'25"E	427.73'	S89°12'50"E
L2	67.61'	S02°18'47"E	67.61'	S02°27'02"E
L3	23.42'	S27°30'51"E	23.42'	S25°39'06"E
L4	55.27'	S52°48'49"E	55.27'	S50°57'07"E
L5	47.08'	S62°31'19"E	47.08'	S60°39'34"E
L6	59.09'	S72°44'16"E	59.09'	S73°40'53"E
L7	73.92'	S75°32'42"E	73.92'	S73°40'57"E
L8	57.49'	S42°45'46"E	57.49'	S40°54'01"E
L9	38.12'	S34°34'46"E	38.12'	S32°43'01"E
L10	42.19'	S30°08'46"E	42.19'	S28°17'01"E
L11	155.33'	S14°24'45"E	155.33'	S12°33'00"E
L12	62.19'	S18°29'33"E	62.19'	S16°52'48"E
L13	45.34'	S26°46'50"E	45.34'	S24°58'05"E
L14	55.03'	S39°56'29"E	55.03'	S38°04'44"E
L15	62.29'	S52°00'28"E	62.29'	S50°08'43"E
L16	27.93'	S70°47'02"E	27.93'	S68°55'17"E
L17	136.97'	S86°46'47"E	136.97'	S84°55'02"E
L18	11.52'	S19°43'14"E	11.52'	S17°51'29"E
L19	10.51'	S07°18'01"E	10.61'	S05°30'57"E
L20	340.11'	N87°38'34"E	340.09'	N89°29'22"E

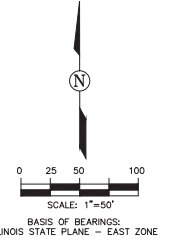
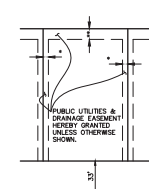
CITY PROJECT NO. 18-10000030

POAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL. (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
OAK HILL DEVELOPMENT, LLC
1807 SOUTH WASHINGTON STREET, SUITE 110, PMB 383
NAPERVILLE, ILLINOIS 60565
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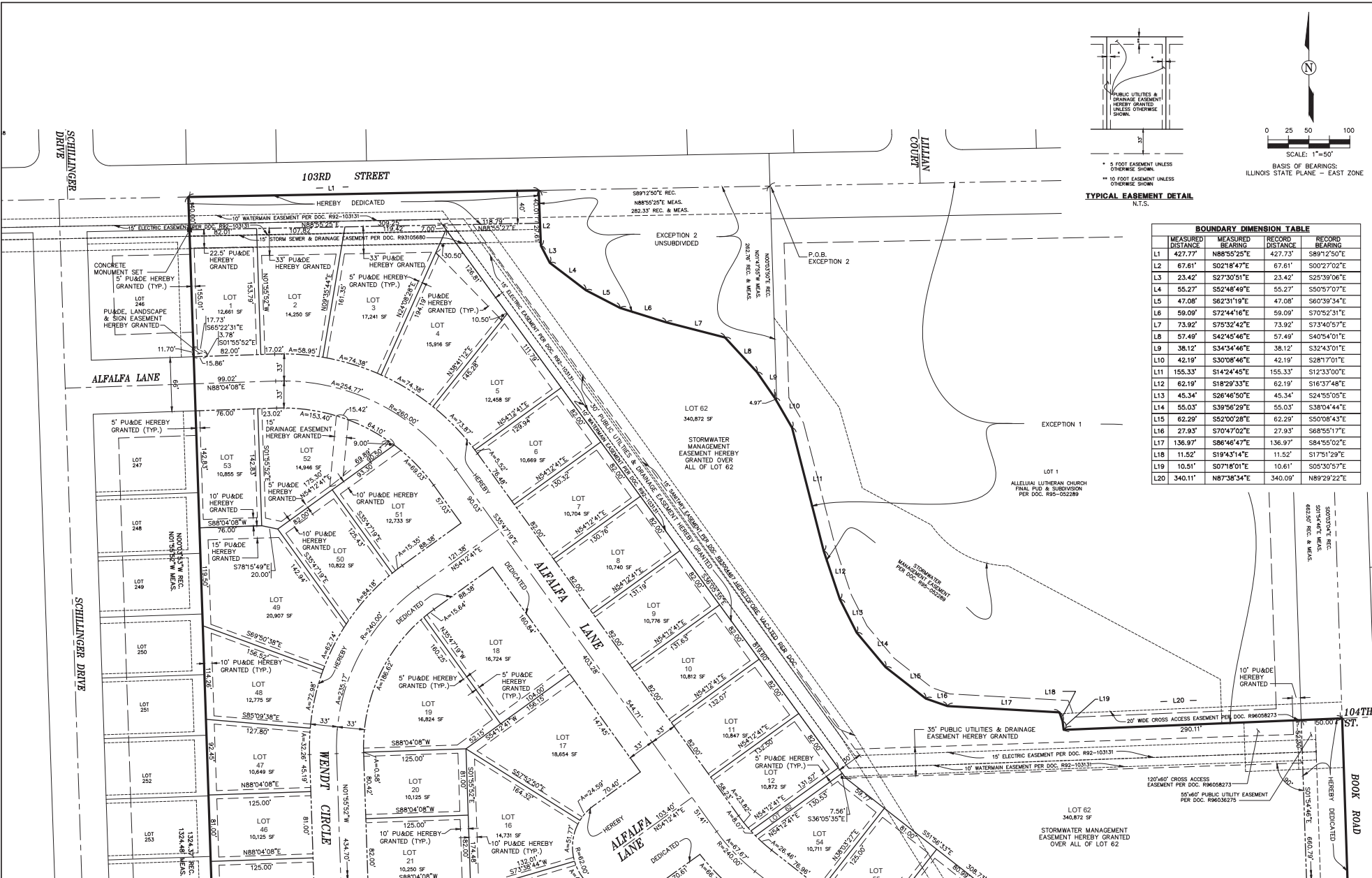
NO.		DATE		DESCRIPTION	
1	05/09/18	REV. PER CITY	RVW DATED 04/24/18		
2	05/30/18	REV. PER CITY	RVW DATED 05/29/18		

CLOW CREEK FARM ADDITION				
PLAT OF SUBDIVISION				
DRN./CDD. BY: SRH/ACC/DRM	FILE: 1966PS	FLD. BK./PC: 263/76-78	SHEET NO. 1 OF 4	
SCALE: 1"=100'	DATE: 03/17/18	JOB NO.: 196.006		



* 5 FOOT EASEMENT UNLESS OTHERWISE SHOWN.
 ** 10 FOOT EASEMENT UNLESS OTHERWISE SHOWN.
TYPICAL EASEMENT DETAIL
 N.T.S.

BOUNDARY DIMENSION TABLE					
MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING	MEASURED DISTANCE	MEASURED BEARING
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L5	47.08'	S62°31'19"E	47.08'	S60°39'34"E	
L6	59.09'	S72°44'16"E	59.09'	S70°52'31"E	
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L18	11.52'	S19°43'14"E	11.52'	S17°51'29"E	
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L20	340.11'	N87°38'34"E	340.09'	N89°29'22"E	



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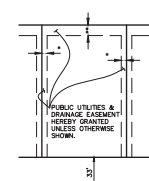
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REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	05/09/18	REV. PER CITY RVW DATED 04/24/18	
2	05/30/18	REV. PER CITY RVW DATED 05/29/18	

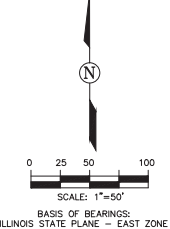
CLOW CREEK FARM ADDITION
 PLAT OF SUBDIVISION
 DRN./C.D. BY: SRH/DRM FILE: 1966PS FILED: BK/PC: 263/76-78 SHEET NO. 2 OF 4
 SCALE: 1"=50' DATE: 03/17/18 JOB NO.: 196.006

EXHIBIT B

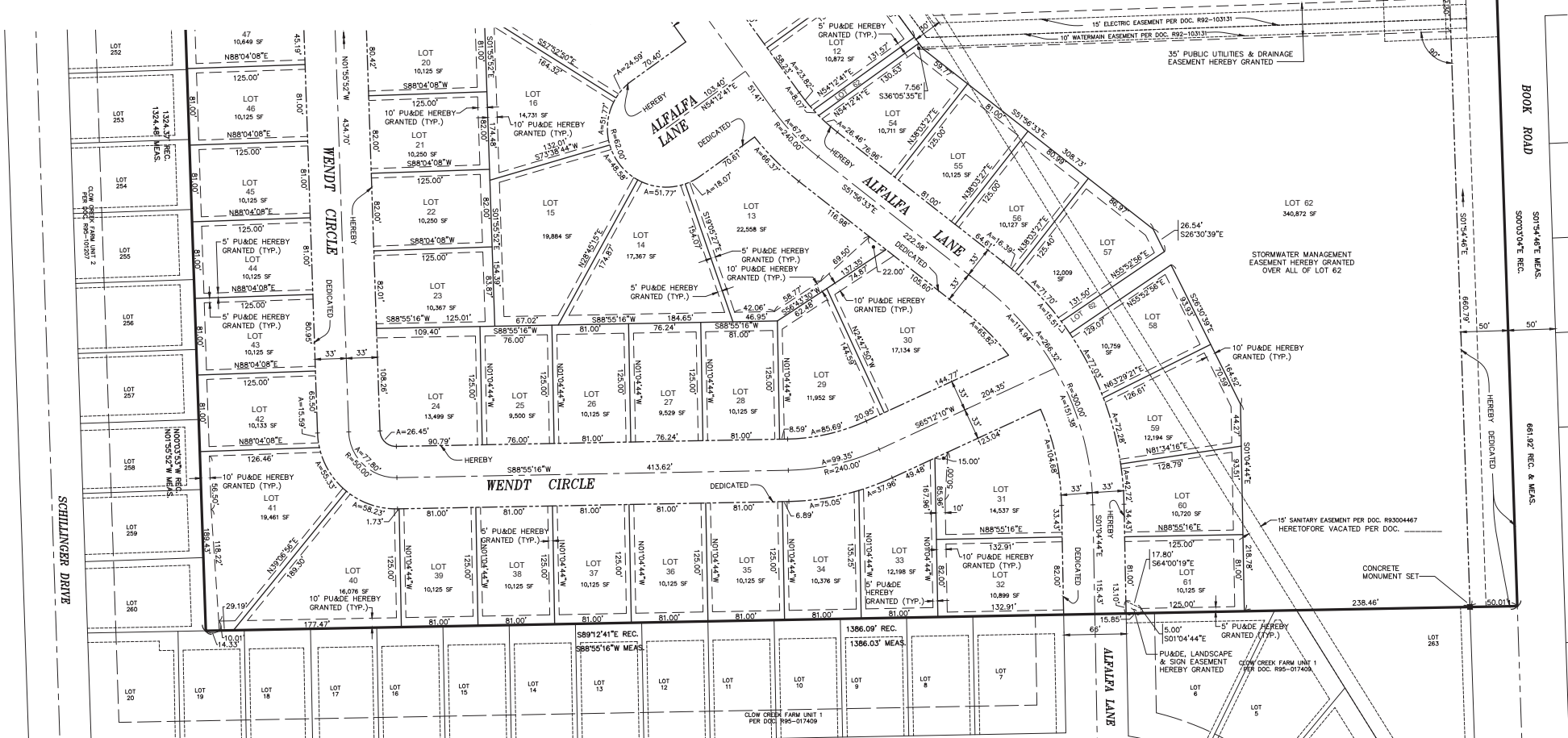
LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN
1	12,661	82.00'	82.00'	17	18,654	94.99*	106.56*	33	12,198	87.44*	86.86*	49	20,907	62.84*	81.00*
2	14,250	75.96*	82.00'	18	16,724	104.01*	104.02*	34	10,376	81.84*	81.76*	50	10,822	84.18*	83.75*
3	17,241	75.09*	82.00'	19	16,824	186.62*	157.22*	35	10,125	81.00'	81.00'	51	12,733	103.72*	103.72*
4	15,816	74.36*	82.00'	20	10,125	81.00'	81.00'	36	10,125	81.00'	81.00'	52	14,946	176.41*	146.65*
5	12,458	73.87*	82.00'	21	10,250	82.00'	82.00'	37	10,125	81.00'	81.00'	53	10,855	76.00'	76.00'
6	10,689	82.00'	82.00'	22	10,250	82.00'	82.00'	38	10,125	81.00'	81.00'	54	10,711	103.43*	94.92*
7	10,704	82.00'	82.00'	23	10,367	82.01'	82.48'	39	10,125	81.00'	81.00'	55	10,125	81.00'	81.00'
8	10,740	82.00'	82.00'	24	13,499	117.24*	107.99'	40	16,076	59.95*	81.00*	56	10,127	81.00*	81.00*
9	10,776	82.00'	82.00'	25	9,500	76.00'	76.00'	41	19,461	55.33*	81.00*	57	12,009	71.70*	81.04*
10	10,812	82.00'	82.00'	26	10,125	81.00'	81.00'	42	10,133	81.09*	81.05*	58	10,759	77.03*	81.00*
11	10,847	82.00'	82.00'	27	9,529	76.24*	76.24*	43	10,125	81.00'	81.00'	59	12,194	72.28*	81.75*
12	10,872	82.05*	82.07*	28	10,125	81.00'	81.00'	44	10,125	81.00'	81.00'	60	10,720	77.15*	81.00*
13	22,558	88.68*	100.25*	29	11,952	115.23*	102.81*	45	10,125	81.00'	81.00'	61	10,125	81.00'	81.00'
14	17,367	51.77*	76.82*	30	17,134	144.77*	135.96*	46	10,125	81.00'	81.00'	62	340,872	N/A	N/A
15	19,884	48.58*	72.08*	31	14,537	138.11*	125.70*	47	10,649	77.45*	81.00*				
16	14,731	51.77*	77.15*	32	10,899	82.00'	82.00'	48	12,775	72.98*	81.00*				



TYPICAL EASEMENT DETAIL
N.T.S.



* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.



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REVISIONS		NO.		DATE		DESCRIPTION	
1	05/09/18	REV. PER CITY RVM DATED 04/24/18					
2	05/30/18	REV. PER CITY RVM DATED 05/29/18					

CLOW CREEK FARM ADDITION			
PLAT OF SUBDIVISION			
DRN./CDD. BR:	SRI/DRM	FILE:	1966PS
SCALE:	1"=50'	DATE:	03/17/18
F.I.D. BK./P.C.:	263/76-78	JOB NO.:	196.006
			SHEET NO. 3 OF 4

EXHIBIT B

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 62 UNTIL SUCH TIME AS SAID LOT 62 IS CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

UPON CONVEYANCE, THE HOMEOWNER'S ASSOCIATION AS OWNER OF LOT 62, SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.

THE HOMEOWNER'S ASSOCIATION, AS OWNER OF LOT 62 OR THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE HOMEOWNER'S ASSOCIATION AS OWNER OF LOT 62 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 62 AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON LOT 62 LAND.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAN FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING OR REMOVING TREES, SHRUBS OR OTHER PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR OTHER MATERIALS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOT 62 BY THE OWNERS OR THE OWNERS SUCCESSORS IN INTEREST, BUT SAID LOT 62 MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT 62. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT MUNICIPAL UTILITY EASEMENT UNDER THE TERMS OF ALL OF LOT 62 FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON LOT 62 ONLY AFTER SUBMITTING AND RECEIVING THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY ENGINEER'S DESIGNEE THE CITY OF NAPERVILLE SHALL, UPON COMPLETION OF ANY MUNICIPAL UTILITY WORK ON LOT 62 RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTED PRIOR TO THE SAME OR BETTER SURFACE CONDITION THAT THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.

IF THE HOMEOWNER'S ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE ON LOT 62. THE INDIVIDUAL OWNER OF THE CITY OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR ALL COSTS INCURRED IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY THE OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

LANDSCAPE & SIGN EASEMENT PROVISIONS

AN EXCLUSIVE LANDSCAPE & SIGN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER/DEVELOPER, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "LANDSCAPE & SIGN EASEMENT" ON THE PLAN, TO PLANT TREES, SHRUBS, BUSHES, AND OTHER FORMS OF VEGETATION, AND TO ERECT FENCES, SIGNS AND LIGHTING FOR THE PURPOSE OF AESTHETICS AND INFORMATION PARKING WILL BE PROHIBITED IN THE LANDSCAPE EASEMENT.

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" (UNITS) ON THE PLAN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA 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 DEMED 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, MAINTAINING, TESTING, ADJUSTING, REPAIRING, REPLACING, 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.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION
AT A MEETING HELD THE _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

OWNER'S CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATED AS SHOWN HEREOF, 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 _____ ILLINOIS, THIS _____ DAY OF _____, 20____
BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ OF _____ TITLE _____ AND _____ PRINT NAME _____ 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, APPEARED _____ TITLE _____ AND _____ TITLE _____ 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 _____, 20____ DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE _____ PRINT NAME _____ MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____ MONTH DATE YEAR

MORTGAGE CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

(PRINT MORTGAGEE NAME) AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, YEAR _____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENTS) DEPICTED HEREON. DATED THIS _____ DAY OF _____, 20____

MORTGAGEE NAME: _____ BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

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) _____ OF _____ AND _____ (TITLE) _____ OF _____ 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 _____, 20____

NOTARY PUBLIC _____

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

I, _____ COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORGOTTEN 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 NAME AND SEAL OF THE COUNTY CLERK AT JOULET, ILLINOIS, THIS _____ DAY OF _____, A.D. 19____ COUNTY CLERK

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

I, _____ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER _____ (P/LN) DATED THIS _____ DAY OF _____, A.D. 20____ DIRECTOR

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ P.M. RECORDER OF DEEDS

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 FORGOTTEN 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 _____, 20____ CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

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 ON THE _____ DAY OF _____, 20____ BY: _____ MAYOR ATTEST: _____ CITY CLERK

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UNDER HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: 1. THAT _____ (PRINT NAME) _____ 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 OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: NAPERVILLE COMMUNITY UNIT DISTRICT 204 780 SHORELINE DRIVE AURORA, ILLINOIS 60904

OWNERS' _____ BY: _____ SIGNATURE
TITLE: _____ PRINT NAME
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DATE _____ DAY OF _____ MONTH _____ YEAR
NOTARY PUBLIC _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL BE CHANGED BY THE CONSTRUCTION OF THE 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 SUBDIVISOR HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____ ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 48222 LICENSE VALID THROUGH NOVEMBER 30, 2019 OWNER: _____ PRINT NAME

BY: _____ SIGNATURE _____ PRINT NAME _____

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO STATE THAT DOUGLAS R. MCCLINTIC AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO CREATED AND CITY CERTIFIED THE PLAT OF SUBDIVISION HEREOF DRAINED, TITLED CLOVE CREEK FARM ADDITION, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PREPARE SAID PLAT OF SUBDIVISION TO THE WILL COUNTY RECORDER OF DEEDS TO BE RECORDED. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-002992 LICENSE VALID THROUGH NOVEMBER 30, 2018

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

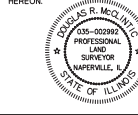
I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND FOLLOWING THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH AND IN RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF CLOVE CREEK FARM PLAT, UNIT NO. 1 RECORDED AS DOCUMENT NO. 198-1749 AND LYING EAST OF THE EAST LINE OF CLOVE CREEK FARM P.L.D. UNIT 2 RECORDED AS DOCUMENT NO. 198-10107, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 862.93 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST, 340.09 FEET TO THE CENTERLINE OF AN UNNAMED CREEK (THE FOLLOWING TEN (10) COURSES ARE ALONG THE CENTERLINE OF SAID CREEK: THENCE NORTH 00 DEGREES 30 MINUTES 37 SECONDS WEST, 104.1 FEET; THENCE NORTH 01 MINUTES 29 SECONDS WEST, 115.2 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 02 SECONDS WEST, 136.97 FEET; THENCE NORTH 08 DEGREES 55 MINUTES 17 SECONDS WEST, 27.93 FEET; THENCE NORTH 50 DEGREES 08 MINUTES 43 SECONDS WEST, 62.29 FEET; THENCE NORTH 08 DEGREES 04 MINUTES 44 SECONDS WEST, 58.03 FEET; THENCE NORTH 24 DEGREES 45 MINUTES 06 SECONDS WEST, 45.34 FEET; THENCE NORTH 18 DEGREES 37 MINUTES 44 SECONDS WEST, 62.18 FEET; THENCE NORTH 12 DEGREES 33 MINUTES 00 SECONDS WEST, 155.33 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 37.22 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, 282.76 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 676.36 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THAT NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 676.36 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED BY DOCUMENT 488-4848; THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY CONVEYED BY SAID DOCUMENT 282.76 FEET TO THE CENTER LINE OF AN UNNAMED CREEK (THE FOLLOWING NINE (9) COURSES ARE ALONG THE CENTER LINE OF SAID CREEK); THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 4.97 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 01 SECONDS WEST, 38.15 FEET; THENCE NORTH 40 DEGREES 14 MINUTES 01 SECONDS WEST, 57.49 FEET; THENCE NORTH 73 DEGREES 40 MINUTES 57 SECONDS WEST, 73.92 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 31 SECONDS WEST, 80.09 FEET; THENCE NORTH 60 DEGREES 39 MINUTES 34 SECONDS WEST, 47.08 FEET; THENCE NORTH 50 DEGREES 37 MINUTES 07 SECONDS WEST, 65.27 FEET; THENCE NORTH 26 DEGREES 39 MINUTES 00 SECONDS WEST 23.42 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS WEST 10.61 FEET; THENCE NORTH 00 DEGREES 14 SECONDS WEST 1.94 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 282.33 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-2.6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS DETERMINED TO BE ZONED _____ PER FLOOD INSURANCE RATE MAP NO. 1919/00030E WITH EFFECTIVE DATE OF SEPTEMBER 8, 1995 AND FLOOD INSURANCE RATE MAP NO. 1919/00033F WITH EFFECTIVE DATE OF SEPTEMBER 22, 1999.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGNER FIRM NO. 031-000100, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREOF. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2018



ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1864 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60640 TEL: (630) 366-3232 • FAX: (630) 366-3267

PREPARED FOR: OAK HILL DEVELOPMENT, LLC 1807 SOUTH WASHINGTON STREET, SUITE 1110, PWB 383 NAPERVILLE, ILLINOIS 60565 TEL: (630) 428-4800 FAX: (630) 922-6165

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
1	05/09/18	REV. PER CITY	RWD DATED 04/24/18					
2	05/30/18	REV. PER CITY	RWD DATED 05/29/18					

CLOVE CREEK FARM ADDITION
PLAT OF SUBDIVISION
DRN./X/O. Br. SRY/DRM FILE: 196P6S FILED. BK./PC: 263/76-78 SHEET NO. SCALE: 1"=50' DATE: 03/17/18 JOB NO.: 196.006 4 OF 4