

Drawing name: K:\CHS_DEVELOPMENT\Willow Bridge_CityGate Phase 2_Naperville_IL\2_Design\CAD\Exhibits\PUD_Plat.dwg 2 May 05, 2026 3:28pm by OdoriLewis
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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: _____ SIGNATURE ATTEST: _____ 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

PRINT NAME OF THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME OF _____ AND _____ OF _____

TITLE PRINT NAME TITLE 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____
DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____ YEAR

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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

RECORDER OF DEEDS

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

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TAYLOR ESCHBACH AN ILLINOIS LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2021, AS DOCUMENT NO. R2021-010153, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY

OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-069246
MY LICENSE EXPIRES ON NOVEMBER 30, 2027



OWNER CONTACT

CITYGATE CENTRE III, FKA WESTINGS DEVELOPMENT, LLC
2020 CALAMOS COURT
NAPERVILLE, IL 60563
TEL: (630) 955-4846
CONTACT: TRACEY O. MILLER

PETITIONER/DEVELOPER CONTACT

CITYGATE CENTRE VENTURES II, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: JOE SEGOBIANO

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-3540, HEREBY DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

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.

I HEREBY STATE THAT BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17043C0137J WITH EFFECTIVE DATE AUGUST 1, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS

THIS _____ DAY OF _____, 20____

JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026

LEGAL DESCRIPTION

LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2021, AS DOCUMENT NO. R2021-010153, IN DUPAGE COUNTY, ILLINOIS

BENCHMARKS

SOURCE BENCHMARKS:
DUPAGE COUNTY BENCHMARK: NAPERVILLE 208
PID: AA3753

STATION IS LOCATED ALONG THE WEST SIDE OF RAYMOND DRIVE, NORTH OF THE INTERSECTION WITH DIEHL ROAD. STATION IS 36.15 FEET WEST OF THE CENTERLINE OF RAYMOND DRIVE, 583.0 FEET NORTH OF THE CENTERLINE OF DIEHL ROAD, AND 195.0 FEET SOUTH OF THE SOUTH END OF A GUARDRAIL SET ALONG THE WEST SIDE OF RAYMOND DRIVE. STATION IS IN A SIDEWALK CROSSING THE ENTRANCE FOR ADDRESS 1415 WEST DIEHL ROAD. MONUMENT IS AN ALUMINUM ROD 0.5 FEET ABOVE ROAD SURFACE AND 2.2 FEET BELOW THE LID.
ELEVATION = 706.12 FEET NAVD 88

SITE BENCHMARK #1:
THE SOUTHEAST TAG BOLT ON A FIRE HYDRANT AT THE SOUTHEAST CORNER OF CITY GATE LANE AND CITY GATE LANE.
ELEVATION = 724.16 FEET NAVD 88

SITE BENCHMARK #2:
THE ARROW BOLT ON A FIRE HYDRANT SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING ON THE NORTH SIDE OF WESTINGS AVENUE.
ELEVATION = 722.02 FEET NAVD 88

TRE	05/05/26	DATE
TRE	03/09/26	DATE
CITY COMMENTS		REVISIONS
CITY COMMENTS		REVISIONS

Kimley»Horn
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SCALE:	AS NOTED
DESIGNED BY:	OTL
DRAWN BY:	ARG
CHECKED BY:	TRE



FINAL PUD PLAT

CITYGATE II
2180 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE:
12/19/2025
KHA PROJECT NO.
268930001
SHEET NUMBER