

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE -
EAST ZONE

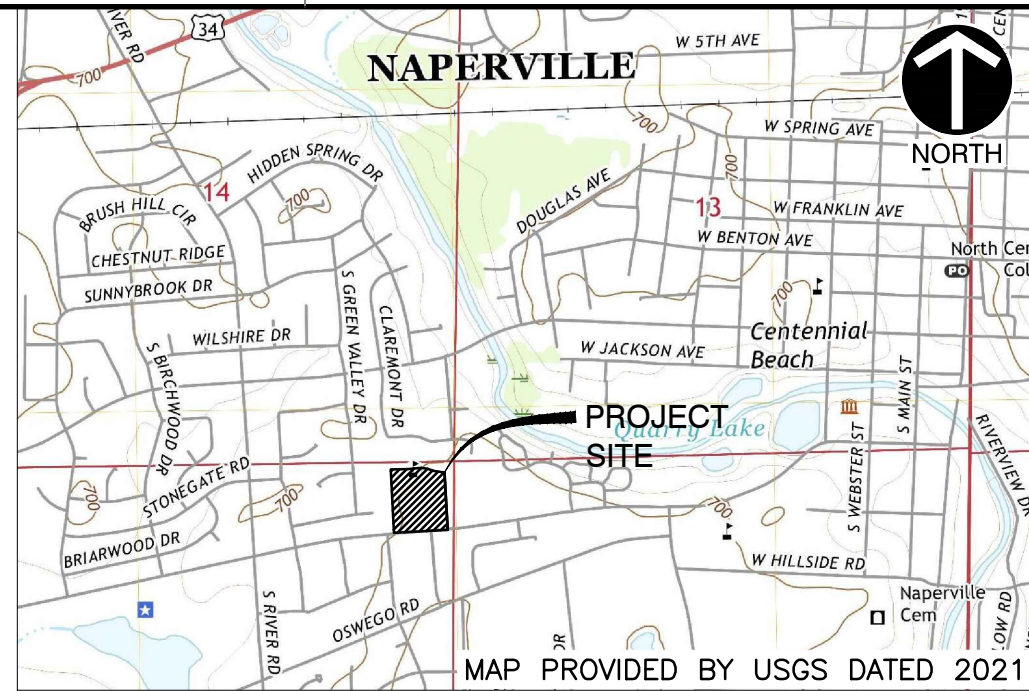
1155 AURORA AVENUE PLAT OF EASEMENT

PART OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 07-23-208-013

ADDRESS: 1155 AURORA AVENUE,
NAPERVILLE, ILLINOIS 60540

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



LOCATION MAP
N.T.S.

PROPOSED EASEMENT AREA:

PUBLIC UTILITIES AND DRAINAGE EASEMENT 9,826 S.F. (0.226 AC.)

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. THESE COORDINATES HAVE BEEN ESTABLISHED UTILIZING A REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
- THE PROPERTY DEPICTED ON THIS PLAT 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.
- CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.004002, EXPIRES APRIL 30, 2025.

LEGEND & ABBREVIATIONS

| | | |
|-----------------------|---------------|--------------------------------------------|
| BOUNDARY | ● | MONUMENTATION FOUND PER FIELD OBSERVATIONS |
| EXISTING LOT LINE | 000.00' MEAS. | MEASURED DATA |
| SECTION LINE | 000.00' REC. | RECORD DATA |
| BUILDING SETBACK LINE | P.U. & D.E. | PUBLIC UTILITIES & DRAINAGE EASEMENT |
| EXISTING EASEMENT | PIN | PERMANENT INDEX NUMBER |
| PROPOSED EASEMENT | FIP | FOUND IRON PIPE |
| CENTER LINE | FIR | FOUND IRON ROD |

LEGAL DESCRIPTION OF PUBLIC UTILITIES AND DRAINAGE EASEMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 742.39 FEET TO THE CENTER LINE OF AURORA ROAD (BEFORE PAVING); THENCE SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 146.0 FEET; THENCE NORTH 04 DEGREES 41 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AURORA AVENUE PER DOCUMENT R76-83595 FOR A POINT OF BEGINNING;

THENCE SOUTH 85 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 655.09 FEET TO THE EAST LINE OF A PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED AS DOCUMENT R2004-159735; THENCE NORTH 04 DEGREES 38 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO A LINE 15.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 85 DEGREES 22 MINUTES 51 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 655.08 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------------------------------------------------------|
| 1 | 2/7/2025 | REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW |
| | | |
| | | |
| | | |



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

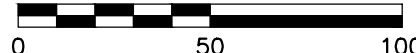
PREPARED FOR:
CHARLESTON INVESTMENTS, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563

DRAWN BY: **MAJ** CHECKED BY: **TJM** APPROVED BY: ***TJM**
DATE: **DECEMBER 20, 2024** DWG SCALE: **1" = 50'** PROJECT NO.: **333-244.0004**

PLAT OF EASEMENT
1155 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
SV02
SHEET 1 OF 2

SCALE IN FEET



CITY PROJECT NUMBER 24-10000142

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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, 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, CATCH BASINS, 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.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE CAUSED THE SAME TO BE PLATED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ CITY _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
DATE MONTH YEAR

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME

_____, AND _____,
TITLE PRINT NAME TITLE
SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND
TITLE
_____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND
TITLE
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 _____, 20____.
DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____.
YEAR

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

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

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

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

I, TIMOTHY J. MURPHY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., UNDER MY DIRECT SUPERVISION, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. FIELDWORK WAS COMPLETED ON SEPTEMBER 4, 2024.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,

THIS _____ DAY OF FEBRUARY 2025.

TIMOTHY J. MURPHY
PROFESSIONAL LAND SURVEYOR NUMBER 035-002870.
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2026.

***HAND SIGNATURE ON FILE**



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

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AND DEVELOPMENT
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DRAWN BY: MAJ | CHECKED BY: TJM | APPROVED BY: *TJM
DATE: DECEMBER 20, 2024 | DWG SCALE: 1" = 50' | PROJECT NO: 333-244.0004

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NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
SV02
SHEET 2 OF 2