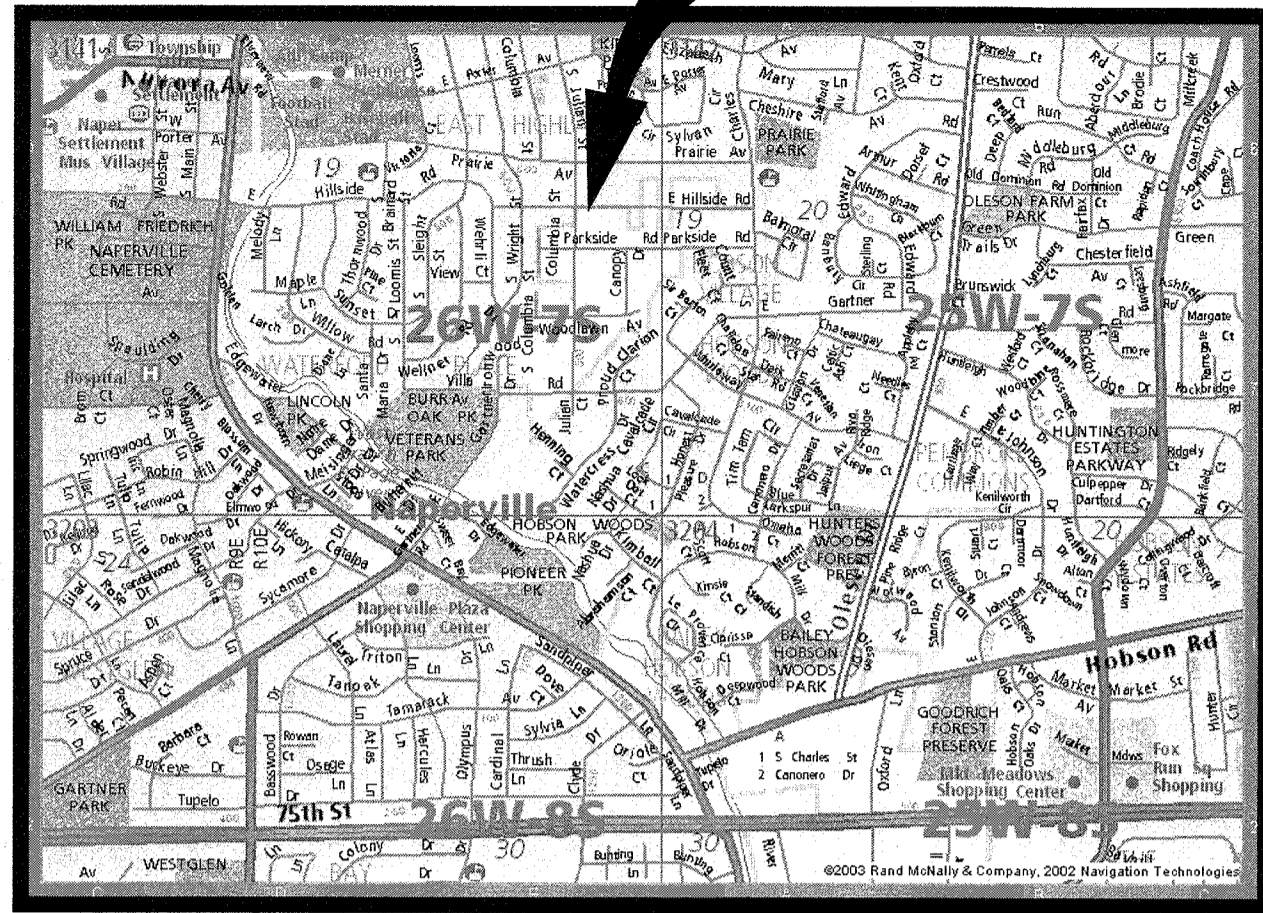


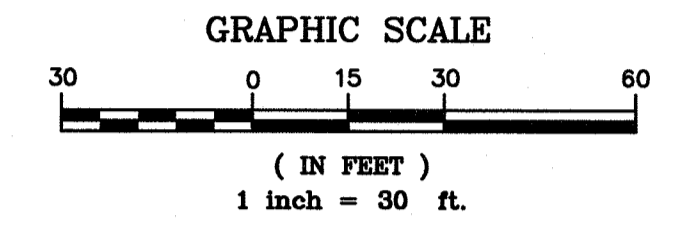
# PRELIMINARY/FINAL PLAT OF SUBDIVISION DONOVAN SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



**LOCATION MAP**  
NOT TO SCALE

SCALE: 1" = 30'  
BASIS OF BEARING -  
ILLINOIS STATE PLANE  
COORDINATES, EAST ZONE



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

**AREA SUMMARY TABLE**

TOTAL LOT AREA:	21,395 S.F. = 0.4912 ACRES
TOTAL EASEMENT AREA:	2961.45 S.F. = 0.0680 ACRES

**LEGEND**

- UNDERLYING LOT LINE
- - - EASEMENT LINE
- SUBDIVISION BOUNDARY LINE/PROPERTY LINE
- CONCRETE MONUMENT
- - - RIGHT OF WAY CENTERLINE

**ABBREVIATIONS**

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- M - MEASURED
- R - RECORD
- S.F. - SQUARE FEET



- SURVEYOR NOTES**
- 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  - ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
  - ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
  - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS.

**OWNER/DEVELOPER:**  
SIENA CUSTOM BUILDERS  
DOUGLAS L. DONOVAN AND MOLLY J. DONOVAN  
744 S. JULIAN STREET  
NAPERVILLE, IL 60540

CITY OF NAPERVILLE PROJECT NO.: 20-1-015

**INTECH CONSULTANTS, INC.**  
1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS  
LISLE, ILLINOIS 60532  
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-10-20  
REVISED: 2-28-20  
PREPARED: 1-24-20

SHEET No. 1 of 2 JOB No.: 7240

# PRELIMINARY/FINAL PLAT OF SUBDIVISION DONOVAN SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) 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 STYLE AND THE TITLE THEREON AFORESAID.

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

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

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

### NOTARY CERTIFICATE (OWNER'S NOTARY)

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT \_\_\_\_\_ (TITLE) \_\_\_\_\_, AND \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF SAID

OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING 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 OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,

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

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

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

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

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH 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 \_\_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
SIGNATURE  
ILLINOIS LICENSED PROFESSIONAL ENGINEER  
STATE LICENSE NUMBER \_\_\_\_\_  
LICENSE EXPIRATION DATE \_\_\_\_\_

OWNER COMPANY NAME: \_\_\_\_\_

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

SIGNATURE SIGNATURE

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

PRINT TITLE PRINT TITLE

### 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, CATCHBASINS, 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.

### CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DU PAGE)

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

### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DU PAGE )

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 OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203  
203 WEST HILLSIDE ROAD  
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: \_\_\_\_\_

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

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

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

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

### CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DU PAGE)

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

### 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 \_\_\_\_ M.

\_\_\_\_\_  
RECORDER OF DEEDS

### DU PAGE 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.

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

\_\_\_\_\_  
COUNTY CLERK

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 110 FEET (EXCEPTING THE WEST 2.0 FEET OF THE NORTH 95.0 FEET THEREOF) OF LOT 1 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE ESTATES, A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927, AS DOCUMENT 236013, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. 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, FURTHER STATE THAT THE LAND AREA INCLUDED IN THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, MAP NUMBER 17043C0144J, EFFECTIVE DATE, AUGUST 1, 2019, "X" (UNSHADED) IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

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

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587  
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2020

**INTECH CONSULTANTS, INC.**  
1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS  
LISLE, ILLINOIS 60532  
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-10-20  
REVISED: 2-28-20  
PREPARED: 1-24-20

SHEET No. 2 of 2 JOB No.: 7240