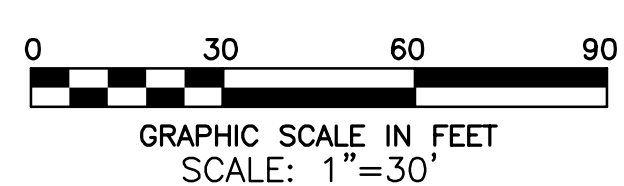


PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR 1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION

P.I.N.: 08-08-101-010
ADDRESS: 1351 E OGDEN AVE
NAPERVILLE, IL 60563

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



BASIS OF BEARINGS:
ILLINOIS STATE PLANE
EAST ZONE
(TRUE NORTH)

PARCEL NO. 08-08-101-012
OWNER: ROUTE 34 HOLDINGS LLC
COMMERCIAL USE

LOT 2
TARTAN POINT SUBDIVISION
DOC. NO. R2019-044716

LOT 3
TARTAN POINT SUBDIVISION
DOC. NO. R2019-044716
PARCEL NO. 08-08-101-013
OWNER: NAPERVILLE OGDEN BUS COMM
VACANT

LOT 3
ARTHUR T. MCINTOSH & COMPANY'S
BRUMMEL FARMS
DOC. NO. 427943

PARCEL NO. 08-08-101-010
1351 E OGDEN AVE, NAPERVILLE, IL 60563
OWNER: FAIR OAKS LAND, LLC
PER SPECIAL WARRANTY DEED DOC. NO. R2001-265198

LOT 1
137,632 S.F. OR 3.160 AC. (±)

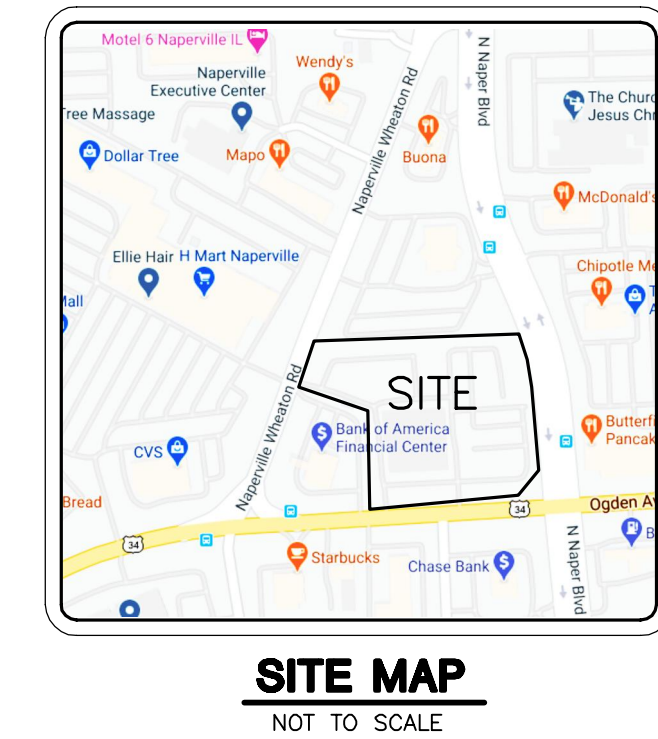
LOT 2
54,279 S.F. OR 1.246 AC. (±)

LOT 1
ARTHUR T. MCINTOSH & COMPANY'S
BRUMMEL FARMS
DOC. NO. 427943
NOT INCLUDED

PARCEL NO. 08-08-101-005
OWNER: LASALLE TALMAN BANK
COMMERCIAL USE

LOT 2
ARTHUR T. MCINTOSH & COMPANY'S
BRUMMEL FARMS
DOC. NO. 427943

OGDEN AVENUE
HERETOFORE DEDICATED
100' PUBLIC RIGHT-OF-WAY



LEGEND:

	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT/PARCEL LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EXISTING EASEMENT LINE
	CENTER LINES

	SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/ CAP IN SOIL OR CUT CROSS IN CONCRETE
	SET CONCRETE MONUMENT
	REBAR FOUND
	IRON PIPE FOUND
	MAG NAIL FOUND
	CHISELED CROSS FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	R.O.W. RIGHT-OF-WAY

AREA SCHEDULE:

LOT 1:	137,632 S.F.	OR	3.160 ACRES (MORE OR LESS)
LOT 2:	54,279 S.F.	OR	1.246 ACRES (MORE OR LESS)
TOTAL:	191,911 S.F.	OR	4.406 ACRES (MORE OR LESS)

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING PER PLAT DOC. NO. 427943, "R1." DESIGNATES RECORD DIMENSION/BEARING PER METES & BOUNDS LEGAL DESCRIPTION OF PARENT TRACT, "R2." DESIGNATES RECORD DIMENSION/BEARING PER LEGAL DESCRIPTION OF EXCEPTION PARCEL.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.

PROPERTY DESCRIPTION:

LOTS 2 AND 3 OF ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1941 AS DOCUMENT NUMBER 427943, IN DUPAGE COUNTY, ILLINOIS, SAID PREMISES BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 400 FEET ALONG THE EAST LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 595.69 FEET ALONG THE NORTH LINE OF LOT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3; BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WHEATON ROAD; THENCE SOUTH 25 DEGREES 15 MINUTES 40 SECONDS WEST 122.25 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WHEATON ROAD AND THE MOST NORTHWESTERLY LINE OF LOT 3, TO THE MOST WESTERLY CORNER OF LOT 3; THENCE SOUTH 64 DEGREES 41 MINUTES 13 SECONDS EAST 175.84 FEET ALONG THE MOST SOUTHWESTERLY LINE OF LOT 3 TO A POINT ON THE WEST LINE OF LOT 2; THENCE SOUTH 1 DEGREE 15 MINUTES 47 SECONDS WEST 214.16 FEET ALONG THE WEST LINE OF LOT 2 TO THE SOUTHWEST CORNER OF LOT 2, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 493.61 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE, THE SOUTH LINES OF LOTS 2 AND 3, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; EXCEPTING FROM THE AFORE DESCRIBED PREMISES THE FOLLOWING DESCRIBED PORTION THEREOF CONVEYED BY DEED RECORDED MARCH 28, 1985 AS DOCUMENT NUMBER R85-20781 FROM FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION, TO THE COUNTY OF DUPAGE, A BODY POLITIC AND CORPORATE OF THE STATE OF ILLINOIS: THAT PART OF LOT 3 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1941 AS DOCUMENT NUMBER 427943, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF LOT 3, WHICH IS THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE A DISTANCE OF 38.55 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 121 DEGREES, 15 MINUTES, 07 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.14 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 33 DEGREES, 07 MINUTES, 07 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 202.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 768.51 FEET, BEING CONCAVE SOUTHWESTERLY AND TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 146.11 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE EAST ALONG THE NORTH LINE OF LOT 3, WHICH FORMS AN ANGLE OF 104 DEGREES, 46 MINUTES, 43 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 84.49 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH ALONG THE EAST LINE OF LOT 3 A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

C:\SV Projects\80719 - Naperville\80719 - Plot-R2.dwg, Plotted: Aug 13, 2020 - 12:30am

1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION
A PART OF THE NORTH 1/2 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS
FINAL PLAT OF SUBDIVISION

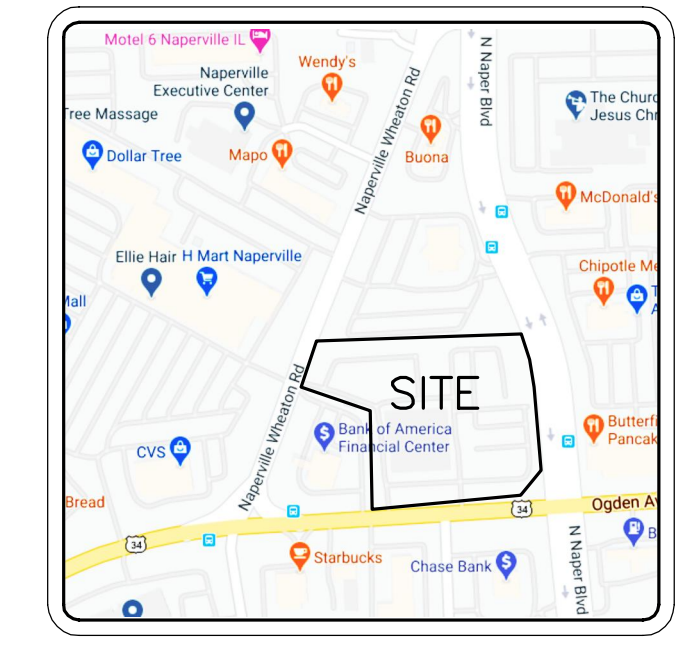
SHEET NO.
1 of 3

CITY PROJECT NUMBER 20-10000051

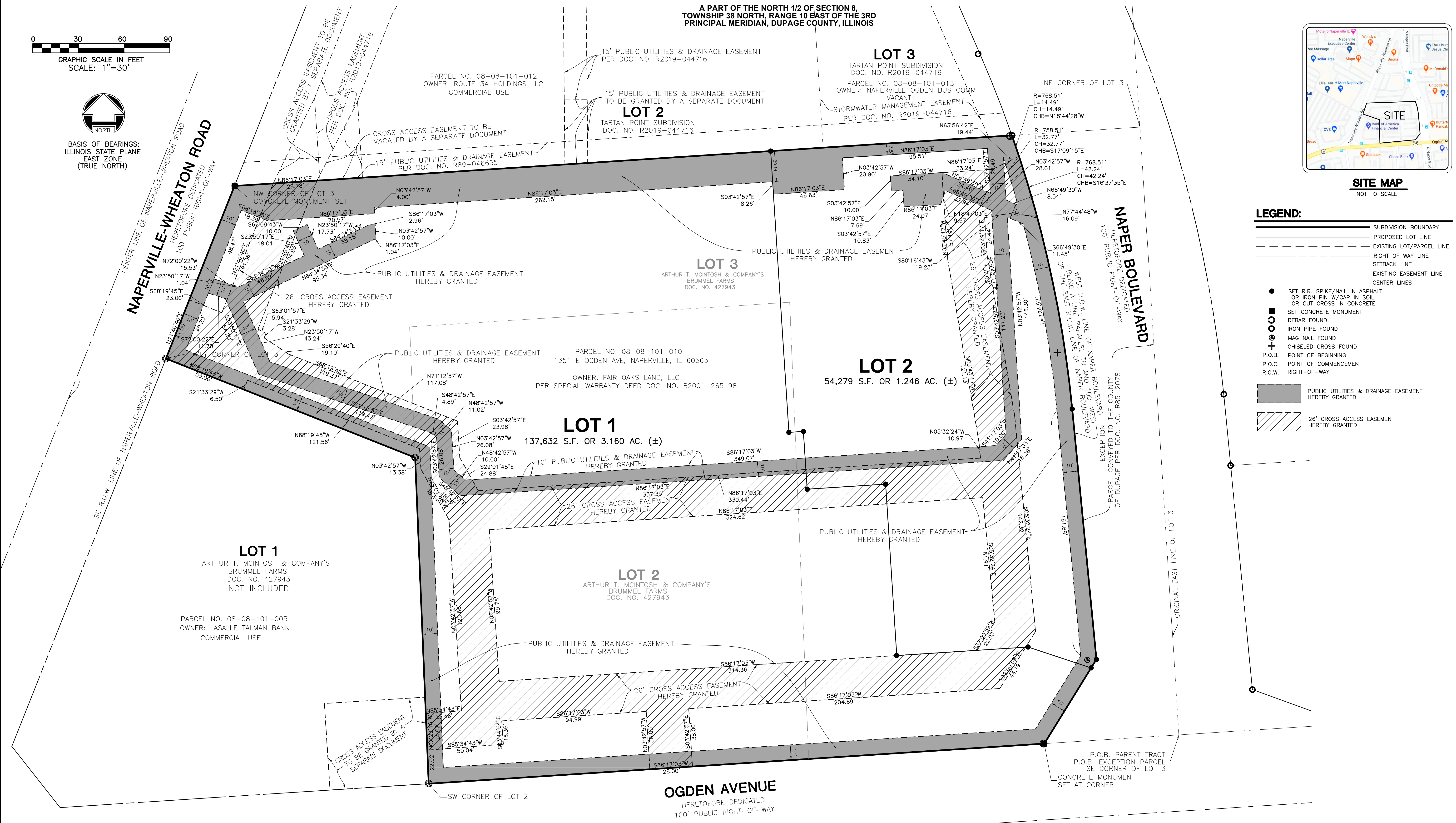
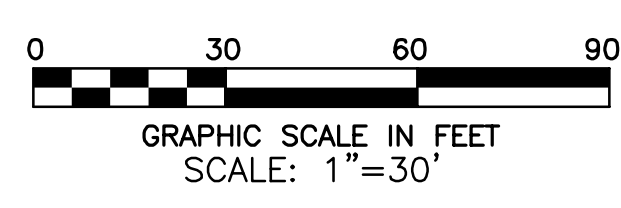
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR 1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION

P.I.N.: 08-08-101-010
ADDRESS: 1351 E OGDEN AVE
NAPERVILLE, IL 60563

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



SITE MAP
NOT TO SCALE



LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- - - EXISTING LOT/PARCEL LINE
- - - RIGHT OF WAY LINE
- - - SETBACK LINE
- - - EXISTING EASEMENT LINE
- - - CENTER LINES

- SET R.R. SPIKE/MAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- + P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY

- ▨ PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED
- ▨ 26' CROSS ACCESS EASEMENT HEREBY GRANTED

PROJECT NO.:	DATE	REVISION
80719	04/20/20	
SCALE AS SHOWN		
DES. SRK		
DR. PTK		
CKD. SRK		

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

WOOLPERT
DESIGN (CORPORATE/INDUSTRIAL)

1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION
A PART OF THE NORTH 1/2 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

FINAL PLAT OF SUBDIVISION

AREA SCHEDULE:

LOT 1:	137,632 S.F.	OR	3.160 ACRES (MORE OR LESS)
LOT 2:	54,279 S.F.	OR	1.246 ACRES (MORE OR LESS)
TOTAL:	191,911 S.F.	OR	4.406 ACRES (MORE OR LESS)

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING PER PLAT DOC. NO. 427943, "R1." DESIGNATES RECORD DIMENSION/BEARING PER METES & BOUNDS LEGAL DESCRIPTION OF PARENT TRACT, "R2." DESIGNATES RECORD DIMENSION/BEARING PER LEGAL DESCRIPTION OF EXCEPTION PARCEL.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 AND 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT. THE OWNER(S) OF LOTS 1 AND 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERRECTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, THE OWNER(S) OF LOTS 1 AND 2 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE NORTH AND SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

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&D") 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 ANTENNA 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.

C:\SV Projects\80719 - New Grocery Store - Naperville\80719 - Plat-R2.dwg, Plotted By: kocmarzyk, Plotted: Aug 13, 2020 - 11:17am

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR 1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION

P.I.N.: 08-08-101-010
ADDRESS: 1351 E OGDEN AVE
NAPERVILLE, IL 60563

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



OWNER'S CERTIFICATE

STATE OF _____)
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.

DATED AT _____ CITY _____ STATE _____ THIS _____ DAY OF _____ 20____

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) 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 _____ PRINT NAME _____
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____ RESPECTFULLY, APPEARED
TITLE _____ PRINT NAME _____ TITLE _____ PRINT NAME _____

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 _____ 20____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____ 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 § 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.

SIGNATURE _____ DATE _____, A.D. 20____

PRINT _____

REGION ONE ENGINEER

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 _____ 20____

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

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 _____, A.D., 20____

NOTARY PUBLIC

A PART OF THE NORTH 1/2 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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 OF LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____

RYAN T. WALTER
ILLINOIS PROFESSIONAL ENGINEER #062-059249
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER: _____

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT NAME _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

CERIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 23, NAPER BOULEVARD PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHT OF WAY.

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

COUNTY ENGINEER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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 _____, A.D. 20____

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT NO. _____ 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

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO STATE THAT STEPHEN R. KREGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED "THOMPSON THRIFT SUBDIVISION", DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

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

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2020

PROPERTY DESCRIPTION:

LOTS 2 AND 3 OF ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1941 AS DOCUMENT NUMBER 427943, IN DUPAGE COUNTY, ILLINOIS, SAID PREMISES BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 400 FEET ALONG THE EAST LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST 595.69 FEET ALONG THE NORTH LINE OF LOT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3, BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF WHEATON ROAD; THENCE SOUTH 25 DEGREES 15 MINUTES 40 SECONDS WEST 122.25 FEET ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE OF WHEATON ROAD AND THE MOST NORTHWESTERLY LINE OF LOT 3, TO THE MOST WESTERLY CORNER OF LOT 3; THENCE SOUTH 64 DEGREES 41 MINUTES 13 SECONDS EAST 175.84 FEET ALONG THE MOST SOUTHWESTERLY LINE OF LOT 3 TO A POINT ON THE WEST LINE OF LOT 2; THENCE SOUTH 1 DEGREE 15 MINUTES 47 SECONDS WEST 214.16 FEET ALONG THE WEST LINE OF LOT 2 TO THE SOUTHWEST CORNER OF LOT 2; A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 493.61 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE, THE SOUTH LINES OF LOTS 2 AND 3, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; EXCEPTING FROM THE AFORE DESCRIBED PREMISES THE FOLLOWING DESCRIBED PORTION CONVEYED BY DEED RECORDED MARCH 28, 1985 AS DOCUMENT NUMBER 885-20781 FROM FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION, TO THE COUNTY OF DUPAGE, A BODY POLITICAL AND CORPORATE OF THE STATE OF ILLINOIS: THAT PART OF LOT 3 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1941 AS DOCUMENT NUMBER 427943, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF LOT 3, WHICH IS THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE A DISTANCE OF 88.55 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 121 DEGREES, 15 MINUTES, 07 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.14 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 33 DEGREES, 07 MINUTES, 07 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 202.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 768.51 FEET, BEING CONCAVE SOUTHWESTERLY AND TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 146.11 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF LOT 3, WHICH FORMS AN ANGLE OF 104 DEGREES, 46 MINUTES, 43 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 84.49 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH ALONG THE EAST LINE OF LOT 3 A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

PRINT MORTGAGEE NAME _____ AS MORTGAGEE, UNDER THE

PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20____ AND RECORDED IN THE

RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, _____ 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.

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

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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

(NAME) _____ (TITLE) _____

OF _____ 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) _____ AND (TITLE) _____ RESPECTIVELY, 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.

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND PLATTED THE HEREIN DESCRIBED PROPERTY; PLATTED PROPERTY CONTAINS 4.406 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. 1/2" DIAMETER BY 24" LONG IRON REBARS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND PLAT OF SUBDIVISION WHICH WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCES OF THE CITY OF NAPERVILLE, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREON, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDED OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

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

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 170430161L, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 01, 2019, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE " X " (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE " D " (NO SHADING) - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

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

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2020

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION
NUMBER 184-001393



1351 E. OGDEN AVENUE REDEVELOPMENT SUBDIVISION
A PART OF THE NORTH 1/2 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS
FINAL PLAT OF SUBDIVISION

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

PROJECT NO.: 80719
DATE 04/20/20
SCALE AS SHOWN
DES. SRK
DR. PTK
CKD. SRK

NO.	DATE	REVISION
2.	08/13/20	REVISED PER COMMENTS.
1.	07/27/20	REVISED PER COMMENTS.

SHEET NO.

3 of 3

CITY PROJECT NUMBER 20-1000051