

LEGEND

BOUNDARY

EXISTING LOT LINE

EXISTING EASEMENT

CENTER LINE

PROPOSED EASEMENT

FIELD OBSERVATIONS

HEREBY GRANTED

ABBREVIATIONS

MEASURED DATA

PUBLIC UTILITIES &

DRAINAGE EASEMENT

POST CONSTRUCTION BEST

PERMANENT INDEX NUMBER

MANAGEMENT PRACTICES EASEMENT

RECORD DATA

IRON PIPE

000.00' MEAS.

000.00' REC.

P.U. & D.E.

P.C.B.M.P.E.

SET CONCRETE MONUMENT MONUMENTATION FOUND PER

P.C.B.M.P.E. HEREBY GRANTED

PUBLIC SIDEWALK EASEMENT

PROPOSED LOT LINE

UNDERLYING LOT LINE

BUILDING SETBACK LINE

PRELIMINARY/FINAL PLAT OF SUBDIVISION

OF WEST STREET EVES HITHE HOMES

P.I.N.: 07-13-106-006 07-13-106-007 NORTH PROJECT 241 NORTH WEST STREET 231 NORTH WEST STREET NAPERVILLE, IL 60540 THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET

LOCATION MAP

862 S.F. (0.020 AC.)

451 S.F. (0.010 AC.)

AREA SUMMARY TABLE

GROSS BOUNDARY AREA 29,992 S.F. (0.688 AC.) 0 S.F. (0.000 AC.) 29,992 S.F. (0.688 AC.)

16,906 S.F. (0.388 AC.) LOT 1 13,086 S.F. (0.300 AC.) LOT 2

EASEMENTS:

NET AREA

EXISTING:

ROW DEDICATION

NAPERVILLE, ILLINOIS 60540

8' UTILITY 501 S.F. (0.012 AC.)

PROPOSED EASEMENTS:

BEST MANAGEMENT PRACTICES

PUBLIC UTILITIES & DRAINAGE 4,836 S.F. (0.111 AC.)

PUBLIC SIDEWALK

POST CONSTRUCTION

SURVEYOR'S NOTES:

CITY PROJECT NUMBER 23-10000132

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.

3. ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.

4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

5. FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL

NUMBER 17043C0143J, DATED OF AUGUST 1, 2019. 6. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS

AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.

7. DENOTES CONCRETE MONUMENT TO BE SET.

8. SURVEYED LAND IS DETERMINED TO BE WITHIN THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. LIMITS EXTEND BEYOND AREA

9. NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION [OR FINAL PLANNED UNIT DEVELOPMENT PLAT PER SECTION 7-3-5:5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5:5.2.1.1 OF THE NAPERVILLE MUNICIPAL

REVISION RECORD

02/23/2024 REVISION PER CITY OF NAPERVILLE COMMENTS DATED JANAURY 18, 2024 03/28/2024 REVISIONS PER CITY OF NAPERVILLE COMMENTS DATED MARCH 15, 2024 3 04/29/2024 REVISIONS PER CITY OF NAPERVILLE

Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

www.cecinc.com

PREPARED FOR: C & M LAND, LLC. **159 SEA HAMMOCK WAY VEDRA BEACH, FLORIDA 32082**

DATE: **DECEMBER 18, 2023** DWG SCALE:

WEST STREET EXECUTIVE HOMES **PLAT OF SUBDIVISION**

SHEET 1 OF 2

DRAWING NO.:

324-962.0007

JGC APPROVED BY: 1"=20' PROJECT NO:

| · *** | |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 33' PER DOC. R81-52667 (DERUNTZ PLAT) 24' DONATED FOR STREET PER DOC. (1914)115065 |
| | 24 DONATED FOR STREET PER DOC. (1914)115065 |
| | 34.25' REC. CENTER MARRAN LING |
| | |
| | WEST SPRING LLC |
| | 4.23' 16.56' 10.34" IP 21'N. & ONLINE 4.23' 16.56' 14' 14' 14' 15.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 5.31' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' 6.61' |
| 0.2 | 27 N. & ONLINE Signature 1 |
| DERUNTZ HOMESTEAD PER DOC R81-52667 | P.C.B.M.P.E. P.C.B.M.P.E. P.C.B.M.P.E. |
| 07-13-106-028 SCHUMACHER, KRISTENE A | HEREBY GRANTED TO BE SET |
| 306 N FREEMONT STREET | 14' PUBLIC UTILITIES AND DRAINAGE EASEMENT HEREBY GRANTED PUBLIC SIDEWALK EASEMENT HEREBY GRANTED 8.92' |
| | 16,906 S.F. |
| 07–13–106–024 HENNING, KANDICE K TR | (0.388 ACRES) PLAT OF RIFE'S ADDITION TO THE CITY OF NAPERVILLE DUPAGE COUNTY (0.388 ACRES) |
| 304 N FREEMONT STREET LOT 1 | PLAT OF RIFE'S ADDITION TO THE CITY OF NAPERVILLE DUPAGE COUNTY ILLINOIS AND WARRANTY DEED PER DOCS. (1914)115065 & R2022-069716 07-13-106-006 241 N WEST STREET |
| ONCRET O7-13-106-025 GILLETT, WADE & SHELLEY 302 N FREEMONT STREET | |
| | EASEMENT HEREBY GRANTED SET 3/4" P 0.16'S 0.16'S |
| @ CÓRNEF | N 89°44'56" W MEAS. 166.30' MEAS. 160.30' MEAS. ONLINE ONLINE ONLINE P.O.B. DEED P.O.B. DEED |
| 07–13–106–019 COLVIN, WILLIAM & E L 228 N FREEMONT STREET | 5' PUBLIC UTILITIES AND DRAINAGE SEASEMENT HEREBY GRANTED |
| LOT 20 — LAIRD'S ADDITION | 10' PUBLIC UTILITIES AND DRAINAGE EASEMENT HEREBY GRANTED LOT 2 13,086 S.F. (0.300 ACRES) |
| NAPERVILLE—DUPAGE COUNTY ILLINOIS PER DOC. (1928)267356 | 13,086 S.F. (0.300 ACRES) LOT 1 (EXCEPT S. 11') LOT 9 BLK 5 |
| 07-13-106-020 SCHOVAIN, STEPHEN & TRACY 226 N FREEMONT STREET | LAIRD'S ADDITION DRAINAGE EASEMENT HEREBY GRANTED LAIRD'S ADDITION NAPERVILLE—DUPAGE COUNTY ILLINOIS |
| | 07-13-106-007 231 N WEST STREET 07-13-220-001 SYPNIEWSKY, ADAM & ASHLEY |
| 07-13-106-022 SOTIROFF, BRANDON & NISHA 224 N FREEMONT STREET | N 82.46'41' W MEAS. 165.07' MEAS. N 82.45' W REC. 165' REC. N 82.46'41' W MEAS. 165.07' MEAS. 165' REC. 165' REC. |
| LOT 19 LAIRD'S ADDITION PERVILLE—DUPAGE COUNTY ILLINOIS PER DOC. (1928)267356 | |
| 07-13-106-023 SOTIROFF, BRANDON & NISHA | LAIRD'S ADDITION NAPERVILLE—DUPAGE COUNTY ILLINOIS PER DOC. (1928)267356 |
| 222 N FREEMONT STREET | 07-13-106-026 229 N WEST STREET 58.74 |
| | 35' BUILDING LINE PER - 29.37' |
| LOT 18 LAIRD'S ADDITION | DOC. (1928)267356 |

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.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO. INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HERFIN. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS. REPRESENTATIVES. EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE. FOR THE PURPOSE OF SERVING ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT," AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES. THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE. ITS AGENTS. SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT' OR "PCBMPE". THE GRANT OF SAID PCBMPE TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING. CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

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

DATED AT ______, ILLINOIS, THIS ____ DAY OF ______, 20___.

BY: ____ ATTEST: ______

SIGNATURE SIGNATURE

TITLE: _____ PRINT_TITLE PRINT_TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

I, ______ A NOTARY PUBLIC IN AND F
PRINT NAME

THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PRINT NAME TITLE
_______, ______, OF SAID
PRINT NAME TITLE

OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH

RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGE 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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____, DAY OF _____, 20____.

DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON ______, 20____, 20____.

MONTH DATE

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

THE 7TH DAY OF MAY, A.D., 2024.

BY: _____ ATTEST ____ CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

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___.

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS SS

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 OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION

S:

NAPERVILLE COMMUNITY UNIT DISTRICT 203

NAPERVILLE COMMUNITY UNIT DISTRICT 2 203 W. HILLSIDE ROAD NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: ______

ITS: ______ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC

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 COMPANY NAME: ______ ATTEST: _____

SIGNATURE SIGNATURE

TITLE: _____ TITLE: ____ PRINT TITLE

PRINT TITLE

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS SS

THIS IS TO STATE THAT TERRY D. WRIGHT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED "WEST STREET EXECUTIVE HOMES", DOES 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 _____, 20__.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035.004007 LICENSE VALID THROUGH NOVEMBER 30, 2024

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THE _____, A.D. 20____

AT_____ O'CLOCK __M.

RECORDERS OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

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 _____, 20 ___.

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, 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.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF NORTH WEST STREET WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LAIRD'S ADDITION, NAPERVILLE, DUPAGE COUNTY, ILLINOIS, AND RUNNING THENCE SOUTH 89 DEGREES 29 MINUTES WEST ALONG SAID NORTH LINE, 195.57 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID LAIRD'S ADDITION; THENCE NORTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, 167.9 FEET TO THE CENTER LINE OF WEST SPRING AVENUE; THENCE SOUTH 66 DEGREES 40 MINUTES EAST ALONG SAID CENTER LINE, 201.3 FEET TO THE CENTER LINE OF NORTH WEST STREET; THENCE SOUTH 7 DEGREES 15 MINUTES WEST ALONG SAID CENTER LINE 89.1 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE SOUTH 11 FEET THEREOF) IN LAIRD'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1928 AS DOCUMENT 267356, IN DUPAGE COUNTY, ILLINOIS.

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 AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0143J, DATED AUGUST 1, 2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, 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 LAND SURVEYOR NO. 035.004007 LICENSE VALID THROUGH NOVEMBER 30, 2024

| REVISION R | ECORD |
|------------|-------|
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 NO
 DATE
 DESCRIPTION

 1
 02/23/2024
 REVISION PER CITY OF NAPERVILLE COMMENTS DATED JANAURY 18, 2024

2 03/28/2024 REVISIONS PER CITY OF NAPERVILLE COMMENTS DATED MARCH 15, 2024

3 04/29/2024 REVISIONS PER CITY OF NAPERVILLE

Civil & Environmental Consultants, Inc.
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PREPARED FOR:
C & M LAND, LLC.
159 SEA HAMMOCK WAY

DRAWN BY: MAJ CHECKED BY: JGC APPROVED BY: DATE: DECEMBER 18, 2023 DWG SCALE: NONE PROJECT NO:

WEST STREET EXECUTIVE HOMES
PLAT OF SUBDIVISION

SV01SHEET **2** OF **2**

DRAWING NO.:

324-962.0007