

**ABBREVIATIONS**

L LENGTH  
 R RADIUS  
 CH CHORD BEARING  
 C CHORD LENGTH  
 F/K/A FORMERLY KNOWN AS  
 (R) RECORD

**LEGEND**

PROPERTY BOUNDARY  
 MUNICIPAL CORPORATE BOUNDARY  
 OFFSITE PROPERTY LINE  
 CENTER LINE  
 SETBACK LINE  
 EASEMENT



**PRELIMINARY/FINAL PLAT OF SUBDIVISION  
 OF  
 HMHM SUBDIVISION**

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



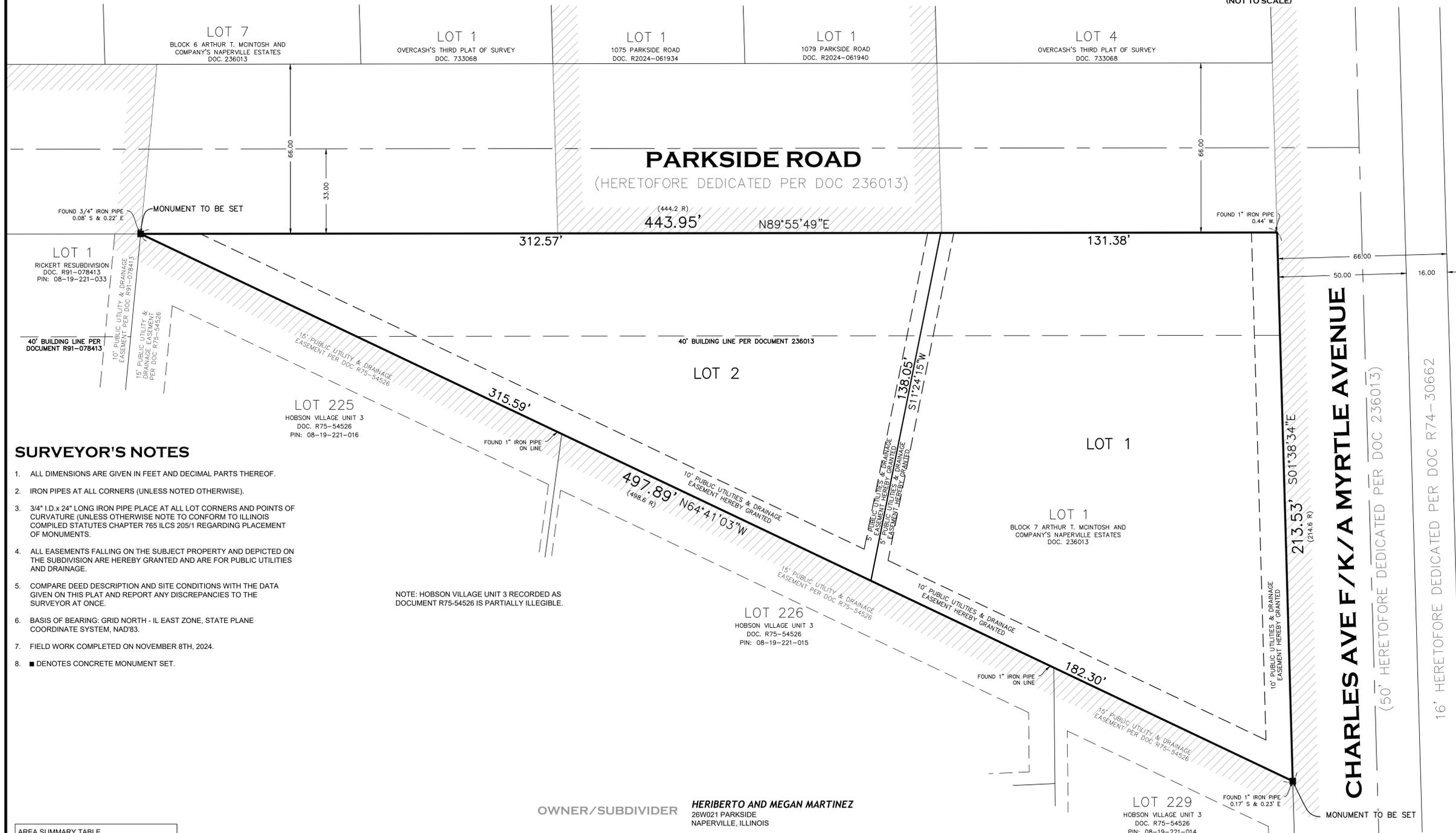
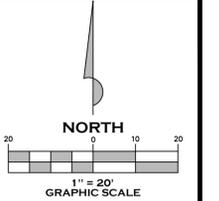
**VICINITY MAP**

(NOT TO SCALE)

PROPERTY ADDRESS:  
 26W021 PARKSIDE ROAD  
 PIN # 08-19-221-007

ADDRESS AFTER ANNEXATION:  
 (LOT 1) 1084 PARKSIDE ROAD  
 (LOT 2) 1076 PARKSIDE ROAD

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 TFW CONSULTING  
 INC.



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

**SURVEYOR'S NOTES**

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- IRON PIPES AT ALL CORNERS (UNLESS NOTED OTHERWISE).
- 3/4" I.D. x 24" LONG IRON PIPE PLACE AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTE TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS).
- ALL EASEMENTS FALLING ON THE SUBJECT PROPERTY AND DEPICTED ON THE SUBDIVISION ARE HEREBY GRANTED AND ARE FOR PUBLIC UTILITIES AND DRAINAGE.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- BASIS OF BEARING: GRID NORTH - IL EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
- FIELD WORK COMPLETED ON NOVEMBER 8TH, 2024.
- DENOTES CONCRETE MONUMENT SET.

NOTE: HOBSON VILLAGE UNIT 3 RECORDED AS DOCUMENT R75-54526 IS PARTIALLY ILLEGIBLE.

**OWNER/SUBDIVIDER** HERIBERTO AND MEGAN MARTINEZ  
 26W021 PARKSIDE  
 NAPERVILLE, ILLINOIS

**SURVEYOR** TFW CONSULTING, INC  
 1761 NORTH DILLEYS ROAD STE 105  
 GURNEE, IL 60031  
 Ph. (847)548-6600

**CIVIL ENGINEER** TFW CONSULTING, INC  
 1761 NORTH DILLEYS ROAD STE 105  
 GURNEE, IL 60031  
 Ph. (847)548-6600

AREA SUMMARY TABLE	
LOT 1 - BLOCK 7 (EXISTING) :	1.088 AC 47,381 SF
LOT 1:	26,236 SF
LOT 2:	21,145 SF
PROPOSED EASEMENT AREA (BOTH LOTS):	8,125 SF

DATE:	DESCRIPTION:
09/19/25	ISSUED TO CLIENT
12/10/25	REVISED PER CITY COMMENTS 10-22-25

**TFW CONSULTING, INC**  
 SURVEYING • ENGINEERING • PLANNING  
 1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS • 60031  
 PHONE: 847-548-6600  
 www.tfwsurvey.com  
 Firm Registration #184-002793

**HERB MARTINEZ**  
 26W021 PARKSIDE ROAD  
 NAPERVILLE, IL 60540  
 PLAT OF SUBDIVISION

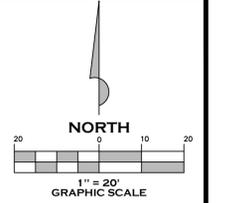
PROJECT NO.	3992
DRAWN BY:	TOB
CHECKED BY:	TOB
SHEET NO.	1/2

CITY PROJECT NUMBER: 23.031  
 CITY PROJECT NUMBER: DEV-0126-2025

PRELIMINARY/FINAL PLAT OF SUBDIVISION OF HMHM SUBDIVISION

PIN # 08-19-221-007

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OWNER'S CERTIFICATE

STATE OF ILLINOIS) 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

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 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 MONTH, 20 NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES ON MONTH DATE

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'S OFFICE OF COUNTY, ILLINOIS 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.

MORTGAGEE CERTIFICATE

STATE OF ) COUNTY OF ) SS THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT OF SAID PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS DAY OF 20 NOTARY PUBLIC

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, COMCAST OF ILLINOIS/WEST VIRGINIA, LLC, 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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS) COUNTY OF ) SS 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 DAY OF 20 ILLINOIS REGISTERED PROFESSIONAL ENGINEER STATE REGISTRATION NUMBER REGISTRATION EXPIRATION / RENEWAL DATE OWNER COMPANY NAME: BY: ATTEST: TITLE: PRINT TITLE

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 20 NOTARY PUBLIC

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS) COUNTY OF ) SS APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE. DATED DAY OF 20 ZONING ADMINISTRATOR CITY OF NAPERVILLE TRANSPORTATION, ENGINEERING AND DEVELOPMENT BUSINESS GROUP

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF ) 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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE) SS THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE DAY OF 20 AT O'CLOCK M RECORDED OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE) II, COUNTY CLERK OF DU PAGE 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. II, 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 20 COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) COUNTY OF LAKE) SS I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE CITY OF NAPERVILLE CIT CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS CONSOLIDATION PLAT WITH THE DUPAGE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED. DATED THIS 19th DAY OF SEPTEMBER, A.D. 2025. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT: LOT 1 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING 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. AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFIES THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 17043C0144J, DATED AUGUST 1, 2019. CERTIFIED AT GURNEE, ILLINOIS THIS 19th DAY OF SEPTEMBER, A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295 LICENSE EXPIRES NOVEMBER 30, 2026



Table with 2 columns: DATE, DESCRIPTION. Includes dates 09/19/25 and 12/10/25 with descriptions related to client issues.

TFW CONSULTING, INC. SURVEYING • ENGINEERING • PLANNING 176 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS • 60031 PHONE: 847-548-6600 FAX: 847-548-6601 www.tfwsurvey.com Firm Registration #184-002793

HERB MARTINEZ 26W021 PARKSIDE ROAD NAPERVILLE, IL 60540 PLAT OF SUBDIVISION PROJECT NO. 3992 DRAWN BY: TOB CHECKED BY: TOB SHEET NO. 2/2