

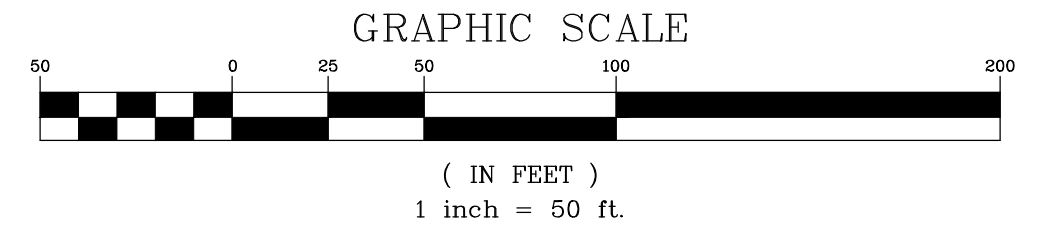
P.I.N.: 07-27-300-016

PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY UNIT - 1

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.



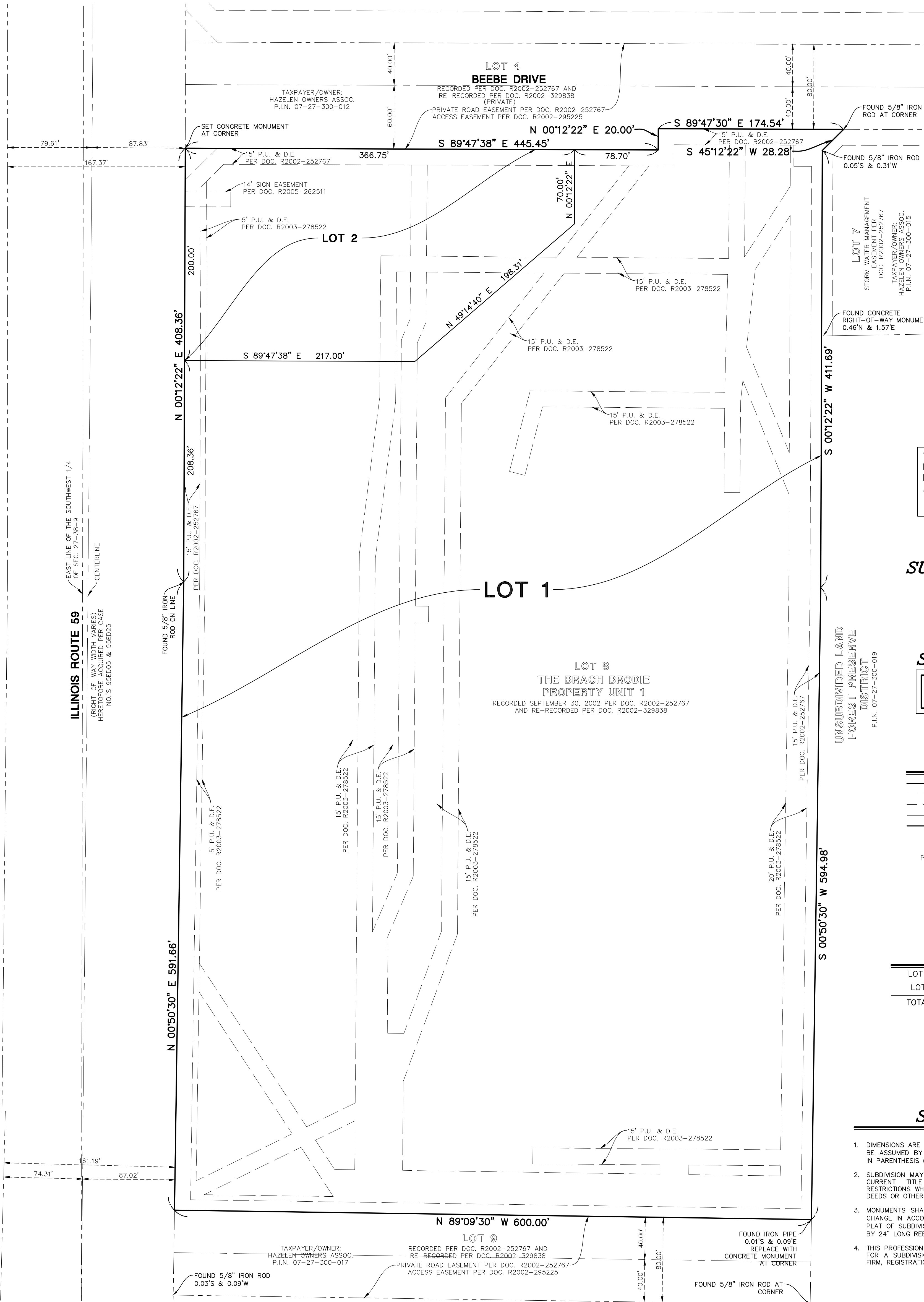
LOCATION MAP
NOT TO SCALE



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.

DATE OF PLAN PREPARATION: 06-15-2023
REVISION DATES
08/08/23 - CITY OF NAPERVILLE COMMENTS
08/10/23 - ATTORNEY COMMENTS
10/17/23 - TITLE CHANGE



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

SURVEY PREPARED FOR

CHRISTIANSON COMPANIES
4609 33RD AVENUE, SUITE 400
FARGO, ND 58104

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
- U.E. = UTILITIES EASEMENT
- U. & D.E. = UTILITY & DRAINAGE EASEMENT
- I.B.T. = ILLINOIS BELL TELEPHONE
- P.S.E. = PUBLIC SIDEWALK EASEMENT
- D.P.E. = DRAINAGE PONDING UTILITY EASEMENT

AREA SUMMARY

LOT 1: 541,680 SQUARE FEET (12.435 ACRES)
LOT 2: 63,616 SQUARE FEET (1.461 ACRES)
TOTAL: 605,296 SQUARE FEET (13.896 ACRES)

SURVEYOR'S NOTES

1. DIMENSIONS 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. 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.

SHEET 1 OF 4	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: BAS DATE: 06/16/23 SCALE: 1"=50'	RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL. PRELIMINARY PLAT OF RESUBDIVISION
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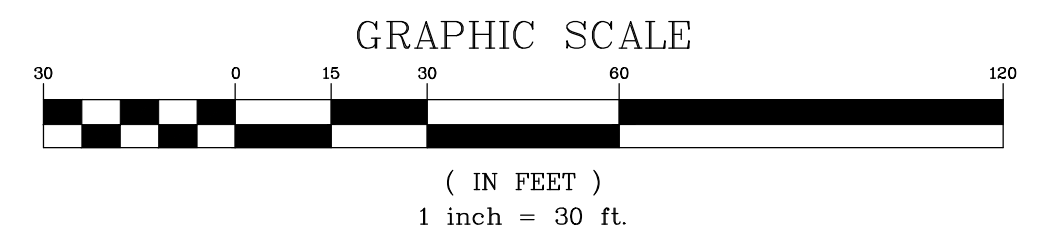
Manhard
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 830.881.8800 f: 830.881.8888 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/23	TITLE CHANGE	BAS
08/10/23	REVISED PER ATTORNEY COMMENTS	BAS
08/08/23	REVISED PER CITY COMMENTS	MGS

PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY UNIT - 1

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.

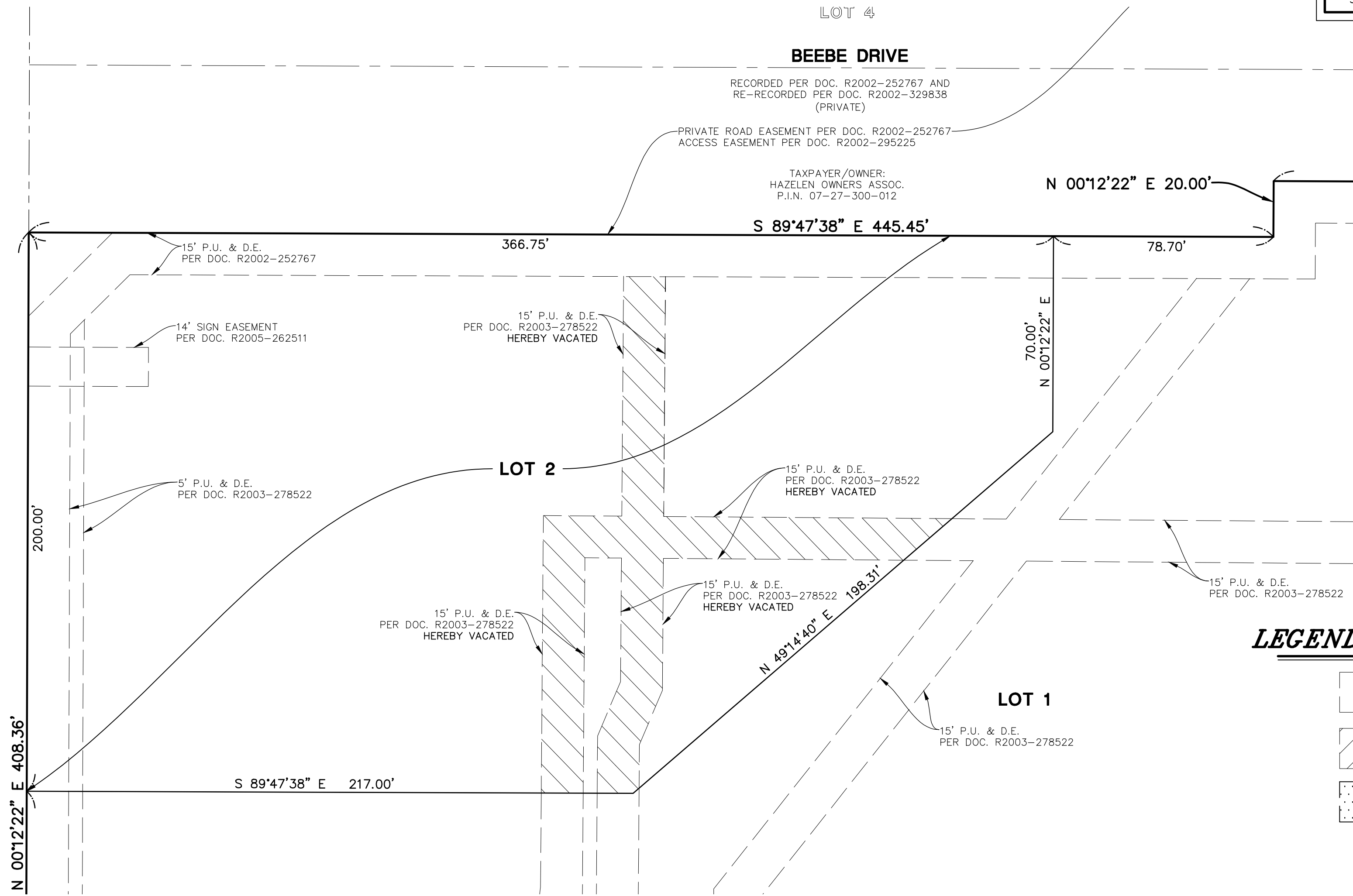


BASIS OF BEARINGS

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.

LEGEND

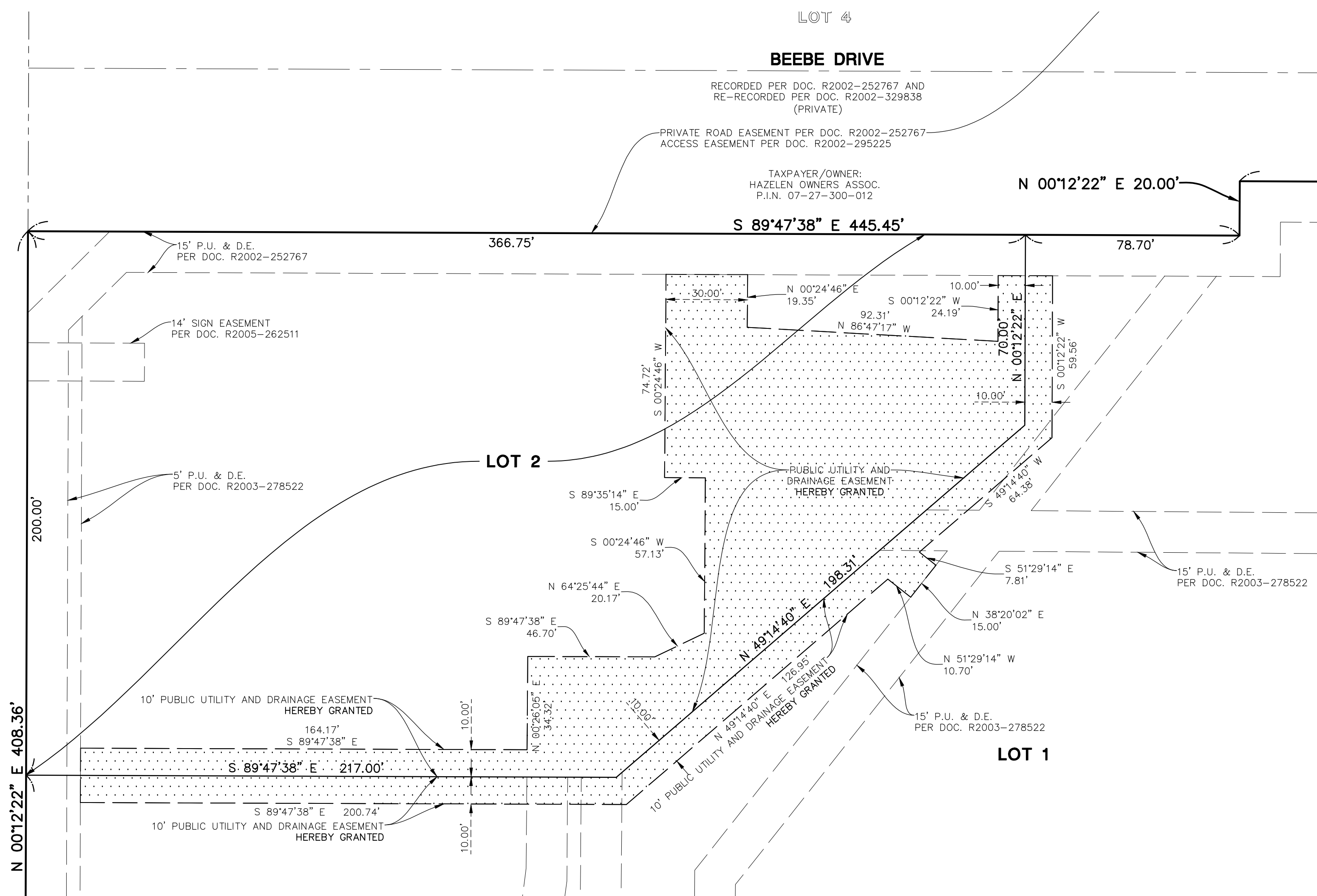
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- P.S.E. = PUBLIC SIDEWALK EASEMENT
- D.P.E. = DRAINAGE PONDING UTILITY EASEMENT



LEGEND AND AREA SUMMARY TABLE

- EXISTING EASEMENTS TO REMAIN (141,402 SQ.FT.)
- 15' PUBLIC UTILITY & DRAINAGE EASEMENT "HEREBY VACATED" (5,904 SQ.FT.)
- PUBLIC UTILITY & DRAINAGE EASEMENT "HEREBY GRANTED" (20,428 SQ.FT.)

EASEMENT HEREBY VACATED



EASEMENTS HEREBY GRANTED

SHEET 2 OF 4	PROJ. MGR.: BAS
	PROJ. ASSOC.: MGS
	DRAWN BY: BAS
	DATE: 06/16/23
SCALE: 1"=30'	CHR.NVIL01

RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1
1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL.
PRELIMINARY PLAT OF RESUBDIVISION

Manhard
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 830.881.8800 f: 830.881.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/23	TITLE CHANGE	BAS
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P.I.N.: 07-27-300-016

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OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND KNOWN AS LOT 1 (LOWE'S PROPERTY), 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 _____ CITY _____ THIS _____ DATE _____ DAY OF _____ MONTH _____ A.D., 20____

BY: _____ SIGNATURE

TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND 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 FOREGOING INSTRUMENT AS SUCH

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

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DAY _____ 20____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
) SS
COUNTY OF _____)

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

- 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 IN INCORPORATED HEREIN BY REFERENCE; AND
- 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 60540-6589

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND KNOWN AS LOT 2, (CAR-WASH PROPERTY) 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 _____ CITY _____ THIS _____ DATE _____ DAY OF _____ MONTH _____ A.D., 20____

BY: _____ SIGNATURE

TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND 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 FOREGOING INSTRUMENT AS SUCH

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

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DAY _____ 20____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
) SS
COUNTY OF _____)

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

- 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 IN INCORPORATED HEREIN BY REFERENCE; AND
- 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 60540-6589

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D., _____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D., _____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____

ITS: _____

NOTARY'S CERTIFICATE-MORTGAGEE

STATE OF _____)
) SS
COUNTY OF _____)

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

(NAME) _____ (TITLE) _____

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

(NAME) _____ RESPECTFULLY, 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.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, 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.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

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 _____ DAY OF _____ A.D. 202____

ENGINEER: _____
STEVE M. SHANHOLTZER, ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-062677
LICENSE EXPIRES NOVEMBER 30, 2023

OWNER COMPANY NAME: KLC HOLDINGS LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY AND: LOWES HOME CENTERS, INC., A NORTH CAROLINA CORPORATION

BY: _____ SIGNATURE BY: _____ SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE



SHEET 3 OF 4 CHR.NVL01	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: BAS DATE: 06/16/23 SCALE: 1"=50'	RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL. PRELIMINARY PLAT OF RESUBDIVISION	<p>700 Springer Drive, Lombard, IL 60148 ph: 830.881.8800 f: 830.881.8888 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr> <td>10/17/23</td> <td>TITLE CHANGE</td> <td>BAS</td> </tr> <tr> <td>08/10/23</td> <td>REVISED PER ATTORNEY COMMENTS</td> <td>BAS</td> </tr> <tr> <td>08/08/23</td> <td>REVISED PER CITY COMMENTS</td> <td>MGS</td> </tr> </tbody> </table>	DATE	REVISIONS	DRAWN BY	10/17/23	TITLE CHANGE	BAS	08/10/23	REVISED PER ATTORNEY COMMENTS	BAS	08/08/23	REVISED PER CITY COMMENTS	MGS
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CITY OF NAPERVILLE PROJECT (23-1000063)																

P.I.N.: 07-27-300-016

PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY UNIT - 1

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CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

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

BY: _____ ATTEST: _____
MAYOR CITY CLERK

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

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 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.

JOSE RIOS, P.E.
REGION ONE ENGINEER
1. THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOTS 1 OR 2.
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

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.

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 _____ DAY OF _____, 20____.

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN

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

_____ A.D., 20____, AT _____ O'CLOCK ____M.

RECORDER

EASEMENT VACATION APPROVAL CERTIFICATES

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC

BY: _____

TITLE: _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES - WATER

BY: _____

TITLE: _____

COMMONWEALTH EDISON

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

COMMONWEALTH EDISON

BY: _____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

NORTHERN ILLINOIS GAS COMPANY (NICOR)

BY: _____

TITLE: _____

A.T. & T. / S.B.C. / AMERITECH

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

A.T.&T. / S.B.C. / AMERITECH

BY: _____

TITLE: _____

COMCAST

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

COMCAST

BY: _____

TITLE: _____

WIDE OPEN WEST (WOW)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

WIDE OPEN WEST (WOW)

BY: _____

TITLE: _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF CITY OF NAPERVILLE TO RECORD THIS PLAT BY OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024



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:

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.896 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0227J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (OTHER AREAS). ZONE X (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. 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.

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 PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY 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.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

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



SHEET 4 OF 4 CHR.NVL01	PROJ. MGR.: BAS	RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL. PRELIMINARY PLAT OF RESUBDIVISION
	PROJ. ASSOC.: MGS	
	DRAWN BY: BAS	
	DATE: 06/16/23	
SCALE: 1"=50'		

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph: 830.881.8500 f: 830.881.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/23	TITLE CHANGE	BAS
08/10/23	REVISED PER ATTORNEY COMMENTS	BAS
08/08/23	REVISED PER CITY COMMENTS	MGS