

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE -
EAST ZONE

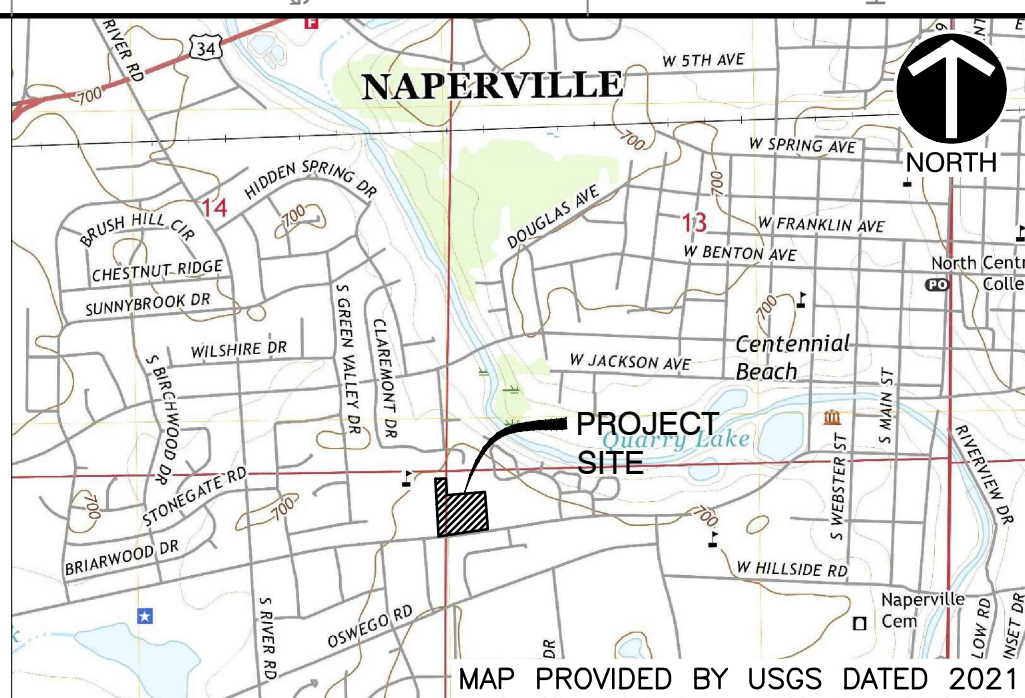
PRELIMINARY/FINAL PLAT OF SUBDIVISION OF CHARLESTON PLACE

OF PART OF THE NORTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST
QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: ALL OF 07-24-100-015
PROPERTY ADDRESS: N/A (VACANT LAND)
NAPERVILLE, ILLINOIS 60540

P.I.N.: PART OF 07-23-208-013
PROPERTY ADDRESS: 1155 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

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



LOCATION MAP
N.T.S.



LEGEND & ABBREVIATIONS

	BOUNDARY
	EXISTING LOT LINE
	PROPOSED ROW LINE
	SECTION LINE
	BUILDING SETBACK LINE
	PROPOSED SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CENTER LINE
	SET CONCRETE MONUMENT
	MONUMENTATION FOUND PER FIELD OBSERVATIONS
	MEASURED DATA
	RECORD DATA
	PUBLIC UTILITIES & DRAINAGE EASEMENT
	LANDSCAPE EASEMENT
	PERMANENT INDEX NUMBER
	FOUND IRON PIPE
	000.00' MEAS.
	000.00' REC.
	P.U. & D.E.
	L.E.
	PIN
	FIP

SET CONCRETE MONUMENT
MONUMENTATION FOUND
PER FIELD OBSERVATIONS

MEASURED DATA
RECORD DATA
PUBLIC UTILITIES &
DRAINAGE EASEMENT
LANDSCAPE EASEMENT
PERMANENT INDEX NUMBER
FOUND IRON PIPE



STORMWATER MANAGEMENT EASEMENT
LANDSCAPE EASEMENT



CITY PROJECT NUMBER 24-10000142

REVISION RECORD		
NO.	DATE	DESCRIPTION
1	02/07/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
2	03/18/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

CEC
Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR:
CHARLESTON INVESTMENTS, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563

PLAT OF SUBDIVISION
1103 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
SV02

SHEET 1 OF 3

AREA SUMMARY TABLE

PARCEL 1 AREA:	315,223 S.F. (7.237 AC.)
PARCEL 2 AREA:	3,969 S.F. (0.091 AC.)
GROSS BOUNDARY AREA	319,192 S.F. (7.328 AC.)
AURORA AVENUE DEDICATION	28,961 S.F. (0.665 AC.)
NET AREA	290,231 S.F. (6.663 AC.)

EXISTING EASEMENTS:

PUBLIC UTILITIES AND DRAINAGE EASEMENT	10,319 S.F. (0.237 AC.)
LANDSCAPE EASEMENT	5,227 S.F. (0.120 AC.)
TELEPHONE EASEMENT	18,836 S.F. (0.432 AC.)
ILLINOIS BELL TELEPHONE EASEMENT	9,535 S.F. (0.219 AC.)

PROPOSED EASEMENTS:

PUBLIC UTILITIES AND DRAINAGE EASEMENT	51,746 S.F. (1.188 AC.)
STORMWATER MANAGEMENT EASEMENT	14,332 S.F. (0.329 AC.)
LANDSCAPE EASEMENT	4,070 S.F. (0.093 AC.)

PROPOSED STREET RIGHT-OF-WAY:

CANNON CIRCLE DEDICATION	53,091 S.F. (1.219 AC.)
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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&DE") 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, CATCH BASINS, 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.

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.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS - OUTLOT 'A'

THE OWNER, OR THE PROPERTY OWNER'S ASSOCIATION (POA) IN THE CASES WHERE MULTIPLE OWNERS ARE INVOLVED, SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION SHOWN AS A HATCHED AREA ON OUTLOT 'A', HERETOFORE REFERRED TO AS OUTLOT 'A'.

THE OWNER, OR THE POA, SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE ON SAID OUTLOT 'A' AND ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS.

NEITHER THE OWNER, THE POA, NOR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT 'A'.

THE POA MAY ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION /RETENTION AREAS ON OUTLOT 'A'.

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

1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON OUTLOT 'A'.
2. ENTERING ONTO OUTLOT 'A' OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON OUTLOT 'A' WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON OUTLOT 'A' BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID OUTLOT 'A' 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 OUTLOT 'A'. IF EITHER THE OWNER OR POA FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES ON OUTLOT 'A' AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT 'A', SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON OUTLOT 'A'.

THE OWNER OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT 'A', IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TWENTY (20%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS.

THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TWENTY (20%) PERCENT AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS, SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT 'A'.

ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

THE LOT OWNER OF OUTLOT 'A' SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH OR TO CAUSE TO BE FURNISHED, TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION REPORT FOR THE STORMWATER FACILITIES, PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE AND INCLUDING A CERTIFICATION THAT THE CONDITION OF THE STORMWATER FACILITIES IS SUCH THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT.

LANDSCAPE EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED ON, UNDER AND ABOVE THOSE AREAS AS IDENTIFIED AS "LANDSCAPE EASEMENT" ON THIS PLAT OF SUBDIVISION. THE EASEMENT SHALL RUN TO THE BENEFIT OF THE CHARLESTON PLACE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN, INSPECT, REPAIR, REPLACE, CERTAIN LANDSCAPE IMPROVEMENTS, FENCING AND MONUMENT SIGNAGE AS PART OF THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CHARLESTON PLACE HOMEOWNERS ASSOCIATION (THE "DECLARATION"). THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL TREES, SHRUBS, FENCING AND MONUMENT SIGNAGE LOCATED IN THE LANDSCAPE EASEMENT. THE OWNERS OF ANY LOT ENCOMBERED BY THE LANDSCAPE EASEMENT ARE FORBIDDEN FROM REMOVING ANY TREES OR SHRUBS LOCATED IN THE LANDSCAPE EASEMENT AND MAY MAKE MODIFICATIONS OR OTHER IMPROVEMENTS WITHIN THE LANDSCAPE EASEMENT UPON THE EXPRESS WRITTEN CONSENT OF THE ASSOCIATION. NOTHING IN THIS PARAGRAPH SHALL BE CONSTRUED TO CONSTITUTE A PUBLIC USE EASEMENT OR A DEDICATION OF ANY PORTION OF THE LANDSCAPE EASEMENT. NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT THE LANDSCAPE EASEMENT DENOTED ON THIS PLAT OF SUBDIVISION IS LOCATED IN WHOLE OR IN PART ON THE SAME AREAS DENOTED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS (THE "PUDE EASEMENTS"), THE CHARLESTON PLACE HOMEOWNER'S ASSOCIATION AND THE OWNERS OF ANY LOT ENCOMBERED BY THE LANDSCAPE EASEMENT SHALL BE SUBJECT TO THE RIGHTS AND LIMITATIONS SET FORTH IN SAID PUDE EASEMENTS.

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____, COUNTY CLERK OF DUPAGE 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 }
COUNTY OF DUPAGE }SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____,

AT _____ O'CLOCK _____ M,

RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ CITY _____, ILLINOIS, THIS _____ DATE _____ DAY OF _____ MONTH _____, 20____.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

PRINTED NAME AND TITLE PRINTED NAME AND TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME

_____, AND _____
TITLE PRINT NAME TITLE
SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____
TITLE
_____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND

_____ TITLE
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 YEAR

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

_____, 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
DATE

OF _____, A.D., 20____ AS DOCUMENT NO. _____
MONTH YEAR

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: _____

MORTGAGEE NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

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) _____
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 _____, A.D., 20____.

NOTARY PUBLIC _____



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR:
CHARLESTON INVESTMENTS, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563

DRAWN BY: _____ ETI CHECKED BY: _____ JGC APPROVED BY: _____ *TJM
DATE: DECEMBER 19, 2024 DWG SCALE: NOT TO SCALE PROJECT NO: 333-244.0003

PLAT OF SUBDIVISION
1103 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:

SV02

SHEET 2 OF 3

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

1. THAT _____ ARE THE OWNERS 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 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNERS: _____

BY: _____ ATTEST: _____
SIGNATURE

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.
DATE MONTH YEAR

NOTARY PUBLIC

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } 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 _____, 20____.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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 LICENSED PROFESSIONAL ENGINEER NO. 46225
LICENSE VALID THROUGH NOVEMBER 30, 2025.

OWNER NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

PRINTED NAME AND TITLE PRINTED NAME AND TITLE

SURVEYOR'S NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS HAVE BEEN SHOWN BASED ON THE FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER DW24015499 DATED AUGUST 28, 2024.
- THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. THESE COORDINATES HAVE BEEN ESTABLISHED UTILIZING A REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 3/4" DIAMETER BY 24" LONG IRON PIPE.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. CIVIL & ENVIRONMENTAL CONSULTANTS, INC., IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.004002, EXPIRES APRIL 30, 2025.
- NOTE REGARDING 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 BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO STATE THAT TIMOTHY MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED 'CHARLESTON PLACE' 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 _____, 202____.

TIMOTHY J. MURPHY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES/RENEWES NOVEMBER 30, 2026
*HAND SIGNATURE ON FILE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY MURPHY, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL 1:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 23 AND OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTHERLY ON THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 742.5 FEET (RECORD) (MEASURED SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, 742.39 FEET) TO THE CENTER LINE OF AURORA ROAD (BEFORE PAVING) FOR A POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 00 MINUTES WEST (RECORD) (MEASURED SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST) ALONG SAID CENTER LINE A DISTANCE OF 146.0 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 05 SECONDS WEST 707.38 FEET (RECORD) (MEASURED NORTH 04 DEGREES 41 MINUTES 51 SECONDS WEST A DISTANCE OF 707.02); THENCE NORTH 85 DEGREES 45 MINUTES 55 SECONDS EAST 551.0 FEET (RECORD) (MEASURED NORTH 85 DEGREES 20 MINUTES 47 SECONDS EAST, A DISTANCE OF 551.35 FEET); THENCE SOUTH 2 DEGREES 49 MINUTES 13 SECONDS EAST 193.68 FEET (RECORD) (MEASURED SOUTH 02 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 192.91 FEET); THENCE SOUTH 8 DEGREES 12 MINUTES EAST 485.0 FEET (RECORD) (MEASURED SOUTH 08 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF 484.44 FEET); TO A POINT ON THE CENTER LINE OF AURORA ROAD (BEFORE PAVING); THENCE SOUTH 81 DEGREES 48 MINUTES WEST (RECORD) (MEASURED SOUTH 81 DEGREES 14 MINUTES 51 SECONDS WEST), ALONG SAID CENTER LINE, A DISTANCE OF 435.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART LYING WITHIN JEFFERSON ESTATES SUBDIVISION RECORDED AS DOCUMENT R2004-171706 AND ALSO EXCEPTING THEREFROM THAT PART LYING WITHIN THE MAYOR ESTATE SUBDIVISION RECORDED AS DOCUMENT R2015-042314.

PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 742.5 FEET (RECORD) (MEASURED SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, 742.39 FEET) TO THE CENTER LINE OF AURORA ROAD (BEFORE PAVING); THENCE SOUTH 86 DEGREES 00 MINUTES WEST (RECORD) (MEASURED SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST), ALONG THE CENTER LINE OF SAID AURORA ROAD, A DISTANCE OF 146.0 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 05 SECONDS WEST (RECORD) (MEASURED NORTH 04 DEGREES 41 MINUTES 51 SECONDS WEST) A DISTANCE OF 707.38 FEET (RECORD) (MEASURED 707.02) TO A POINT ON THE NORTHERLY LINE OF LAND DESCRIBED IN DOCUMENT [INSERT PARCEL 1 VESTING DEED], SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04 DEGREES 41 MINUTES 51 SECONDS WEST, A DISTANCE OF 44.37 FEET TO A SOUTHERLY LINE OF JEFFERSON ESTATES SUBDIVISION RECORDED AS DOCUMENT R2004-171706; THENCE NORTH 87 DEGREES 10 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY LINE, DISTANCE OF 92.87 FEET TO THE WEST LINE THE MAYOR ESTATE SUBDIVISION RECORDED AS DOCUMENT R2015-042314; THENCE SOUTH 03 DEGREES 53 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.41 FEET TO AFORESAID NORTHERLY LINE OF LAND DESCRIBED IN DOCUMENT [INSERT PARCEL 1 VESTING DEED]; THENCE SOUTH 85 DEGREES 20 MINUTES 47 SECONDS WEST (RECORD SOUTH 85 DEGREES 45 MINUTES 55 SECONDS WEST), ALONG SAID NORTH LINE, A DISTANCE OF 92.26 FEET TO THE POINT OF BEGINNING.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON 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 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED.

I, FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0143J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (DEFINED AS AREAS OF MINIMAL FLOOD HAZARD). THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 202____.

TIMOTHY J. MURPHY
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES/RENEWES NOVEMBER 30, 2026
*HAND SIGNATURE ON FILE

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PREPARED FOR:
CHARLESTON INVESTMENTS, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563

DRAWN BY: _____ ETI CHECKED BY: _____ JGC APPROVED BY: _____ *TJM
DATE: **DECEMBER 19, 2024** DWG SCALE: **NOT TO SCALE** PROJECT NO: **333-244.0003**

PLAT OF SUBDIVISION
1103 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:

SV02

SHEET **3** OF **3**