

PRELIMINARY/FINAL PLAT OF SUBDIVISION OF MAIN STREET PROMENADE EAST RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2

BEING IN PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH,
 RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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

OWNER/DEVELOPER
 LFP HOLDINGS, LLC
 PH. (630) 305-7171

BENCHMARKS

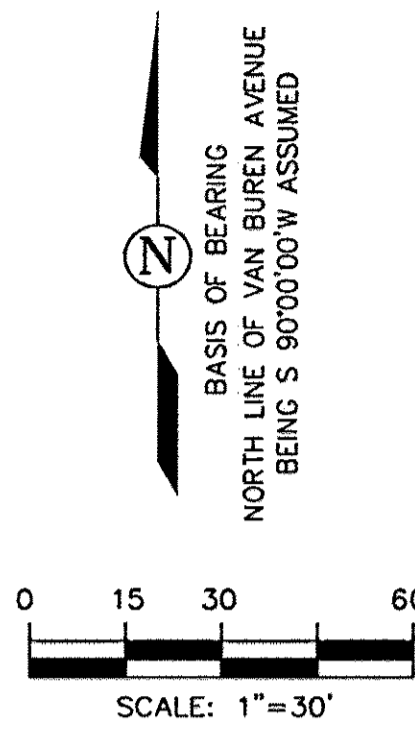
DESCRIPTION OF SOURCE BENCHMARK:
 CITY OF NAPERVILLE MONUMENT STATION NAME: 705 BERNTSEN 3-D ROD
 TYPE GPS MONUMENT NEAR SOUTHWEST CORNER OF COLUMBIA STREET AND
 OGDEN AVENUE ELEVATION 734.64 FEET (NAVD 88)

DESCRIPTION OF BENCHMARK:

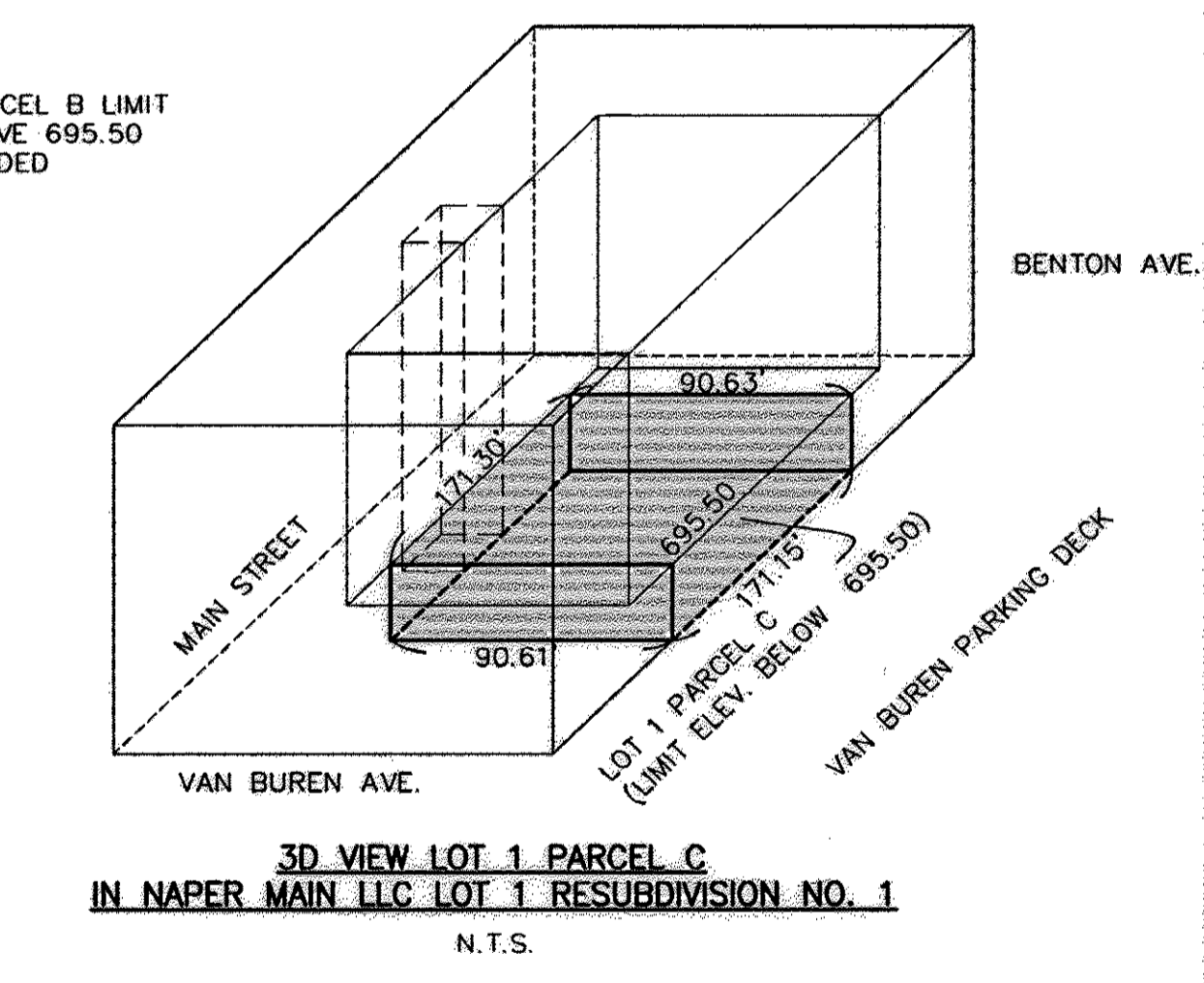
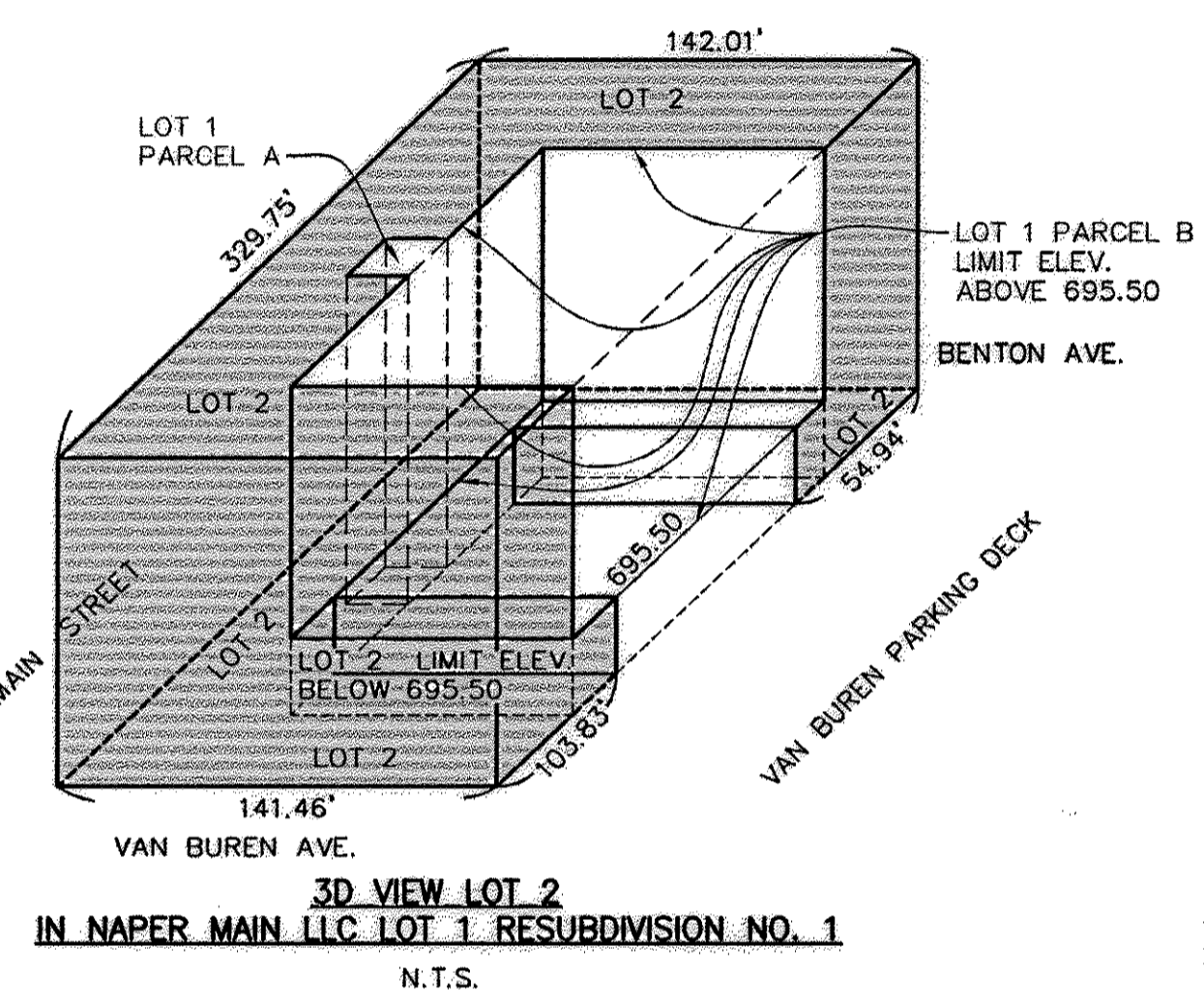
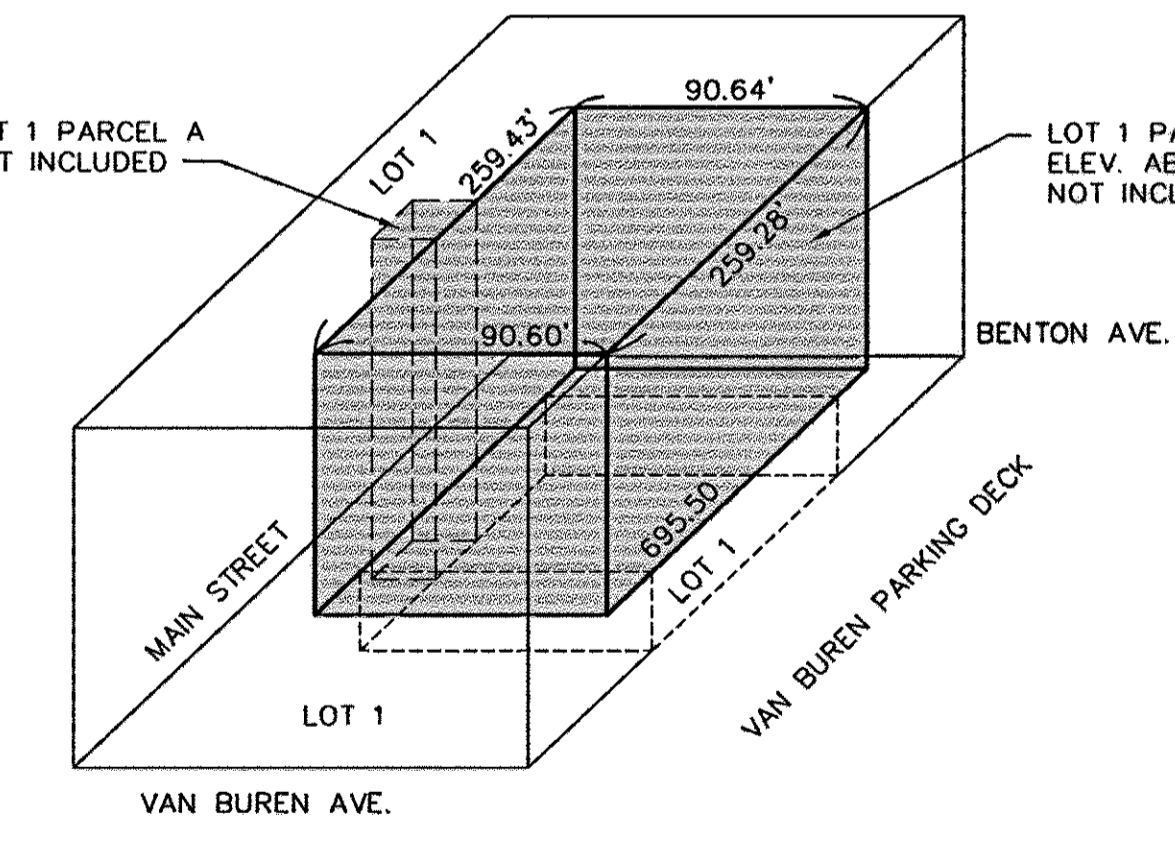
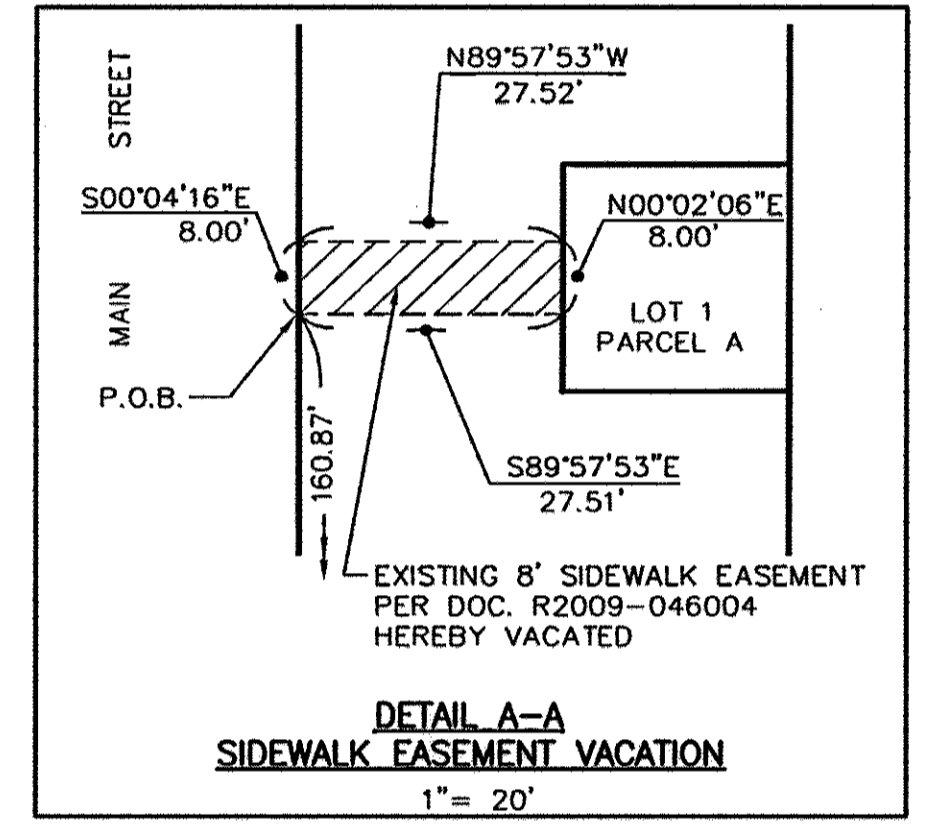
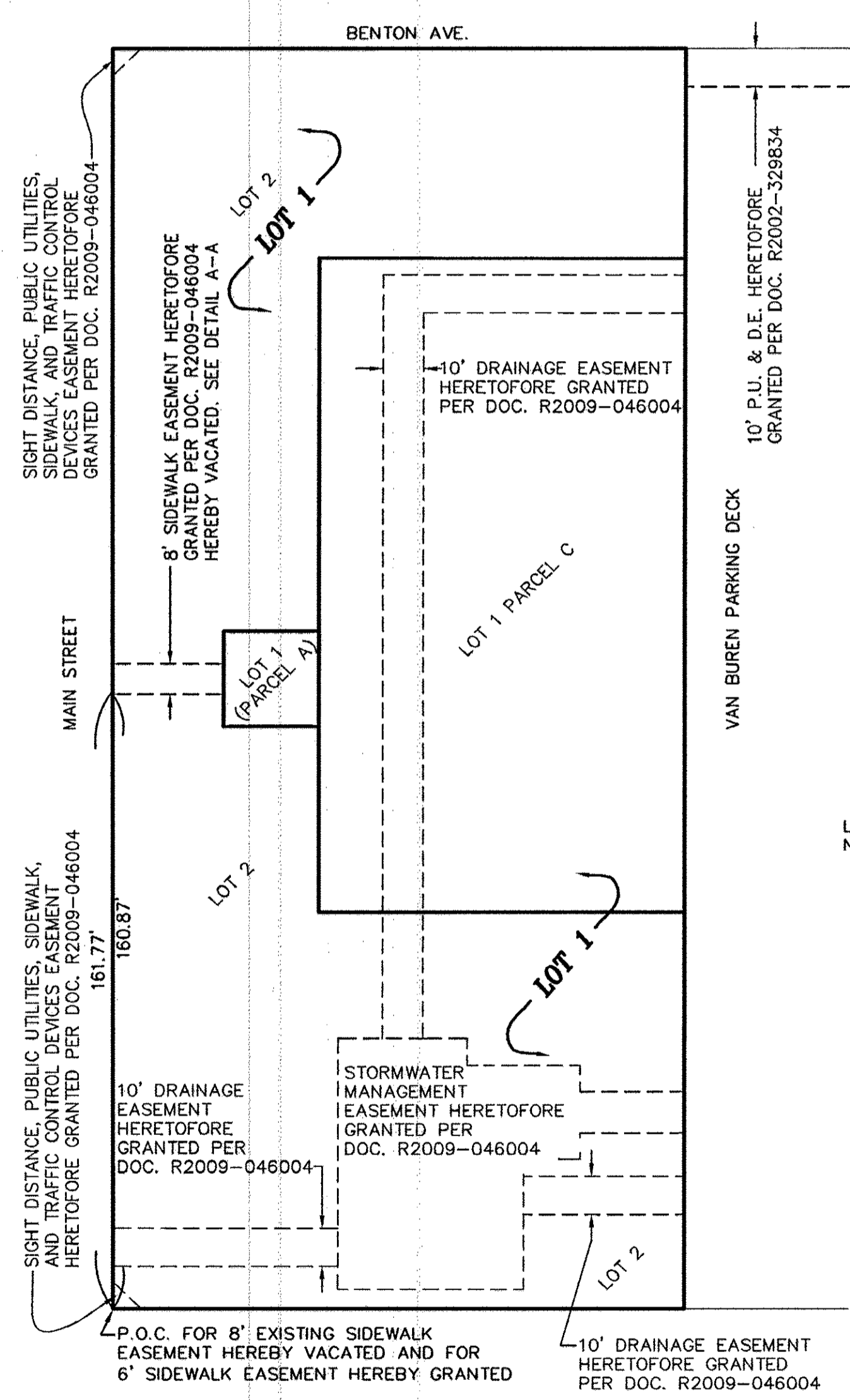
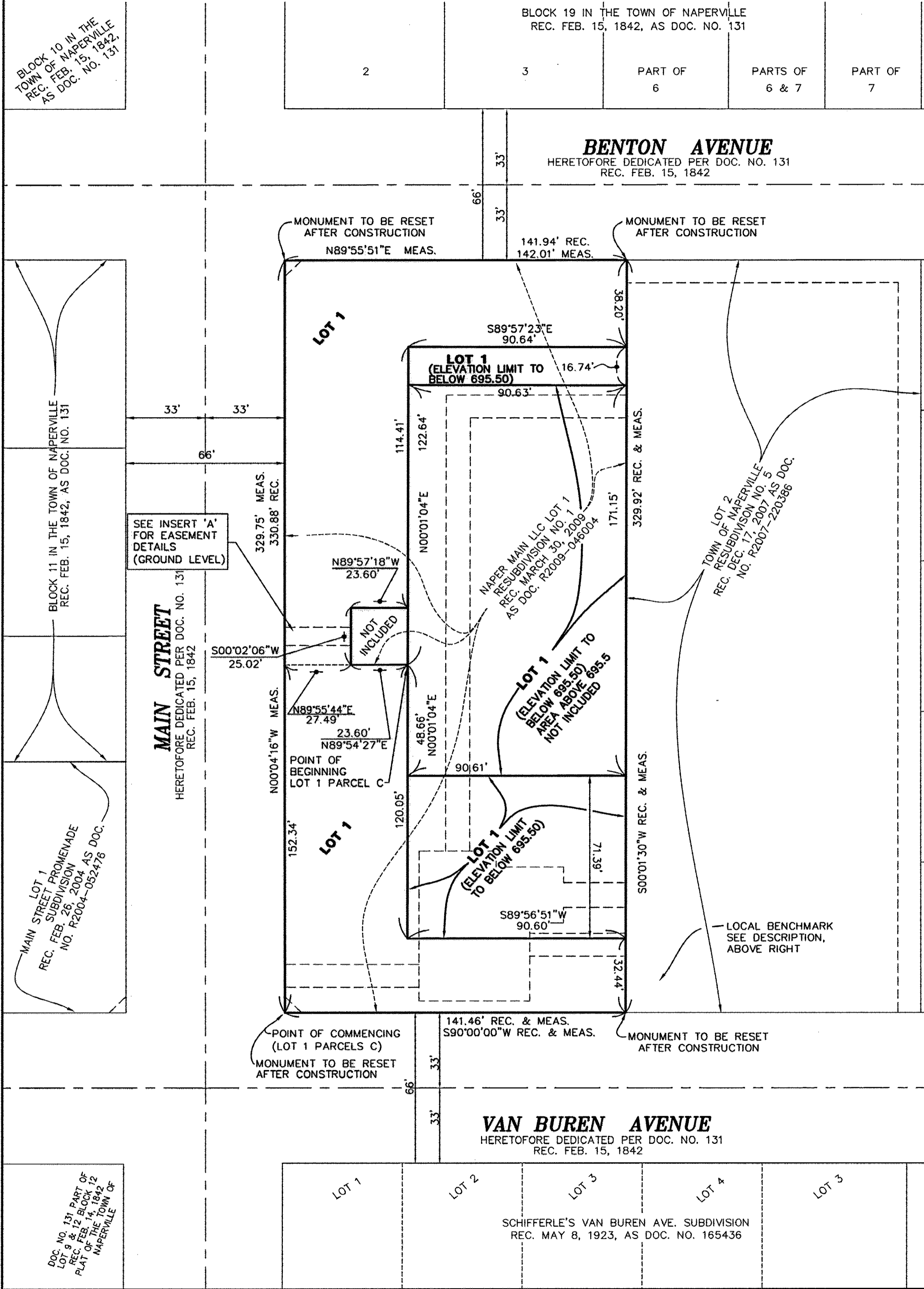
DESCRIPTION: SQUARE CUT "□" IN LEDGE IN CENTER OF NORTH SIDE OF
 GROUND FLOOR CONCRETE WALL AT THE SOUTHWEST AUTO EXIT OF THE VAN
 BUREN PARKING DECK.
 ELEVATION= 684.35 FEET

PLAT
 R2012-142282
 OCT. 11, 2012
 9:27 AM

LEGEND		ABBREVIATIONS		NOTES:
	BOUNDARY LINE	000.00' MEAS.	MEASURED DATA	1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
	PROPOSED LOT LINE	000.00' REC.	RECORD DATA	
	EXISTING LOT LINE	P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT	
	CENTER LINE	D.E.	DRAINAGE EASEMENT	
	EXISTING EASEMENT LINE	PIN	PERMANENT INDEX NUMBER	
	PROPOSED EASEMENT LINE		EXISTING EASEMENT HEREBY VACATED	



AREA SUMMARY
 (AS MEASURED AT THE ELEVATION 695.50)
 LOT 1 46,749 S.F.



INSERT 'A' EASEMENT DETAILS (GROUND LEVEL)
 SCALE: 1"=30'

**3D VIEW MAIN STREET PROMENADE EAST
 RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2**
 N.T.S.

**3D VIEW LOT 1 PARCEL C
 IN NAPER MAIN LLC LOT 1 RESUBDIVISION NO. 1**
 N.T.S.

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1084 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL (630) 365-3232 • FAX (630) 365-3207

PREPARED FOR:
LFP HOLDINGS, LLC
 P.O. BOX 544
 NAPERVILLE, IL 60566
 PH. (630) 305-7171
 FAX (312) 305-9971

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	7-3-12	REVISED PER CLIENT REVIEW			
2	7-26-12	REVISED PER CITY LTR. (7-26-12)			
3	8-20-12	REVISED PER CITY LTR. (8-17-12)			

CITY OF NAPERVILLE PROJ. NO. 12-10000082

**MAIN STREET PROMENADE EAST RESUBDIVISION
 OF LOT 1 PARCEL C AND LOT 2**

PRELIMINARY/FINAL PLAT OF SUBDIVISION **R2012-142282**

DRN/CKD BY: SRH/CAH	FILE: 522BPS	FLD. BK./PG. 213/53	SHEET NO. 1 OF 2
SCALE: 1"=30'	DATE: 03/15/12	JOB NO.: 522.008	

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
THIS IS TO CERTIFY THAT LFP HOLDINGS LLC IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
DATED THIS 22 DAY OF August A.D. 2012
OWNER: LFP HOLDINGS LLC
BY: BBM INCORPORATED
MANAGER OF LFP HOLDINGS LLC
Dwight Yackley
OWNER'S REPRESENTATIVE
Dwight Yackley
PRINT NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
I, STEPHANIE HILL, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
Dwight Yackley
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER'S REPRESENTATIVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS 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 SEAL
THIS 22nd DAY OF August A.D. 2012
STEPHANIE HILL
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } S.S.
AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND INTO LOTS AND THE GRANTING OF THE EASEMENTS DEPICTED HEREON.
THIS _____ DATE DAY OF _____ MONTH _____ A.D. 20____ YEAR
BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } S.S.
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT:
(NAME) _____ (TITLE) _____
OF _____ BANK AND (NAME) _____
(TITLE) _____ OF _____ BANK
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 _____ BANK, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20____
NOTARY PUBLIC SIGNATURE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT LFP HOLDINGS, LLC 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: LFP HOLDINGS, LLC
BY: B B M INCORPORATED
MANAGER OF LFP HOLDINGS LLC
Dwight Yackley
OWNER'S REPRESENTATIVE
Dwight Yackley
PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME
THIS 22nd DAY OF August A.D. 2012
STEPHANIE HILL
NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS INSTRUMENT NUMBER R2012-142282 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS 11th DAY OF October A.D. 2012 AT 9:27 AM O'CLOCK AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE ____
Fred Richeson
RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, GARY A. KING, 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 NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,
THIS 11th DAY OF October A.D. 2012
Gary A. King
COUNTY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO UNPAID OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENT THEREOF, THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.
DATED AT NAPERVILLE, ILLINOIS, THIS 13th DAY OF September A.D. 2012
Karen DeAngelis
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

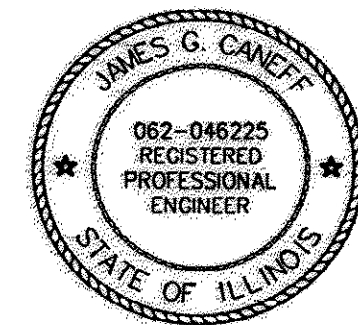
STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-8 NAPERVILLE MUNICIPAL CODE.
DATED THIS 11th DAY OF September A.D. 2012
ZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

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 20th DAY OF August A.D. 2012

JAMES M. CANEY
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER
46225
STATE REGISTRATION NUMBER
11-30-13
REGISTRATION EXPIRATION/RENEWAL DATE



OWNER: LFP HOLDINGS LLC
BY: BBM INCORPORATED
MANAGER OF LFP HOLDINGS LLC
Dwight Yackley
OWNER'S REPRESENTATIVE
Dwight Yackley
PRINT NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, CHARLES A. HULSE, 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.

LOT 1 PARCEL C AND LOT 2 IN NAPER MAIN LLC LOT 1 RESUBDIVISION NO. 1 SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2009 AS DOCUMENT NO. R2009-046004, 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 ICLS 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 ON ITS FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 17043C30706H, DATED DECEMBER 16, 2004.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2013, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF August A.D. 2012
Charles A. Hulse
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2955
LICENSE VALID THROUGH NOVEMBER 30, 2012



CITY OF NAPERVILLE PROJ. NO. 12-10000082

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1084 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:
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P.O. BOX 544
NAPERVILLE, IL 60566
PH. (630) 305-7171
FAX (312) 305-9971

Table with 4 columns: NO., DATE, DESCRIPTION, REVISIONS. Contains revision history for the plat.

MAIN STREET PROMENADE EAST RESUBDIVISION OF LOT 1 PARCEL C AND LOT 2
PRELIMINARY/FINAL PLAT OF SUBDIVISION R2012-142282
DRN/CKD BY: SRH/CAH FILE: 522BPS FLD. BK./PG. 213/53 SHEET NO. 2 OF 2
SCALE: 1"=30' DATE: 03/15/12 JOB NO.: 522.008

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