

# PRELIMINARY/FINAL PLAT OF SUBDIVISION MARKET MEADOWS RESUBDIVISION NO. 2

IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

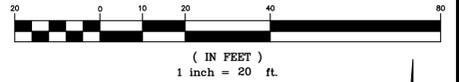
P.I.N. 08-29-203-029

PROPERTY ADDRESS

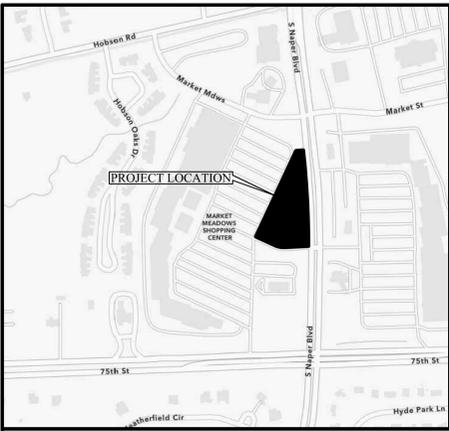
LOT 1: 1230 S. NAPER BOULEVARD (EXISTING)  
NAPERVILLE, IL 60540

LOT 2: 1211 S. NAPER BOULEVARD (NEW)  
NAPERVILLE, IL 60540

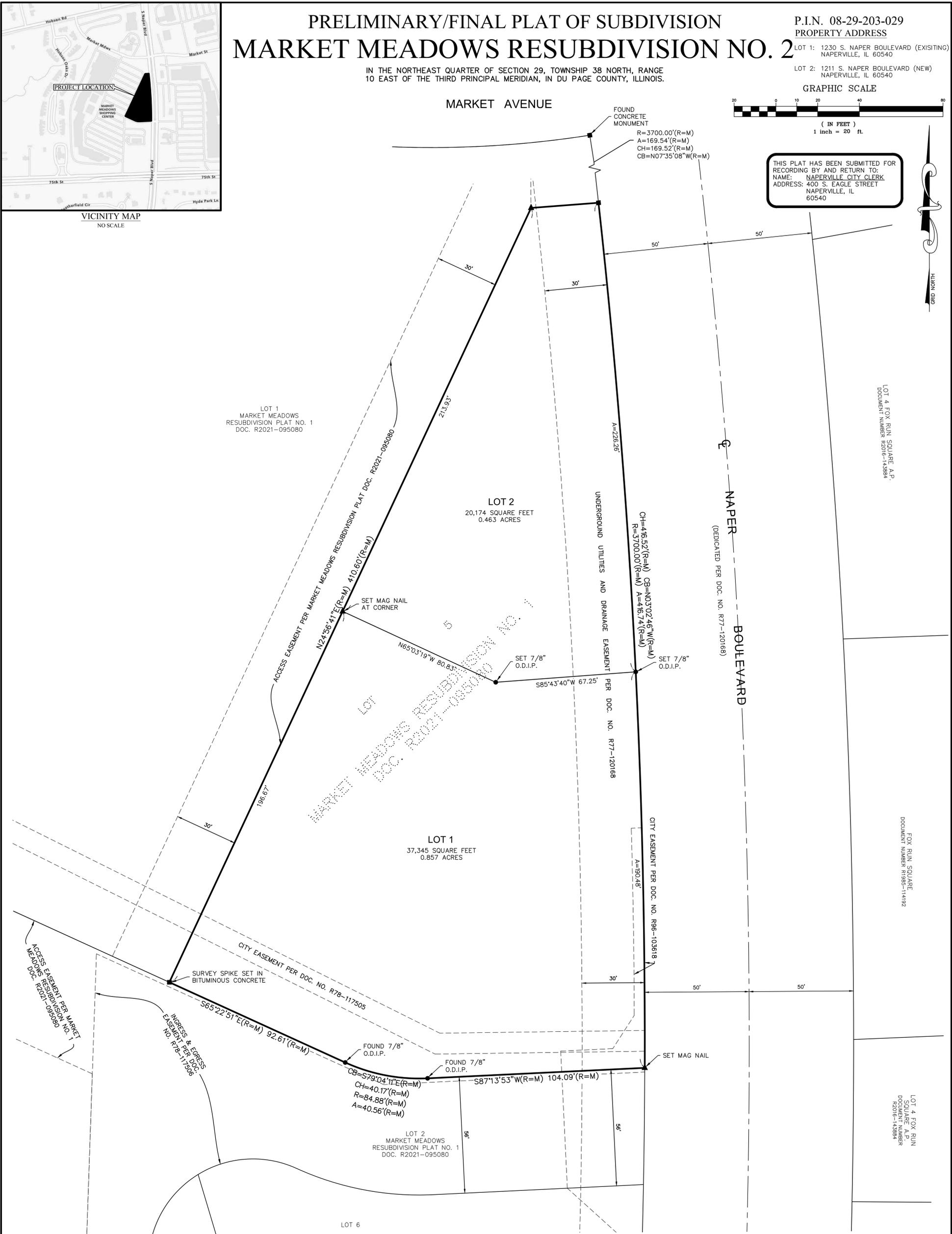
GRAPHIC SCALE



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



VICINITY MAP  
NO SCALE



**ABBREVIATIONS**  
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

**LEGEND**  
● FOUND 7/8" O.D.I.P. AT CORNER UNLESS OTHERWISE NOTED  
▲ FOUND MAG NAIL AT CORNER  
■ TO BE SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED  
+ TO BE SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

**LINE LEGEND**  
— SUBDIVISION BOUNDARY LINE  
— ADJACENT LAND PARCEL LINE  
— LOT LINE  
- - - EXISTING EASEMENT LINE  
- - - CENTERLINE  
- - - BUILDING SETBACK LINE  
- - - SECTION LINE

AREA SUMMARY	
GROSS	57,519 SQUARE FEET OR 1.320 ACRES
R.O.W. DEDICATION	0 SQUARE FEET OR 0 ACRES
NET AREA	57,519 SQUARE FEET OR 1.320 ACRES
(TO HEAVY LINES)	
(BASED ON MEASURED VALUES)	

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - 1201 EAST ZONE.

**OWNER/DEVELOPER**

MATT JUNG  
SHOREWOOD DEVELOPMENT GROUP  
860 MILWAUKEE AVENUE, SUITE 100  
BUFFALO GROVE, IL 60089

**ENGINEER**

JACOB & HEFNER ASSOCIATES, INC.  
1333 BUTTERFIELD ROAD, SUITE 300  
DOWNERS GROVE, IL 60515  
630-652-4600

CITY PROJECT NUMBER: DEV-0068-2025

**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

NO.	REVISIONS	DATE	BY
1.	REVISED PER CITY COMMENTS	06-30-25	RHM

DATE: 05-21-25 PC N/A DRAWN BY: DN CHECKED BY: DW BOOK: N/A, PG: N/A  
J:\PSDATA\2025 PROJECTS\25.0097\25.0097-01 PLAT OF SUB\25.0097-01-SUB.DWG

# PRELIMINARY/FINAL PLAT OF SUBDIVISION MARKET MEADOWS RESUBDIVISION NO. 2

IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE  
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

## 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 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 STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

TITLE: \_\_\_\_\_ 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 \_\_\_\_\_ AND \_\_\_\_\_

\_\_\_\_\_ 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, 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

## SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT \_\_\_\_\_ 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:

NAPERVILLE COMMUNITY UNIT DISTRICT 203  
203 W. HILLSIDE ROAD  
NAPERVILLE, ILLINOIS 60540-6589

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

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

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

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

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

NOTARY PUBLIC \_\_\_\_\_

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

TO THE BEST OF MY 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 \_\_\_\_\_, 20\_\_\_\_.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

## MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )  
  )SS  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT 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) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_

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 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 \_\_\_\_\_

## DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 33, 75TH STREET PURSUANT TO 765 ILCS 205/2 et seq.; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

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

COUNTY ENGINEER \_\_\_\_\_

## DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

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 RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

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 \_\_\_\_\_

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
COUNTY OF DU PAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_,

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

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

## CITY COUNCIL'S CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
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: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

## CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
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\_\_\_\_.

BY: \_\_\_\_\_  
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
  )SS  
COUNTY OF KANE )

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 5 IN MARKET MEADOWS RESUBDIVISION NO. 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 2021 AS DOCUMENT R2021-095080, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN 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 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0163J, HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2027

BY: \_\_\_\_\_  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/2026

## LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS )  
  )SS  
COUNTY OF KANE )

THIS IS TO STATE THAT DANIEL W. WALTER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN TITLED

MARKET MEADOWS RESUBDIVISION NO. 2

DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_,

A.D. 20\_\_\_\_.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2027

SIGNATURE \_\_\_\_\_  
DANIEL W. WALTER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/2026



NO.	REVISIONS	DATE	BY
1.	REVISED PER CITY COMMENTS	06-30-25	RHM

