

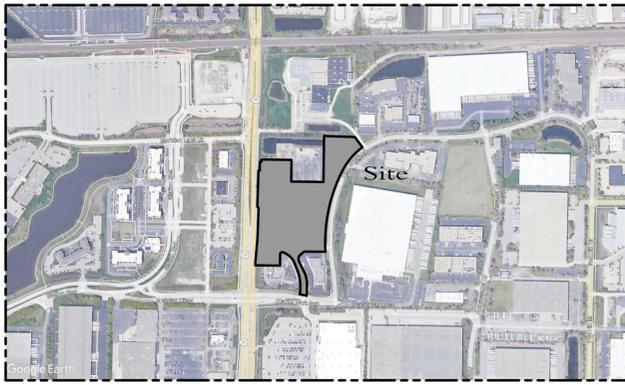
P.I.N. 07-15-302-019
07-15-302-012

This plat has been submitted for recording by and return to:
Naperville City Clerk
400 S. Eagle Street
Naperville, Illinois 60540

Project 23-10000017

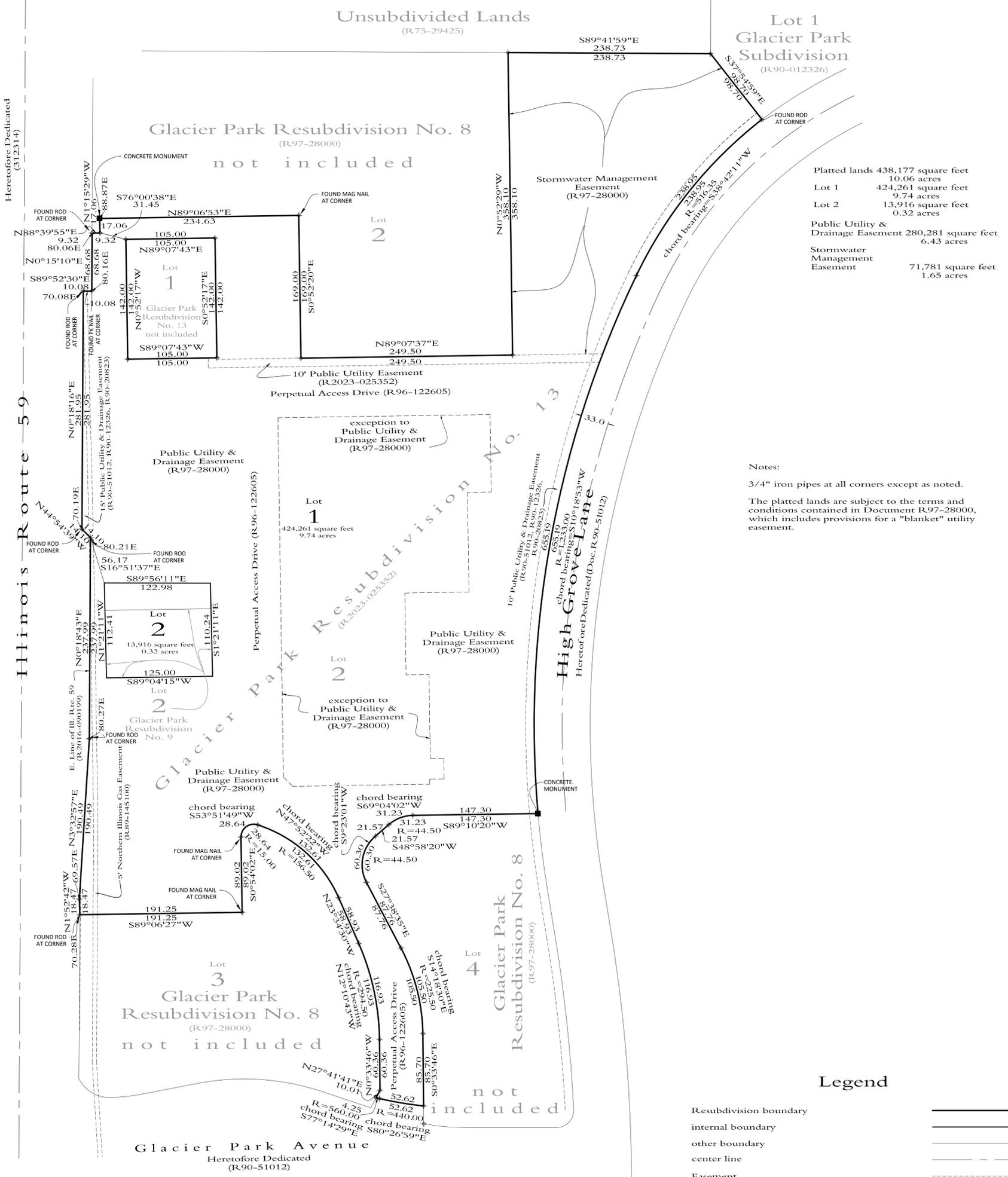
Common Address:
1931 Glacier Park Avenue
Naperville, Ill. 60540

Vicinity Map
not to scale



Preliminary and Final Plat
of
**Glacier Park
Resubdivision
No. 14**

Being a resubdivision of Lot 2 of Glacier Park Resubdivision No. 9 and Lot 2 of Glacier Park Resubdivision 13 in Section 15, Township 38 north, Range 9 east of the Third Principal Meridian in DuPage County, Illinois.



Platted lands	438,177 square feet
Lot 1	424,261 square feet 9.74 acres
Lot 2	13,916 square feet 0.32 acres
Public Utility & Drainage Easement	280,281 square feet 6.43 acres
Stormwater Management Easement	71,781 square feet 1.65 acres

Notes:
3/4" iron pipes at all corners except as noted.
The platted lands are subject to the terms and conditions contained in Document R.97-28000, which includes provisions for a "blanket" utility easement.

Legend

Resubdivision boundary	—————
internal boundary	—————
other boundary	—————
center line	—————
Easement	-----
Exception to Easement	-----
concrete monument	■



Koru Group, PLLC
2135 City Gate Lane,
Suite 330
Naperville, IL 60563
IL Design Firm
8901-0012
331-444-KORU
(5678)

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Prepared for:
NARE High Grove II L.L.C.

**Plat of
Resubdivision**

Date: 9-8-2023	Sheet 1 of 2
File: 23027RP5	
Job: 23027	

City Project 23-10000017

Preliminary and Final Plat
of
**Glacier Park
Resubdivision
No. 14**

Owner's Certificate

State of Illinois }
County of Cook } S.S.

This is to certify that NARE High Grove II LLC, an Illinois limited liability company is the owner of record of the property herein described 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 by statutes, and said company, does hereby acknowledge and adopt the same under the style and title aforesaid.

Dated at Chicago, Illinois this ___ day of _____, A.D.2023.

By: _____ attest: _____
title title

for:
NARE High Grove II LLC
c/o North American Real Estate
27 N. Green Street Chicago, IL 60607
847-882-0471

Notary's Certificate

State of Illinois }
County of Cook } S.S.

I, _____, a notary public in and for the said county in the state aforesaid, do hereby certify that _____ (name), _____ (title) and _____ (name), _____ (title) of said company, who are personally known to me to be the same persons whose names are subscribed to the forgoing instrument as such _____ (title) and _____ (title) respectively, 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 company on for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, A.D.2023.

_____ my commission expires on _____ A.D.2023.

(name)

School District Boundary Statement

State of Illinois }
County of Cook } S.S.

The undersigned, being duly sworn, upon his/her oath deposes and states as follows:

- 1.) that NARE High Grove II L.L.C. 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 description is incorporated herein by reference; and
- 2.) to the best of the owner's knowledge, the school districts in which tract, parcel, lot or block of the proposed subdivision lies are:

Indian Prairie School District 204
780 Shoreline Drive
Aurora, IL 60504

Community College of DuPage
425 Fawell Blvd.
Glen Ellyn, IL 60137

Owner name: NARE High Grove II LLC

By: _____ attest: _____
(title) (title)
subscribed and sworn before me this ___ day of _____, A.D.2023.

_____ notary public

City Treasurer's Certificate

State of Illinois }
County of DuPage } S.S.

I, Treasurer of 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 apportioned against the tract of land included in the annexed plat.

Dated at Naperville, Illinois this ___ day of _____, A.D.2023.

City Treasurer
Director, Finance department

City Administrative Approval Certificate

State of Illinois }
County of DuPage } S.S.

Approved in accordance with the Administrative Approval Criteria and Procedures set forth in Section 7-2-5 Naperville Municipal Code.

Dated at Naperville, Illinois this ___ day of _____, A.D.2023.

Zoning Administrator
City of Naperville
Transportation, Engineering and Development Business Group

Surveyor's Certificate

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted for the uses and purposes herein set forth Lot 2 of Glacier Park Resubdivision No. 9, Being a resubdivision of Lot 1 of Glacier Park Resubdivision No. 8 in Section 15, Township 38 north, Range 9 east of the Third Principal Meridian in DuPage County, Illinois and:

Lot 2 of Glacier Park Resubdivision No. 13, being part of Section 15, Township 38 north, Range 9 east of the Third Principal Meridian in DuPage County, Illinois.

I further certify that the lands described above do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency.

I further certify that the lands described above lie within the corporate limits of the City of Naperville, which has authorized a comprehensive plan and is exercising the special powers granted by the State of Illinois in 65 ILCS 5/11-12-6 as heretofore and hereafter amended.

All dimensions are given in feet and decimal parts thereof and are correct at 68° Fahrenheit.

Given under my Hand and Seal this ___ day of _____, A.D.2023.

Illinois Professional Land Surveyor 2967
expires 11-30-24

Surface Water Statement

State of Illinois }
County of Kane } S.S.

To the best of my knowledge and belief, the drainage of such surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if said 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 _____, A.D.2023.

Illinois Registered
Professional Engineer

State registration number _____ expires _____

Owner name: NARE High Grove II LLC

By: _____ attest: _____
(title) (title)

County Clerk's Certificate

State of Illinois }
County of DuPage } S.S.

I, Jean Kaczmarek, 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 this ___ day of _____, A.D.2023.

DuPage County Clerk

Recorder's Certificate

State of Illinois }
County of DuPage } S.S.

This instrument was filed for record in the Recorder's Office of DuPage County, Illinois on the ___ day of _____ at _____ o'clock _____ M. and was recorded in book _____ of plats on page _____.

Recorder of Deeds

Illinois Department of Transportation Certificate

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to § 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.
Region One Engineer



Koru Group, PLLC
2135 City Gate Lane,
Suite 330
Naperville, IL 60563
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8901-0012
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Prepared for:
NARE High Grove II L.L.C.

Plat of
Resubdivision

Date: 9-8-2023

File: 23027RP6

Job: 23027

Sheet

2

2