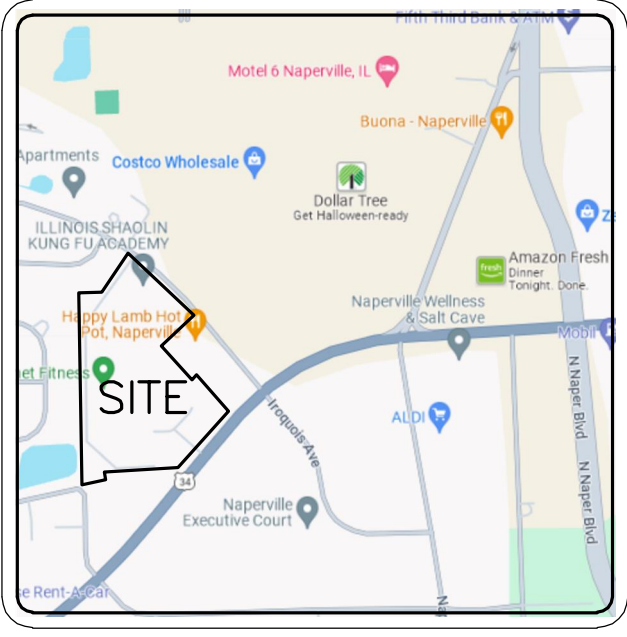


# PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR IROQUOIS CENTER RESUBDIVISION

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

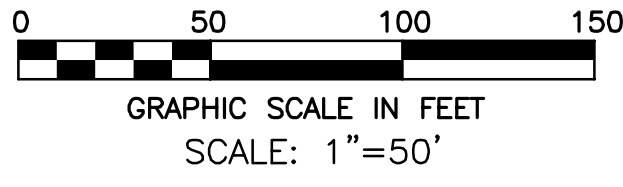
THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540



**SITE MAP**  
NOT TO SCALE



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



**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
- 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.(±)

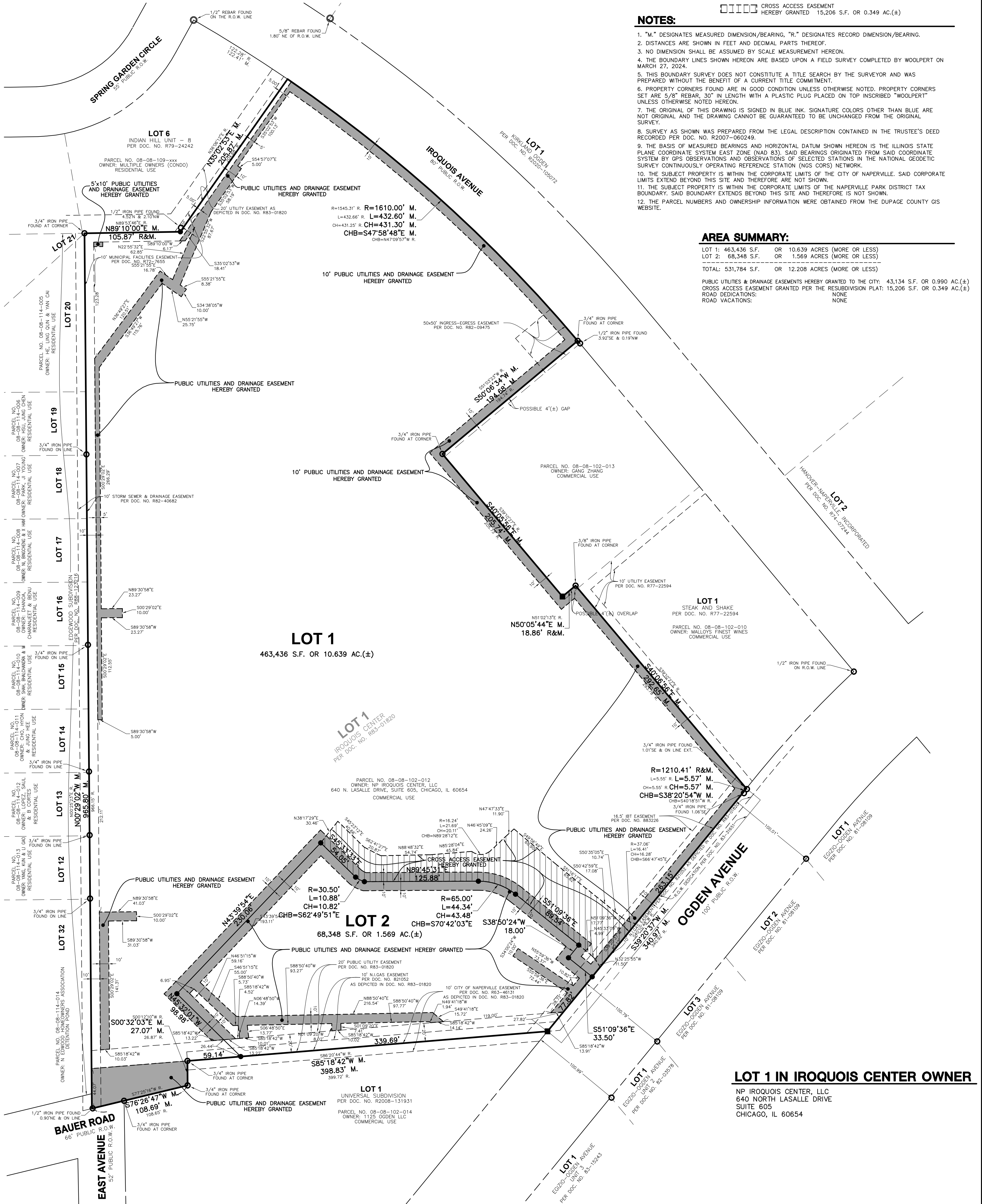
**NOTES:**

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY WOOLPERT ON MARCH 27, 2024.
5. THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. 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.
7. 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.
8. SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION CONTAINED IN THE TRUSTEE'S DEED RECORDED PER DOC. NO. R2007-060249.
9. 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.
10. 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.
11. 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.
12. 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)
<b>TOTAL: 531,784 S.F.</b>	<b>OR 12.208 ACRES (MORE OR LESS)</b>

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 24-1000055

<p>WARNING CALL BEFORE YOU DIG 800-882-9123</p>	<p><b>IROQUOIS CENTER RESUBDIVISION</b> 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> <p><b>PLAT OF SUBDIVISION</b></p>	<p><b>WOOLPERT</b> DESIGN   GEOGRAPHICAL   INFRASTRUCTURE</p>	<p><b>WOOLPERT, INC.</b> 3333 Warrenville Road Suite 200 Lisle, IL 60532 800.414.1045</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>PROJECT NO.:</th> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>10018337</td> <td>7.</td> <td>08/21/24</td> <td>PER COMMENTS</td> </tr> <tr> <td>DATE 03/15/24</td> <td>6.</td> <td>08/13/24</td> <td>PER COMMENTS</td> </tr> <tr> <td>SCALE AS SHOWN</td> <td>5.</td> <td>06/14/24</td> <td>PER COMMENTS</td> </tr> <tr> <td>DES. SRK</td> <td>4.</td> <td>05/07/24</td> <td>PER COMMENTS</td> </tr> <tr> <td>DR. PTK</td> <td>3.</td> <td>04/15/24</td> <td>PROPOSED LOTS REVISED</td> </tr> <tr> <td>CKD. SRK</td> <td>2.</td> <td>04/03/24</td> <td>PROPOSED LOTS REVISED</td> </tr> <tr> <td></td> <td>1.</td> <td>03/22/24</td> <td>PARCEL BOUNDARY REVISED</td> </tr> </table>	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	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET NO. <b>1 OF 2</b></p>
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PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR IROQUOIS CENTER RESUBDIVISION

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

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

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.

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.

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.

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.

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.

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.

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\_\_\_\_.

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

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.

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.

DUPAGE COUNTY RECORDER'S CERTIFICATE

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.

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.

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.

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, NICKER 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.

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.



CITY PROJECT NUMBER 24-1000055

Warning icon, 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.: 10018337 NO. DATE REVISION 7. 08/21/24 PER COMMENTS 6. 08/13/24 PER COMMENTS 5. 06/14/24 PER COMMENTS 4. 05/07/24 PER COMMENTS 3. 04/15/24 PROPOSED LOTS REVISED 2. 04/03/24 PROPOSED LOTS REVISED 1. 03/22/24 PARCEL BOUNDARY REVISED SHEET NO. 2 of 2