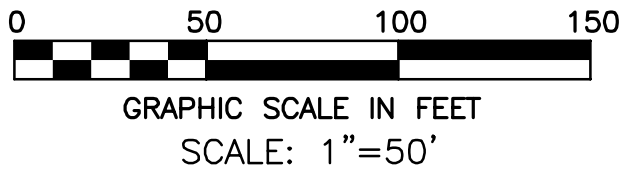


SITE MAP
NOT TO SCALE



BASIS OF BEARINGS:
ILLINOIS STATE PLANE
EAST ZONE
(TRUE NORTH)



GRAPHIC SCALE IN FEET
SCALE: 1"=50'

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR IROQUOIS CENTER RESUBDIVISION

OF LOT 1 IN IROQUOIS CENTER SUBDIVISION RECORDED ON JANUARY 11, 1983 PER DOC. NO. R83-01820
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-08-102-012
ADDRESS LOT 1 (EXISTING): 1163 E. OGDEN AVE
NAPERVILLE, IL 60563
ADDRESS LOT 2 (NEW): 1155 E. OGDEN AVE
NAPERVILLE, IL 60563

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

LEGEND:

---	SURVEYED BOUNDARY
---	LOT/PARCEL LINE
---	RIGHT OF WAY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
■	SET CONCRETE MONUMENT
●	SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
○	REBAR FOUND
○	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
■	PUBLIC UTILITIES AND DRAINAGE EASEMENT HEREBY GRANTED 43,134 S.F. OR 0.990 AC.(±)
□	CROSS ACCESS EASEMENT HEREBY GRANTED 15,206 S.F. OR 0.349 AC.(±)

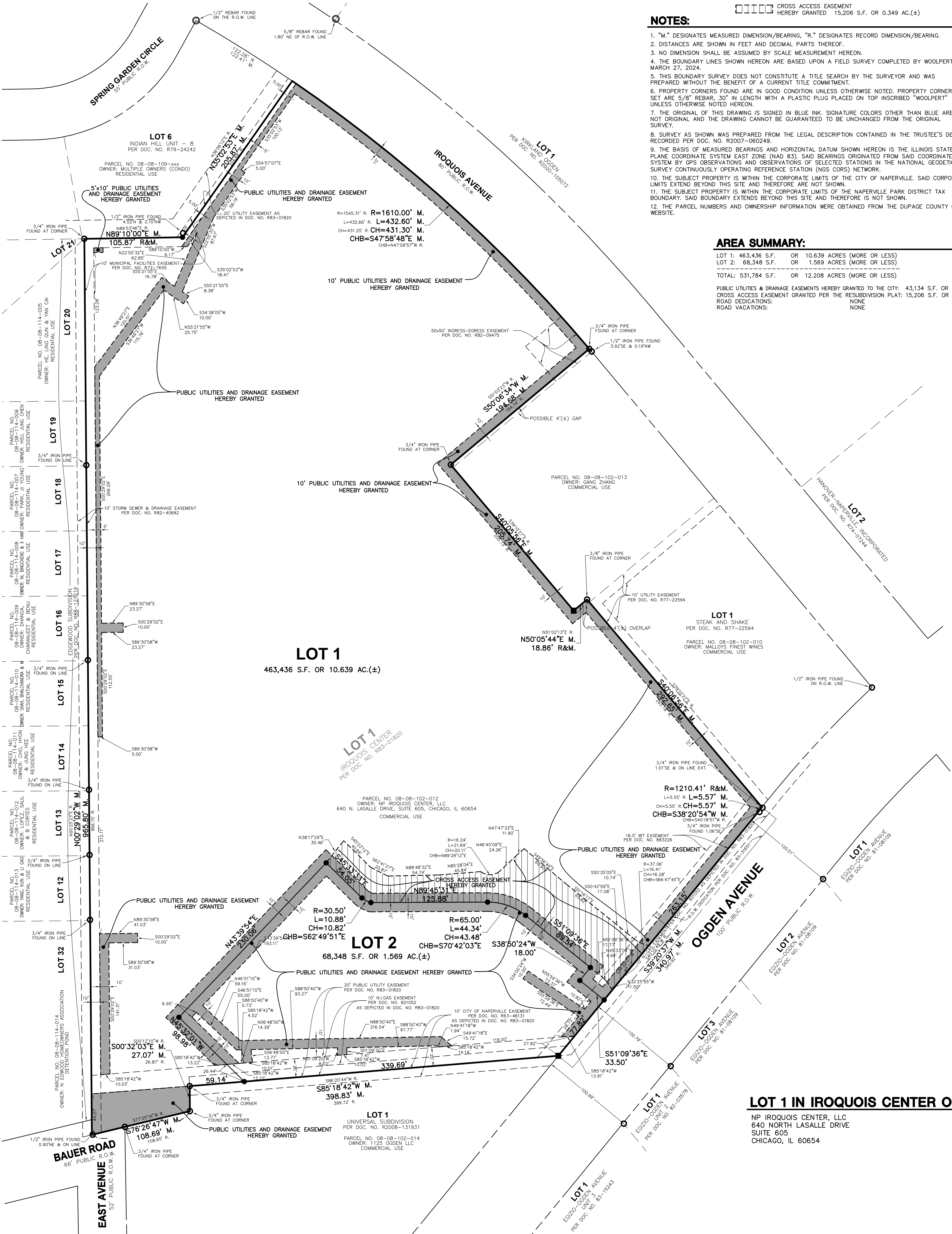
NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY WOOLPERT ON MARCH 27, 2024.
- THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT" UNLESS OTHERWISE NOTED HEREON.
- THE ORIGINAL OF THIS DRAWING IS SIGNED IN BLUE INK. SIGNATURE COLORS OTHER THAN BLUE ARE NOT ORIGINAL AND THE DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED FROM THE ORIGINAL SURVEY.
- SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION CONTAINED IN THE TRUSTEE'S DEED RECORDED PER DOC. NO. R2007-060249.
- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTEND BEYOND THIS SITE AND THEREFORE ARE NOT SHOWN.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE AND THEREFORE IS NOT SHOWN.
- THE PARCEL NUMBERS AND OWNERSHIP INFORMATION WERE OBTAINED FROM THE DUPAGE COUNTY GIS WEBSITE.

AREA SUMMARY:

LOT 1: 463,436 S.F.	OR 10.639 ACRES (MORE OR LESS)
LOT 2: 68,348 S.F.	OR 1.569 ACRES (MORE OR LESS)
TOTAL: 531,784 S.F.	OR 12.208 ACRES (MORE OR LESS)

PUBLIC UTILITIES & DRAINAGE EASEMENTS HEREBY GRANTED TO THE CITY: 43,134 S.F. OR 0.990 AC.(±)
CROSS ACCESS EASEMENT GRANTED PER THE RESUBDIVISION PLAT: 15,206 S.F. OR 0.349 AC.(±)
ROAD DEDICATIONS: NONE
ROAD VACATIONS: NONE



LOT 1 IN IROQUOIS CENTER OWNER

NP IROQUOIS CENTER, LLC
640 NORTH LASALLE DRIVE
SUITE 605
CHICAGO, IL 60654

CITY PROJECT NUMBER 24-10000055



CALL BEFORE
YOU DIG
800-882-6123

IROQUOIS CENTER RESUBDIVISION
A PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS
PLAT OF SUBDIVISION



WOOLPERT, INC.
3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

PROJECT NO.:	NO.	DATE	REVISION
10018337	7.	08/21/24	PER COMMENTS
DATE 03/15/24	6.	08/13/24	PER COMMENTS
SCALE AS SHOWN	5.	06/14/24	PER COMMENTS
DES. SRK	4.	05/07/24	PER COMMENTS
DR. PTK	3.	04/15/24	PROPOSED LOTS REVISED
CKD. SRK	2.	04/03/24	PROPOSED LOTS REVISED
	1.	03/22/24	PARCEL BOUNDARY REVISED

PRELIMINARY/FINAL PLAT OF SUBDIVISION
FOR
IROQUOIS CENTER RESUBDIVISION
OF LOT 1 IN IROQUOIS CENTER SUBDIVISION RECORDED ON JANUARY 11, 1983 PER DOC. NO. R83-01820
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-08-102-012
ADDRESS LOT 1 (EXISTING): 1163 E OGDEN AVE
NAPERVILLE, IL 60563
ADDRESS LOT 2 (NEW): 1155 E OGDEN AVE
NAPERVILLE, IL 60563

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

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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 _____ CITY _____ STATE _____ THIS _____ DAY OF _____, 20____

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ 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____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D., 20____ AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF _____ COUNTY, _____ ON THE _____ DAY OF _____ A.D., 20____, AS DOCUMENT NO. _____ 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: _____

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) _____ RESPECTIVELY, 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 _____, 20____

NOTARY PUBLIC _____

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 _____

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

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.

_____, A.D., 20____

_____, SIGNATURE _____ DATE _____

_____, PRINT _____

_____, REGION ONE ENGINEER _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____

BY: _____ ATTEST: _____

MAYOR CITY CLERK

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 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 W. 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 _____

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____

RYAN T. WALTER
ILLINOIS PROFESSIONAL ENGINEER #062-059249
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER: _____

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT NAME _____ ITS: _____

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

NOTARY PUBLIC _____

OWNER'S INFORMATION

NP IROQUOIS CENTER, LLC
640 N. LASALLE DRIVE
SUITE 605
CHICAGO, IL 60654
312-238-8988

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 CERIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT NO. _____ 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

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO STATE THAT STEPHEN R. KREGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED "IROQUOIS RESUBDIVISION", 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 _____, 20____, A.D.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2024

PROPERTY DESCRIPTION:

LOT 1 IN IROQUOIS CENTER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1983 AS DOCUMENT R83-01820, IN DUPAGE COUNTY, ILLINOIS.

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 1 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT. THE OWNER(S) OF LOT 1 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERCTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNER(S) OF LOT 1 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE NORTH AND SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

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.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND PLATTED THE HEREIN DESCRIBED PROPERTY;

PLATTED PROPERTY CONTAINS 12.208 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1/2" DIAMETER BY 24" LONG IRON REBARS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND PLAT OF SUBDIVISION WHICH WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCES OF THE CITY OF NAPERVILLE, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREON, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDATION OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 17043C0142J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 01, 2019, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE " X " (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE " D " (NO SHADING) - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____, A.D.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2024

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION
NUMBER 184-001393



CITY PROJECT NUMBER 24-10000055



WARNING
CALL BEFORE
YOU DIG
800-882-4123

IROQUOIS CENTER RESUBDIVISION
A PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PLAT OF SUBDIVISION



WOOLPERT
DESIGN | GEOGRAPHICAL | INFRASTRUCTURE

WOOLPERT, INC.
3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

PROJECT NO.:	NO.	DATE	REVISION
10018337	7.	08/21/24	PER COMMENTS
DATE 03/15/24	6.	08/13/24	PER COMMENTS
SCALE AS SHOWN	5.	06/14/24	PER COMMENTS
DES. SRK	4.	05/07/24	PER COMMENTS
DR. PTK	3.	04/15/24	PROPOSED LOTS REVISED
CKD. SRK	2.	04/03/24	PROPOSED LOTS REVISED
	1.	03/22/24	PARCEL BOUNDARY REVISED

2 of 2

SHEET NO.