DocId:20152018
Tx:40551179

KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
03/01/2024 09:43 AM
RHSP
DOC NO. R2024-010933

RECORDING COVER PAGE

KATHLEEN V. CARRIER
DUPAGE COUNTY RECORDER

THE COUNTY OF DUPAGE
WHEATON, ILLINOIS

RETURN TO:

Manhard Consulting Co

700 Springer Drive

Lombard IL 60148

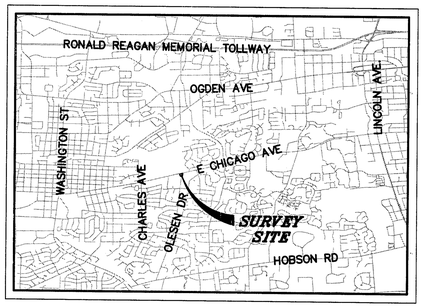
KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER
421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 6/14/2021

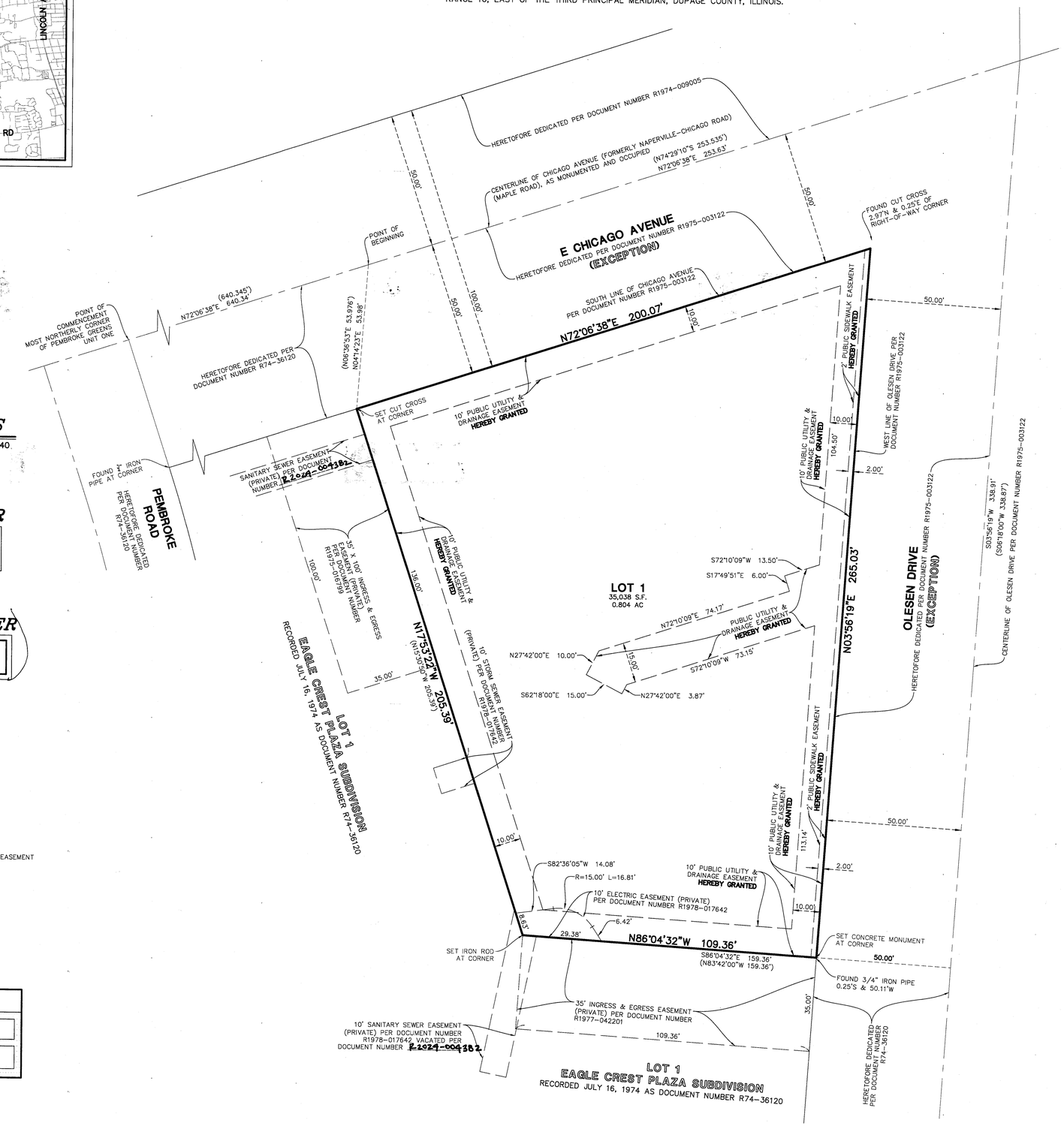
EXHIBIT C

PRELIMINARY/FINAL PLAT
OF
HD CHICAGO AVENUE DELI SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS
1296 E CHICAGO AVE, NAPERVILLE IL 60540
(PER DUPAGE COUNTY GIS)

OWNER/DEVELOPER
HD CHICAGO AVE., LLC
1208 SAMUEL COURT
NAPERVILLE, ILLINOIS 60540

Submitted by:

SURVEYOR/ENGINEER
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, IL 60148

LEGEND
- = EXISTING PROPERTY LINE
- = EXISTING EASEMENT LINE
- = PROPOSED EASEMENT LINE
- = EXISTING LOT LINE
- = PROPOSED LOT LINE
- XXX.XX' = MEASURED INFORMATION
- (XXX.XX') = RECORD INFORMATION
- P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT

SHEET INDEX

SHEET 1 OF 2:	BOUNDARY AND LOT DETAIL, SURVEYOR NOTES, LOCATION MAP
SHEET 2 OF 2:	CERTIFICATES, PERMISSION TO RECORD, SURVEYOR CERTIFICATE

Kathleen V. Carrier
DuPage County Recorder

R2024-010933

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

P.I.N.s
08-17-303-025

PROPERTY AREA
LOT 1 = 35,038 SQ.FT. (0.804 ACRES)
TOTAL AREA = 35,038 SQ.FT. (0.804 ACRES)

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

SURVEYOR'S NOTES
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

CITY OF NAPERVILLE PROJECT #23-10000080

DATE	REVISIONS	DRAWN BY
12/05/23	PER CITY OF NAPERVILLE REVIEW	ARM
11/08/23	PER CITY OF NAPERVILLE REVIEW	NAL
10/13/23	PER CITY OF NAPERVILLE REVIEW	ARM
08/14/23	PER CLIENT REVIEW	ARM

Manhard CONSULTING
700 Springer Drive Lombard, IL 60148 ph 630.691.8500 fx 630.691.8505 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water Supply Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

HD CHICAGO AVENUE DELI SUBDIVISION
1296 E CHICAGO AVENUE, NAPERVILLE, IL
PRELIMINARY/FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM
PROJ. ASSOC.: NAL
DRAWN BY: NAL
DATE: 07/31/23
SCALE: 1"=20'

SHEET 1 OF 2

THG.NPIL01

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December 6, 2023 - 13:50 Dwg Name: P:\Thgnpil01\Dwg\Survey\Final Drawings\Plat of Subdivision\Preliminary Final Plat\THGNPIL01-PK.dwg Updated by: AMerry

EXHIBIT C

PRELIMINARY/FINAL PLAT
OF
HD CHICAGO AVENUE DELI SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

Kathleen V. Carrier
DuPage County Recorder

R2024-010933

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT HD CHICAGO AVE., LLC, 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 THE 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 LOMBARD (CITY), ILLINOIS, THIS 15 (DATE) DAY OF DECEMBER (MONTH) A.D., 2023

BY: _____ (SIGNATURE) ATTEST: _____ (SIGNATURE)

TITLE: President (PRINT TITLE) TITLE: SENIOR PROJECT MANAGER (PRINT TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPage }

I, Katie M Allison (PRINT NAME), A NOTARY PUBLIC IN AND FOR THE COUNTY

AND STATE AFORESAID, DO HEREBY CERTIFY THAT RAJ PATEL (PRINT NAME)

PRESIDENT (TITLE), AND Steven Shanholtzer (PRINT NAME) Sr. Project Manager (TITLE)

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

President (TITLE) AND Sr. Project Mgr. (TITLE) RESPECTFULLY, APPEARED

BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 15 (DATE) DAY OF December (MONTH) A.D., 2023

Katie M. Allison
NOTARY PUBLIC SIGNATURE

Katie M. Allison
PRINT NAME

MY COMMISSION EXPIRES ON September (MONTH) 13 (DAY), 2025

KATIE M ALLISON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 13, 2025

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____)

OLD SECOND NATIONAL BANK (PRINT MORTGAGEE NAME) AS MORTGAGEE, UNDER THE PROVISIONS OF A

CERTAIN MORTGAGE DATED 6/23, A.D., 2023 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE 26 (DATE) DAY OF JUNE (MONTH), A.D., 2023 (YEAR)

AS DOCUMENT NO. R2023-039790 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS 20 DAY OF DECEMBER, A.D., 20__

PRINT MORTGAGEE NAME: OLD SECOND NATIONAL BANK

BY: _____ ATTEST: _____

ITS: VICE PRESIDENT ITS: _____

MORTGAGEE NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPage }

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) Brian Minnis (TITLE) Vice President

OF Old Second Bank, 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) Vice President AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND

VOLUNTARY ACT 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 20 (DATE) DAY OF December (MONTH) A.D., 2023

Katie M. Allison
NOTARY PUBLIC

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT HD CHICAGO AVE., 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 IN:

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-5589

OWNER NAME: HD CHICAGO AVE., LLC

BY: _____ ATTEST: _____

ITS: President ITS: SENIOR PROJECT MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF December, A.D., 2023

Katie M. Allison
NOTARY PUBLIC

KATIE M ALLISON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE IS 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 UTILITY AND DRAINAGE EASEMENT" 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 CURBS, PAVING, PARKING, MONUMENT SIGNS, 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.

PUBLIC SIDEWALK EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HEREIN.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE, FOR THE PURPOSE OF SERVING ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT", AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES. THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 17, CHICAGO AVENUE PURSUANT TO 765 ILCS 205/2 et seq.; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS 1st DAY OF March, A.D., 2024

BY: William C. Eichen
COUNTY ENGINEER

DuPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

I, Jean Kaczmarek, 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 1st DAY OF March, 2024

Jean Kaczmarek
COUNTY CLERK

THE COUNTY OF DU PAGE
WHEATON, ILLINOIS

DuPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

THIS INSTRUMENT NO. R2024-010933 WAS FILED FOR RECORD IN

THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 1 DAY OF

March A.D., 2024 AT 9:43 O'CLOCK A M.

Kathleen V. Carrier
RECORDER

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE

DATED THIS 17th DAY OF JANUARY, A.D., 2024

ZONING ADMINISTRATOR CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING AND
DEVELOPMENT BUSINESS GROUP

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

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 17 DAY OF January, A.D., 2024

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

SURFACE WATER STATEMENT

STATE OF ILLINOIS } S.S.
COUNTY OF DuPAGE }

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 THE 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 14th DAY OF DECEMBER, A.D. 2023.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-062677
LICENSE EXPIRES NOVEMBER 30, 2023

STEVEN M. SHANHOLTZER
062-062677
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

OWNER COMPANY NAME: HD CHICAGO AVE., LLC

BY: _____ (SIGNATURE) ATTEST: _____ (SIGNATURE)

TITLE: President (PRINT TITLE) TITLE: _____ (PRINT TITLE)

PERMISSION TO RECORD

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

I, ADAM R MERRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF CITY OF NAPERVILLE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 14TH DAY OF DECEMBER, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
EMAIL ADDRESS: AMERRY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR
ADAM R MERRY
035-004074
YORKVILLE, IL
STATE OF ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD) (MAPLE ROAD) AS NOW MONUMENTED AND OCCUPIED, SAID POINT BEING 640.345 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHEASTERLY OF THE MOST NORTHERLY CORNER OF PEMBROKE GREENS UNIT ONE, BEING A SUBDIVISION IN THE AFORESAID SOUTH 1/2 OF SECTION 17, SAID MOST NORTHERLY CORNER BEING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CHICAGO AVENUE FORMERLY (NAPERVILLE-CHICAGO ROAD) (MAPLE ROAD) AND THE EASTERLY LINE OF THE AFORESAID PEMBROKE GREENS UNIT ONE SUBDIVISION; THENCE NORTH 74 DEGREES, 29 MINUTES, 10 SECONDS EAST, ALONG SAID CENTER LINE OF CHICAGO AVENUE 253.535 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF OLSEN'S LANE AS NOW PLATTED AND RECORDED; THENCE SOUTH 6 DEGREES, 18 MINUTES, 00 SECONDS WEST, ALONG SAID CENTER LINE OF OLSEN'S LANE, 338.87 FEET; THENCE NORTH 83 DEGREES, 42 MINUTES, 00 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF OLSEN'S LANE, 159.36 FEET; THENCE NORTH 15 DEGREES, 30 MINUTES, 50 SECONDS WEST, ALONG A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF CHICAGO AVENUE 205.39 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN SOUTH 6 DEGREES, 36 MINUTES, 53 SECONDS WEST THROUGH THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING; THENCE NORTH 6 DEGREES, 36 MINUTES, 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 53.976 FEET TO SAID POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PORTIONS OF CHICAGO AVENUE AND OLSEN'S LANE HERETOFORE DEDICATED PER DOCUMENT NUMBER R75-3122, ALL IN DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 0.804 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0163J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF DECEMBER, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
EMAIL ADDRESS: AMERRY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

PROFESSIONAL LAND SURVEYOR
ADAM R MERRY
035-004074
YORKVILLE, IL
STATE OF ILLINOIS

DATE	REVISIONS	DRAWN BY
12/06/23	PER CITY OF NAPERVILLE REVIEW	ARM
12/08/23	PER CLIENT REVIEW	NAL
10/13/23	PER CITY OF NAPERVILLE REVIEW	NAL
08/14/23	PER CLIENT REVIEW	ARM

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

HD CHICAGO AVENUE DELI SUBDIVISION
1296 E CHICAGO AVENUE, NAPERVILLE, IL
PRELIMINARY/FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	ARM
PROJ. ASSOC.:	NAL
DRAWN BY:	NAL
DATE:	07/31/23
SCALE:	N.T.S.

SHEET 2 OF 2

THG.NPIL01

C:\PROJDATA\MANHARD CONSULTING, ALL RIGHTS RESERVED

CITY OF NAPERVILLE PROJECT #23-10000080

EXHIBIT C