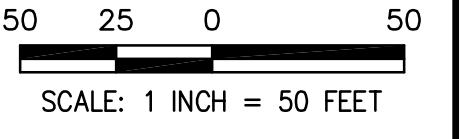


FINAL PLAT OF SUBDIVISION FOR EVERLY TRACE

BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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

TOTAL AREA OF SUBDIVISION
10,000 ACRES
435,600 S.F.
(MORE OR LESS)



VICINITY MAP

**SITE
LOCATION**

NOTE:
KEYMAP FOR BOUNDARY ONLY.
SEE SHEET 2 FOR PARTICULARS.

PARCEL INDEX NUMBER
07-01-20-200-006
25013 WEST 111TH STREET,
NAPERVILLE, ILLINOIS

AREA SUMMARY

LOTS	117,598 S.F.	2,700 AC.
OUTLOTS	185,607 S.F.	4,261 AC.
DED ROW'S	132,395 S.F.	3,039 AC.
TOTAL	435,600 S.F.	10,000 AC.

TOTAL P.U. & D.E. AREA HEREBY
GRANTED WITHIN OUTLOTS A, B & C
= 111,969 S.F. 2,570 AC.
(More or Less)

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- CENTERLINE (Single Dashed Line)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
THE MEASURED BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF THE SUBJECT SITE BEING N 88°37'36" E.
FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY
B.S.L. - BUILDING SETBACK LINE
P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER OUTLOTS A AND C. SEE PROVISIONS CONTAINED HEREIN.
NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.
TOWNHOMES, DECKS AND PATIO WILL NOT EXTEND PAST THE LOT LINE.

LOT AREA TABLE

LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1-1	3,074	8-3	1,210
1-2	2,068	8-4	1,540
1-3	2,068	9-1	1,540
1-4	2,068	9-2	1,210
1-5	2,564	9-3	1,210
2-1	3,074	9-4	1,430
2-2	2,068	10-1	1,540
2-3	2,068	10-2	1,210
2-4	2,068	10-3	1,210
2-5	2,564	10-4	1,430
3-1	3,074	11-1	1,430
3-2	2,068	11-2	1,210
3-3	2,068	11-3	1,210
3-4	2,564	11-4	1,540
4-1	2,564	12-1	1,540
4-2	2,068	12-2	1,210
4-3	2,068	12-3	1,210
4-4	2,068	12-4	1,430
4-5	2,068	13-1	1,430
4-6	3,074	13-2	1,210
5-1	3,074	13-3	1,210
5-2	2,068	13-4	1,210
5-3	2,068	13-5	1,540
5-4	2,068	14-1	1,540
5-5	2,068	14-2	1,210
5-6	2,564	14-3	1,210
6-1	1,430	14-4	1,430
6-2	1,210	15-1	1,540
6-3	1,210	15-2	1,210
6-4	1,540	15-3	1,210
7-1	1,430	15-4	1,210
7-2	1,210	15-5	1,430
7-3	1,210	OUTLOT A	50,533
7-4	1,540	OUTLOT B	73,638
8-1	1,430	OUTLOT C	61,436
8-2	1,210		



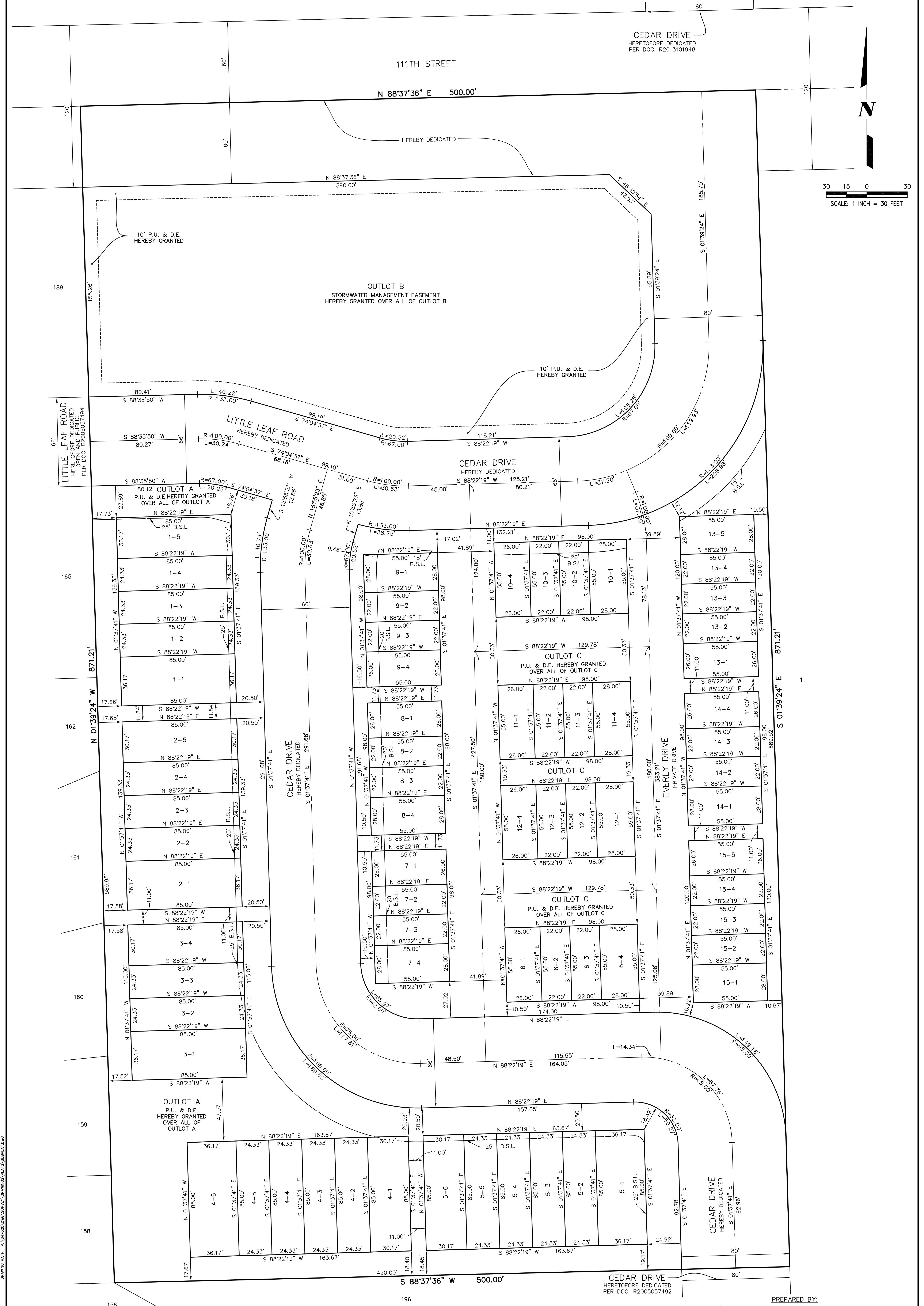
PREPARED FOR:
JMRV NAPERVILLE LLC
445 JACKSON AVE STE 200
NAPERVILLE, IL 60540-5258
(630) 281-4085

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 847020 FILE NAME: SUBPLAT
DRAWN BY: SMR FLD. BK. / PG. NO.: E34/34-36
COMPLETION DATE: 12-8-2025 JOB NO.: 847.020
PROJECT REFERENCE:
REVISIONS: 2-12-26/SMR RENUMBER LOTS & REV LOTS 1-1 THRU 5-6
REVISIONS: 2-25-26/SMR PER CITY REVIEW DATED 1/30/26
REVISIONS: 4-2-26/SMR PER CITY REVIEW #2

**EVERLY TRACE FINAL PLAT OF SUBDIVISION
CITY OF NAPERVILLE PROJECT NO. DEV-0176-2025**

DRAWING PATH: P:\M7020\DWG\SMR\DRAWINGS\PLATS\SUBPLAT.DWG
PLOT FILE CREATED: 4/2/2026 BY: SHAH RED



DRAWING PATH: F:\147020\DWG\SMR\DRAWINGS\PLATS\SUBPLAT.DWG
 PLOT FILE CREATED: 4/2/2026 BY: SHAR, RED

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
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 REVISIONS: 4-2-26/SMR PER CITY REVIEW #2
 PROJECT REFERENCE: SHEET 2 OF 3

EXHIBIT D

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)
THIS IS TO CERTIFY THAT JMVR NAPERVILLE 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 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 THIS ____ DAY OF _____, A.D., 20____
JMVR NAPERVILLE LLC
445 JACKSON AVENUE
SUITE 200
NAPERVILLE, IL 60540-5258
OWNER: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR 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 _____, AND _____, RESPECTFULLY,
APPEARED 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 _____, A.D., 20____
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF)
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:
INDIAN PRAIRIE SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, IL 60504
OWNER NAME: _____
BY: _____ ATTEST: _____
ITS: _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, A.D., 20____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
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 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., 20____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)
I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED
ON TAX MAP # _____ AND IS IDENTIFIED AS
PERMANENT REAL ESTATE
TAX INDEX NUMBER (PIN) _____
DATED THIS ____ DAY OF _____, A.D., 20____
DIRECTOR

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003483, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS. I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.
BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17197C0036G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS ____ DAY OF _____, A.D., 20____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2027

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)
I, _____, COUNTY CLERK OF WILL 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 JOLIET, ILLINOIS,
THIS ____ DAY OF _____, 20____
COUNTY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,
ON THE ____ DAY OF _____, A.D., 20____
AT _____ O'CLOCK _____ M, AND WAS RECORDED IN
BOOK _____ OF PLATS ON PAGE _____
RECORDER OF DEEDS

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS OUTLOT B

THE OWNER, OR THE HOMEOWNER'S ASSOCIATION (HOA) IN THE CASES WHERE MULTIPLE OWNERS ARE INVOLVED, SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON OUTLOT B.
THE OWNER, OR THE HOA, SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE ON SAID OUTLOT B AND ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THE FUNCTION AS HYDROLOGICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS.
NEITHER THE OWNER, THE HOA, NOR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT B.
THE HOA MAY ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION /RETENTION AREAS ON OUTLOT B.
PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:
1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON OUTLOT B.
2. ENTERING ONTO OUTLOT B OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON OUTLOT B WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.
NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON OUTLOT B BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID OUTLOT B MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID OUTLOT B.
IF EITHER THE OWNER OR HOA FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES ON OUTLOT B AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT B, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON OUTLOT B.
THE OWNER OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT B, IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TWENTY (20%) PERCENT AND ANY REASONABLE ATTORNEYS FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS.
THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TWENTY (20%) PERCENT AND ALL ATTORNEYS FEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.
THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON OUTLOT B.
ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IF ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

STRIP STYLE 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, 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.

BLANKET STYLE 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 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, 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.



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-3675 Tel: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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