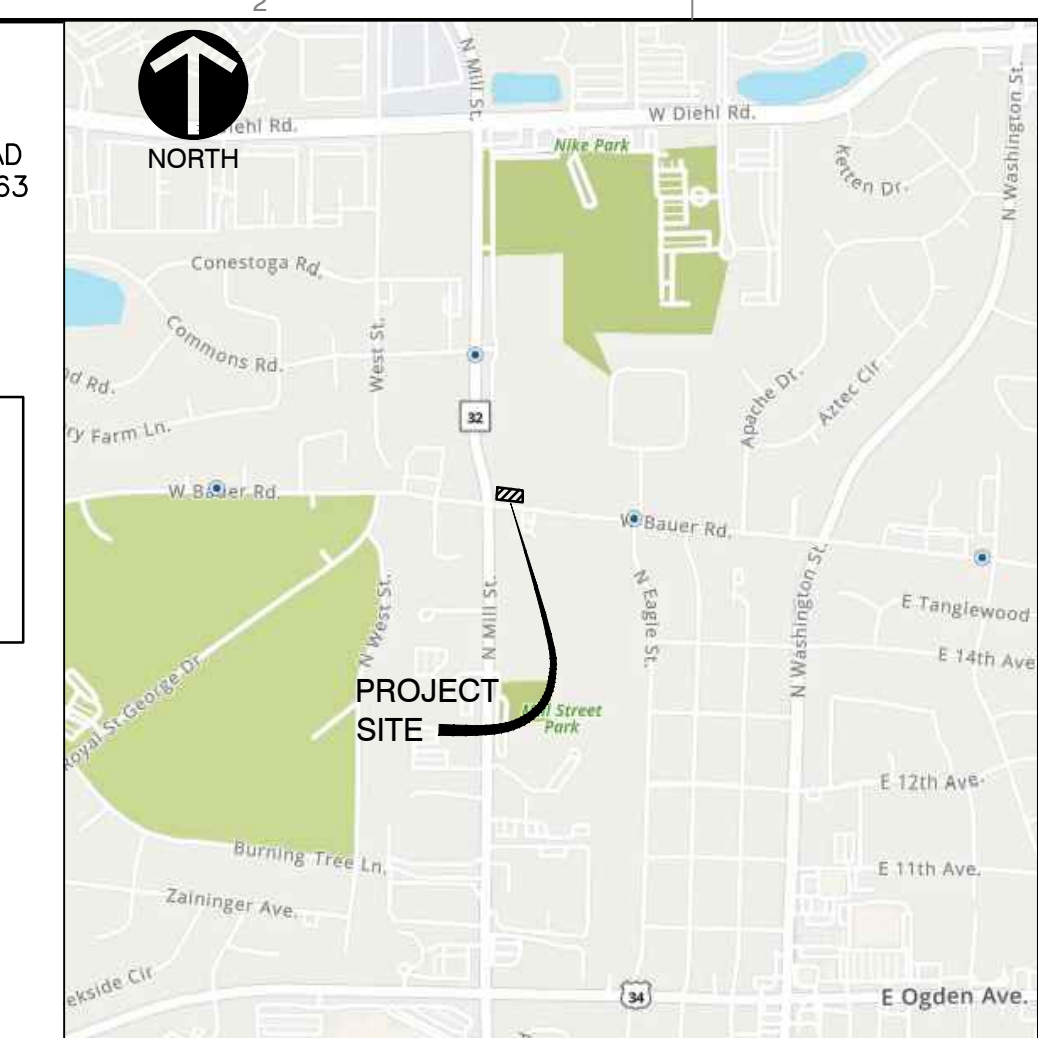


PLAT OF ANNEXATION FOR MILL & BAUER TOWNHOMES NAPERVILLE, ILLINOIS 60563

OF PART OF THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.: 07-12-226-002
07-12-209-022
ADDRESS: 27W280 BAUER ROAD
NAPERVILLE, IL 60563

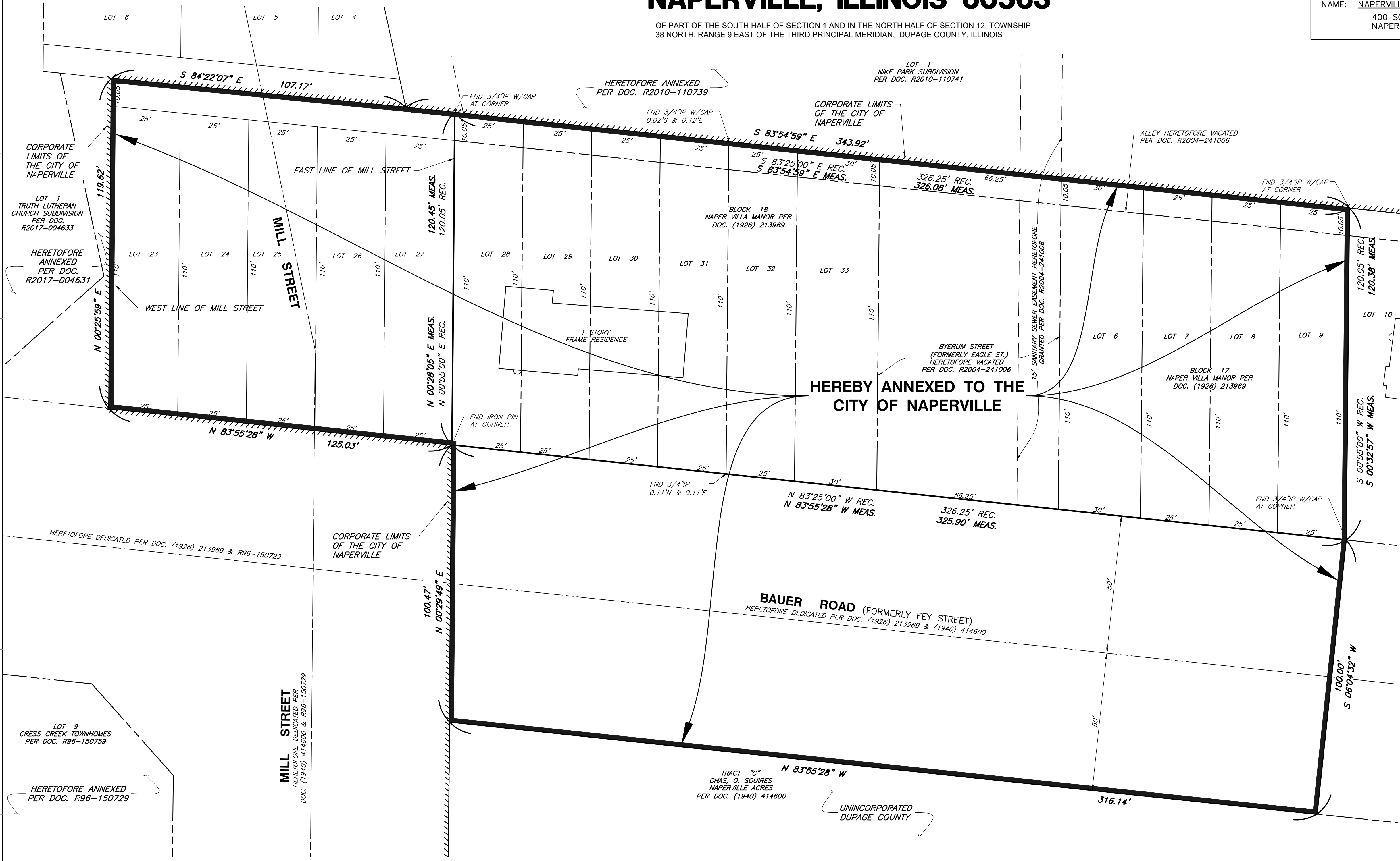
THIS PLAT HAS BEEN SUBMITTED FOR
AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



NO.	DATE	DESCRIPTION
1	03/27/2023	REVISION PER CITY REVIEW DATED 03/27/2023
2	10/26/2023	REVISION PER CITY COMMENT



NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE -
EAST ZONE



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING NAPERVILLE CORPORATE LIMITS
- ANNEXATION BOUNDARY

ABBREVIATIONS

REC.	RECORD DATA	PL	PROPERTY LINE
MEAS.	MEASURED DATA	CL	CENTERLINE
DEED	DEEDED DATA	PU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
R.	RADIUS	I.P.	IRON PIPE
A.	ARC DATA		
ROW	RIGHT OF WAY		

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VRS OBSERVATIONS.
 - PROPERTY IS WITHIN THE NAPERVILLE PARK DISTRICT LIMITS AS SHOWN ON NAPERVILLE PARK DISTRICT MAP DATED JANUARY, 2022.
 - THERE ARE HABITABLE STRUCTURES WITH NO ELECTORS ON THE PROPERTY ANNEXED HEREON.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM FIELD SURVEYS AND EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEXING THE FOLLOWING DESCRIBED PROPERTY TO THE CITY OF NAPERVILLE, ILLINOIS AND THE NAPERVILLE PARK DISTRICT.

LOTS 6, 7, 8 AND 9 IN BLOCK 17 AND LOTS 28, 29, 30, 31, 32 AND 33 IN BLOCK 18 AND VACATED BYERUM STREET LYING BETWEEN SAID LOT 6 AND 33 EXTENDED 10 FEET NORTH OF THE NORTH LINES OF SAID LOTS 6 AND 33 AND THE SOUTH 10 FEET OF VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOTS 6, 7, 8 AND 9 IN BLOCK 17 AND LOTS 28, 29, 30, 31, 32 AND 33 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF BAUER ROAD (FORMERLY KNOWN AS FEY STREET) HERETOFORE DEDICATED PER DOCUMENTS 213969 AND 414600 SOUTH OF AND ADJACENT TO SAID PARCEL DESCRIBED ABOVE EXCEPT THAT PART PREVIOUSLY ANNEXED.

AND ALSO:

LOTS 23, 24, 25, 26 AND 27 IN BLOCK 18 AND THE SOUTH 10 FEET OF 20 FOOT WIDE PUBLIC ALLEY LYING NORTH OF SAID LOTS 23, 24, 25, 26 AND 27 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS EXCEPT THAT PART PREVIOUSLY ANNEXED (ALSO KNOWN AS MILL STREET).

THIS PLAT HAS BEEN PREPARED BY CEC, INC., UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL

THIS ____ DAY OF _____, A.D., 20____.

AREA SUMMARY

GROSS LOT AREA:	39,069 S.F. (0.897 ACRES)
MILL STREET R.O.W. AREA:	14,947 S.F. (0.343 ACRES)
BAUER ROAD R.O.W. AREA:	32,099 S.F. (0.737 ACRES)
TOTAL ANNEXATION AREA:	86,115 S.F. (1.977 ACRES)

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } 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: _____
MAYOR

ATTEST: _____
CITY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

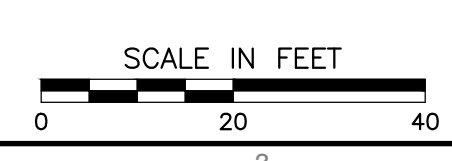
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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



Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

**MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563**

ANNEXATION PLAT

DATE:	01/13/2023	DRAWN BY:	SRH
DWG SCALE:	1" = 20'	CHECKED BY:	DRM
PROJECT NO.:	326-656.0002	APPROVED BY:	JGC

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2024

CITY PROJECT NUMBER 23-1000006

SV01

SHEET 1 OF 1