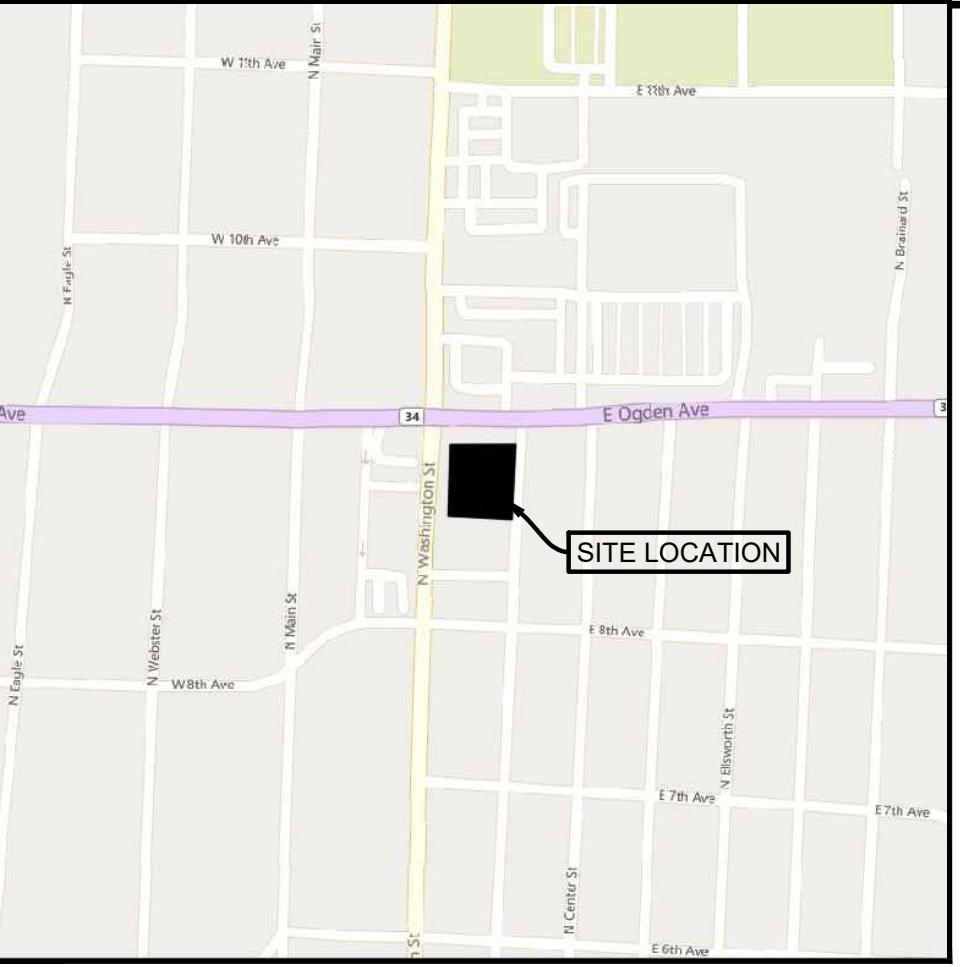


# PRELIMINARY/FINAL PLAT OF SUBDIVISION CASEY'S - 20 EAST OGDEN AVENUE

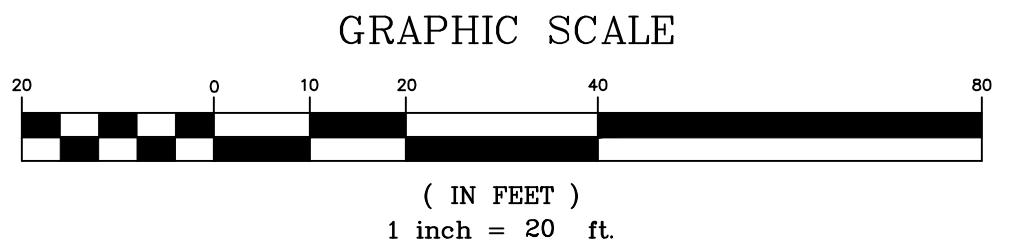
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



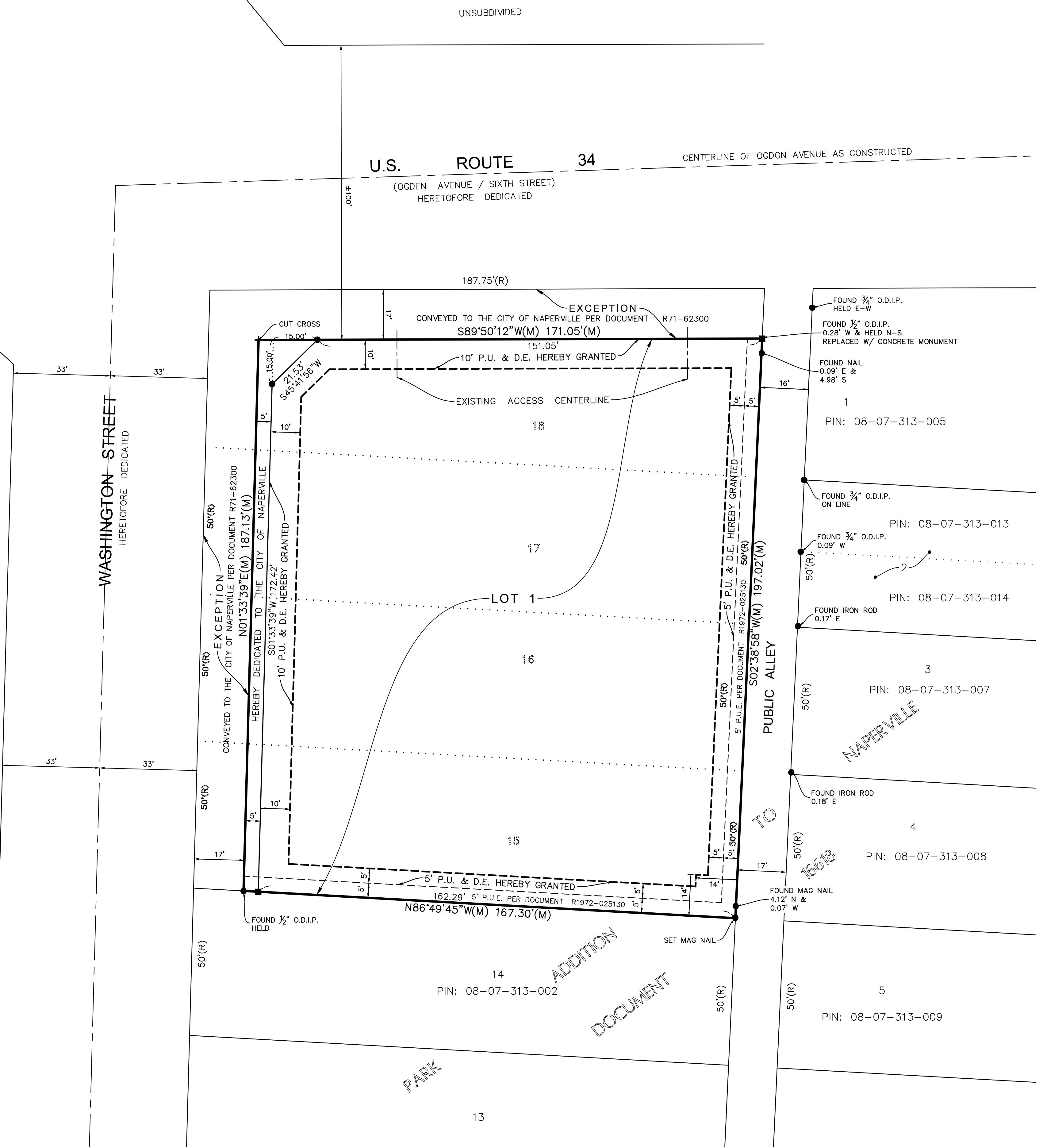
VICINITY MAP  
NO SCALE

THIS PLAT HAS BEEN  
SUBMITTED FOR RECORDING BY  
AND RETURN TO:  
NAPERVILLE CITY CLERK  
400 S. EAGLE STREET  
NAPERVILLE, IL 60563

P.I.N. 08-07-313-001  
PROPERTY ADDRESS:  
20 E. OGDEN AVENUE  
NAPERVILLE, IL 60563



PROPERTY OWNER/DEVELOPER:  
Casey's Retail Company  
P.O. Box 3004 | SE Delaware Avenue  
Ankeny, IA 50021  
Contact: Richard McMahon  
Sr. Site Development Manager  
515.318.9944 | WWW.CASEYS.COM



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AREA SUMMARY	
GROSS: 32,477 SQUARE FEET OR 0.746 ACRES	
R.O.W. DEDICATION: 1,049 SQUARE FEET OR 0.024 ACRES	
NET AREA: 31,428 SQUARE FEET OR 0.722 ACRES (TO HEAVY LINES) (BASED ON MEASURED VALUES)	
EASEMENT H.B.G: 4,888 SQUARE FEET OR 0.112 ACRES	

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 ILLINOIS EAST

## LEGEND

- SET 7/8" O.D.I.P.  
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT  
UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE  
UNLESS OTHERWISE NOTED

## 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  
H.B.G. = HEREBY GRANTED  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITIES EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

## LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

## 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 ("P.U.&D.E.") 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 ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, SEWER LINES WITH APPURTENCES, HOLDING CATCH BASINS, CONDUITS, 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.

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, EGREGS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THESE ARE 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.

## ACCESS NOTES:

1. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT ALONG US ROUTE 34 (OGDEN AVENUE) SERVING LOT 1, AS DEPICTED HEREIN.
2. ALL OTHER VEHICULAR ACCESS TO US ROUTE 34 (OGDEN AVENUE) SHALL BE VIA INTERNAL CIRCULATION.

PROJECT	CLIENT/ENGINEER	DATE: 9/23/24	PC N/A	DRAWN BY	REVISIONS	BOOK N/A	PG N/A	DATE BY
CASEY'S	Kimley-Horn	1	PER CITY COMMENTS DATED 10/25/24	MRA	11/26/24	24	MRA	
		2	PER CITY COMMENTS DATED 1/10/25	MRA	3/5/25	25	MRA	
		3	PER CITY COMMENTS DATED 4/3/25	MRA	4/10/25	25	MRA	
		4	PER EMAIL DATED 6/4/25	MRA	6/5/25	25	MRA	

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING	2631 GINGER WOODS PARKWAY, STE. 100
PHONE: (630) 829-9100 FAX: (630) 829-7310 EMAIL: ADMIN@ALTSURVEYING.COM	AURORA, IL 60502

SCALE: 1" = 20'  
1 OF 2

CITY PROJECT NUMBER: 24-10000111

J:\PSDATA\2024 PROJECTS\24.0115\24.0115-01 SUB\24.0115-01 POSUBD.DWG

PROJ. NO.: 24.0115-01

# PRELIMINARY/FINAL PLAT OF SUBDIVISION CASEY'S - 20 EAST OGDEN AVENUE

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

STATE OF IOWA )  
COUNTY OF POLK ) SS

THIS IS TO CERTIFY THAT CASEY'S RETAIL COMPANY, AN IOWA CORPORATION, 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 \_\_\_\_\_, IOWA,

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

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

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

## NOTARY'S CERTIFICATE

STATE OF IOWA )  
COUNTY OF POLK ) SS

I, A NOTARY PUBLIC IN AND FOR THE SAID

COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, OF SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH, RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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

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

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

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

## SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF IOWA )  
COUNTY OF POLK ) SS

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

1. THAT CASEY'S RETAIL COMPANY 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 SCHOOL DISTRICT 203  
203 WEST HILLSIDE ROAD  
NAPERVILLE, IL 60540

OWNER NAME: CASEY'S RETAIL COMPANY

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

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

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

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

## CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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

## CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

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

ZONING ADMINISTRATOR CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING  
AND DEVELOPMENT BUSINESS GROUP

## DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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 \_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK

## DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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 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: \_\_\_\_\_

## ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. DATE: \_\_\_\_\_  
REGION ONE ENGINEER

PROPERTY OWNER/DEVELOPER:  
Casey's Retail Company  
P.O. Box 30041 SE DuPage Avenue  
Ankeny, IA 50021  
Contact: Richard McMahon  
Sr. Site Development Manager  
515-318-9944 WWW.CASEYS.COM

PROJECT	CLIENT/ENGINEER	DATE: 9/23/24	PC N/A	DRAWN BY	NRA	CHECKED BY	SK	BOOK N/A	PG N/A	DATE	BY
CASEY'S	<b>Kimley-Horn</b>	NO. 2	PER CITY COMMENTS DATED 10/25/24	1/26/24	1/26/24	NO. 3	PER CITY COMMENTS DATED 1/10/25	1/25/24	1/25/24	1/25/24	1/25/24
		3	PER CITY COMMENTS DATED 4/3/25	4/3/25	4/3/25	4	PER EMAIL DATED 6/4/25	6/5/25	6/5/25	6/5/25	6/5/25

<b>COMPASS SURVEYING LTD</b>	CONSTRUCTION STAKING	COMPASS SURVEYING LTD PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184-002778 LICENSE EXPIRES 4/30/2027
ALTA SURVEYS • TOPOGRAPHY	2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-9300 EMAIL: ADMIN@CLSURVEYING.COM	

SCALE: NONE  
2 OF 2  
PROJ. NO.: 24.0115-01