

# FINAL PLAT OF SUBDIVISION FOR THE PROSPERITA & ORION STEM SCHOOL

BEING A PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE 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**  
12.350 ACRES  
537,965 S.F.  
(MORE OR LESS)

50 25 0 50  
SCALE: 1 INCH = 50 FEET



## VICINITY MAP

**LOT AREA SUMMARY TABLE**

LOT NO.	SQ. FT.
1	217,908
2	208,725
3	7,322
4	7,322
5	6,201
6	3,959
7	3,959
8	5,080
9	5,080
10	6,201
11	6,201
12	6,201
13	6,201
14	5,080
15	3,959
16	3,959
17	6,201
18	6,201
19	6,201

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	27.33'	S 88°57'12" E	L43	13.35'	S 43°26'54" W
L2	60.73'	N 34°47'35" E	L44	13.07'	S 89°31'30" E
L3	371.05'	S 89°31'30" E	L45	45.00'	S 00°28'30" W
L4	181.38'	S 00°28'30" W	L46	85.00'	S 89°31'30" E
L5	63.59'	N 00°28'30" E	L47	20.00'	S 00°28'30" W
L6	39.83'	S 89°31'32" E	L48	15.00'	S 89°31'30" E
L7	12.73'	N 45°28'07" E	L49	25.00'	S 00°28'30" W
L8	88.83'	S 89°31'30" E	L50	35.32'	S 89°31'30" E
L9	12.66'	S 44°31'30" E	L51	6.14'	S 00°28'07" W
L10	109.66'	N 00°28'07" E	L52	15.56'	S 43°26'54" W
L11	12.73'	N 44°31'07" W	L53	121.47'	S 00°17'19" E
L12	110.33'	N 00°28'07" E	L54	227.96'	S 89°31'53" E
L13	12.73'	N 45°28'53" E	L55	10.37'	N 00°28'07" E
L14	9.15'	N 00°28'07" E	L56	114.10'	S 89°31'53" E
L15	1.00'	S 00°28'30" W	L57	2.68'	N 00°28'07" E
L16	77.00'	N 89°31'30" W	L58	39.88'	N 89°31'50" E
L17	1.00'	N 00°28'30" W	L59	41.89'	S 71°10'04" W
L18	12.64'	N 44°31'53" W	L60	158.03'	S 00°28'30" W
L19	22.83'	N 00°23'32" E	L61	95.36'	N 89°31'30" W
L20	12.77'	N 45°28'07" E	L62	10.00'	N 00°28'30" W
L21	65.97'	N 00°28'07" E	L63	85.36'	N 89°31'30" W
L22	12.73'	N 44°31'53" W	L64	155.12'	S 00°28'30" W
L23	132.80'	N 00°28'07" E	L65	50.79'	S 71°10'04" W
L24	15.09'	N 45°28'07" E	L66	10.68'	N 89°31'50" W
L25	3.13'	N 74°00'56" E	L67	12.66'	N 00°28'07" E
L26	94.50'	S 89°31'30" E	L68	20.00'	S 89°31'53" E
L27	12.57'	N 44°31'53" W	L69	100.00'	N 00°28'07" E
L28	110.68'	N 00°28'30" E	L70	20.00'	S 89°31'53" E
L29	12.73'	N 45°28'07" E	L71	20.00'	N 00°28'07" E
L30	112.05'	S 89°31'30" E	L72	165.00'	S 89°31'53" E
L31	13.43'	N 45°28'07" E	L73	20.00'	N 00°28'07" E
L32	177.30'	S 89°31'30" E	L74	20.00'	S 89°31'53" E
L33	13.44'	S 44°31'52" E	L75	89.63'	N 00°28'07" E
L34	9.70'	S 89°31'30" E	L76	227.70'	S 89°31'53" E
L35	72.89'	N 34°47'35" E	L77	351.69'	N 00°17'19" E
L36	14.75'	S 88°57'12" E	L78	52.11'	S 89°31'30" E
L37	42.00'	S 00°28'30" W	L79	2.50'	N 00°28'30" W
L38	12.54'	N 00°28'30" E	L80	36.67'	S 08°14'13" E
L39	96.53'	N 04°38'01" E	L81	41.78'	N 00°28'30" E
L40	47.50'	S 00°28'30" W	L82	21.03'	N 00°28'30" E
L41	64.09'	S 89°31'30" E	L83	10.00'	S 89°31'30" E
L42	520.93'	S 00°17'19" E	L84	21.03'	S 00°28'30" W

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	29.00'	28.47'	N 62°55'11" E
C2	74.50'	72.40'	S 62°38'02" W
C3	24.00'	20.08'	S 23°29'19" E
C4	14.00'	22.07'	N 87°23'02" E
C5	49.00'	12.42'	N 34°57'32" E
C6	49.00'	28.41'	N 72°54'54" W
C7	29.00'	47.26'	S 47°09'33" W
C8	24.00'	37.70'	S 44°31'56" E
C9	24.00'	39.42'	N 43°25'08" E
C10	58.00'	67.00'	S 47°20'46" W
C11	24.00'	39.97'	N 42°45'55" E
C12	24.00'	37.70'	N 44°31'30" W
C13	45.50'	44.22'	S 62°38'02" W
C14	64.50'	63.33'	N 62°55'11" E

**EASEMENT AREA SUMMARY**

EASEMENT	AREA (SQ. FT.)	AREA (ACRES)
C.S.M.E. & P.S.M.E. (LOT 1)	7,179	0.165
C.S.M.E. & P.S.M.E. (LOT 2)	39,667	0.911
BLANKET P.U. & D.E. (LOT 2)	208,725	4.792
STRIP P.U. & D.E. (LOT 1)	35,445	0.814
S.I.E.E. (LOT 2)	44,794	1.028
P.S.E. (LOT 1)	6,402	0.147
P.S.E. (LOT 2)	1,296	0.030

NOTE: LOT 2 C.S.M.E., P.S.M.E., S.I.E.E. & P.S.E. ALL OVERLAP WITH BLANKET P.U. & D.E. OVER ALL OF LOT 2

**PARCEL INDEX NUMBERS**

07-01-401-012	07-01-405-032
07-01-401-014	07-01-405-033
07-01-401-016	07-01-405-034
07-01-401-017	07-01-406-010
07-01-402-013	07-01-406-011
07-01-402-016	07-01-406-012
07-01-402-018	07-01-406-013
07-01-402-019	07-01-406-014
07-01-405-002	07-01-406-015
07-01-405-003	07-01-406-028
07-01-405-004	07-01-406-029
07-01-405-005	07-01-406-030
07-01-405-006	07-01-406-032
07-01-405-007	07-01-406-033
07-01-405-024	07-01-406-034
07-01-405-026	07-01-406-035
07-01-405-027	07-01-406-036
07-01-405-029	07-01-406-037
07-01-405-030	07-12-200-030
07-01-405-031	07-12-201-034

VACANT LAND ADJACENT TO WEST STREET, DIEHL ROAD & MILL STREET, NAPERVILLE, ILLINOIS

**AREA SUMMARY**

LOTS	521,961 S.F.	11,983 AC.
DED ROW'S	16,004 S.F.	0.367 AC.
TOTAL	537,965 S.F.	12.350 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)
- CROSS ACCESS EASEMENT LINE (Double Dotted Dashed Line)
- BUILDING LINE (Long Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- 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.

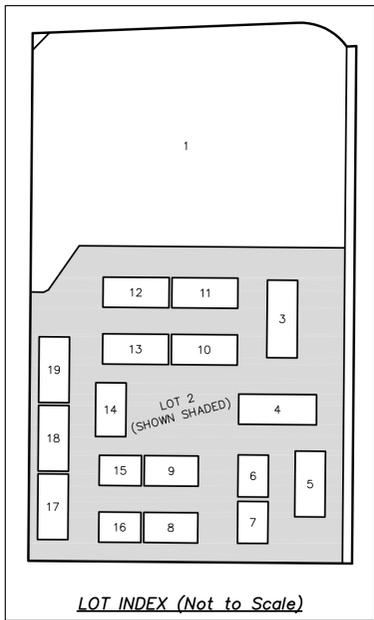
DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE  
FIR - FOUND IRON ROD  
R.O.W. - RIGHT-OF-WAY  
P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT  
C.S.M.E. - CITY STORMWATER MANAGEMENT EASEMENT  
P.S.M.E. - PRIVATE STORMWATER MANAGEMENT EASEMENT  
S.I.E.E. - SHARED INGRESS-EGRESS EASEMENT  
P.S.E. - PUBLIC SIDEWALK EASEMENT

SHARED INGRESS & EGRESS EASEMENT AND P.U. & D.E.



PREPARED FOR:  
**VRUTTHI LLC**  
3644 WHITE EAGLE DRIVE  
NAPERVILLE, ILLINOIS 60564  
(630) 803-5768

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.: 904426 FILE NAME: RESUB  
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 11-20-2023 JOB NO.: 904.426  
CHECKED BY:  
REVISED 01-16-24/FCT EDITS PER VILLAGE REVIEW  
REVISED 01-26-24/SMR STREET NAMES PER VILLAGE REV.  
REVISED 03-05-24/SMR PER VILLAGE REVIEW #2  
REVISED 03-14-24/FCT PER VILLAGE REVIEW #3  
REVISED 03-21-24/SMR ADD LOT INDEX TO SHEET 1  
REVISED 03-25-24/AJB UPDATED EASEMENT PROVISIONS  
REVISED 04-11-24/SMR ADD 10' PUDE S. SIDE LOT 1

**THE PROSPERITA & ORION STEM SCHOOL PLAT OF SUBDIVISION**  
CITY OF NAPERVILLE PROJECT NO.: 23-1-119 SHEET 1 OF 4

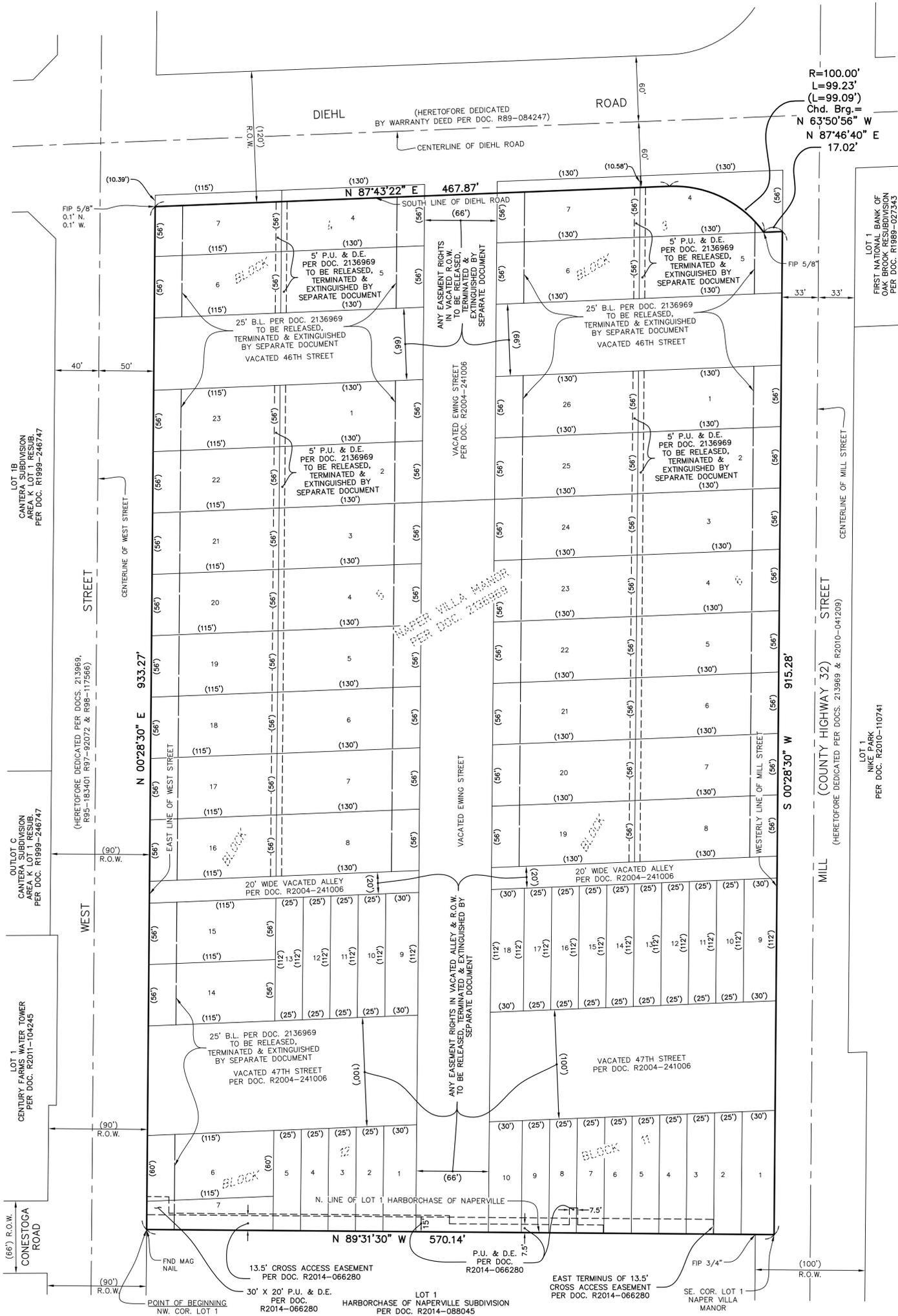
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EXHIBIT B

DRAWING DATE: 4/17/2024 BY: SARAH PETERSEN



50 25 0 50  
SCALE: 1 INCH = 50 FEET



**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.

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FIP - FOUND IRON PIPE  
FIR - FOUND IRON ROD  
R.O.W. - RIGHT-OF-WAY  
P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT

LOT 1  
FIRST NATIONAL BANK OF  
OAK BROOK RESUBDIVISION  
PER DOC. R1989-027343

LOT 1  
NIKE PARK  
PER DOC. R2010-110741

LOT 1  
HARBORCHASE OF NAPERVILLE  
PER DOC. R2014-088045

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 PH: 630.862.2100 FAX: 630.862.2199  
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REVISED 04-11-24/SMR ADD 10' PUDE S. SIDE LOT 1

PLOT FILE CREATED: 4/17/2024 BY: SARA PETERSEN

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
THIS IS TO CERTIFY THAT V ESTATE LLC IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,
PRINT NAME AND TITLE
PRINT NAME AND TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH
TITLE AND TITLE 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.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
FIRST STATE BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DATE DAY OF A.D., 20
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 CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
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.
GIVEN UNDER MY HAND AND SEAL
THIS DAY OF 20
NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )
COUNTY OF )
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT VRUTTHI LLC AND V ESTATE LLC ARE THE OWNERS 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 SCHOOL DISTRICT #203
203 WEST HILLSIDE ROAD
NAPERVILLE, IL 60504
OWNER NAME:
BY: ATTEST:
ITS: ITS:
SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF A.D., 20
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
THIS IS TO CERTIFY THAT VRUTTHI LLC IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.
DATED THIS DAY OF A.D., 20
BY: SIGNATURE TITLE PRINT TITLE
BY: SIGNATURE TITLE PRINT TITLE
ATTEST: SIGNATURE TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,
PRINT NAME AND TITLE
PRINT NAME AND TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH
TITLE AND TITLE 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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE DAY OF A.D., 20
BY: MAYOR ATTEST: CITY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS )
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
STATE REGISTRATION NUMBER
REGISTRATION EXPIRATION DATE
OWNER COMPANY NAME:
BY: SIGNATURE ATTEST: SIGNATURE
TITLE: PRINT TITLE TITLE: PRINT TITLE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION, AT A MEETING HELD
THE DAY OF A.D., 20
BY: CHAIRMAN ATTEST: SECRETARY

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
I, COUNTY CLERK OF (DUPAGE) COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL 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 AT DUPAGE COUNTY, ILLINOIS, THIS DAY OF 20
COUNTY CLERK

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
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:
THAT PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-088045 SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R95-183401, R97-92072 AND R98-117566; THENCE NORTH 00 DEGREES 28 MINUTES 30 SECONDS EAST 933.27 FEET ALONG SAID EAST LINE OF WEST STREET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE COUNTY OF DUPAGE FOR DIEHL ROAD BY WARRANTY DEED RECORDED JULY 14, 1989 AS DOCUMENT R89-084247; THENCE NORTH 87 DEGREES 43 MINUTES 22 SECONDS EAST 467.87 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 99.23 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING SOUTH 63 DEGREES 50 MINUTES 56 SECONDS EAST; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 17.02 FEET TO A POINT ON THE WESTERLY LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS 213969 AND R2010-041209; THENCE SOUTH 00 DEGREES 28 MINUTES 30 SECONDS WEST 915.28 FEET ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN NAPER VILLA MANOR SUBDIVISION RECORDED AS DOCUMENT 213969; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 570.14 ALONG THE NORTH LINE OF LOT 1 IN THE AFOREMENTIONED HARBORCHASE OF NAPERVILLE TO THE POINT OF BEGINNING, ALL IN DUPAGE 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 UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANELS 17043C0141J AND 17043C0142J BOTH WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X AS DESIGNATED AND DEFINED BY FEMA.
GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS DAY OF A.D., 20

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )
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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE DAY OF A.D., AT O'CLOCK M.
RECORDER OF DEEDS

DUPAGE COUNTY'S DIVISION OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 32 (MILL STREET) PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED.
DATED THIS DAY OF A.D., 20
COUNTY ENGINEER

DUPAGE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION
THIS DAY OF 20
COUNTY ENGINEER

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COMPLETION DATE: 11-20-2023 JOB NO.: 904.426
CHECKED BY:
REVISED 01-16-24/FCT EDITS PER VILLAGE REVIEW
REVISED 01-26-24/SMR STREET NAMES PER VILLAGE REV.
REVISED 03-05-24/SMR PER VILLAGE REVIEW #2.
REVISED 03-14-24/FCT PER VILLAGE REVIEW #3.
REVISED 03-21-24/SMR ADD LOT INDEX TO SHEET 1
REVISED 03-25-24/AJB UPDATED EASEMENT PROVISIONS
REVISED 04-11-24/SMR ADD 10' PUDE S. SIDE LOT 1



**CITY OF NAPERVILLE STORMWATER MANAGEMENT EASEMENT  
(C.S.M.E.)  
AND COVENANTS – LOT "1" AND LOT "2"**

UNTIL CONVEYANCE OF THE STORMWATER MANAGEMENT SYSTEM LOCATED ON THOSE AREAS OF THE PLAT DENOTED AS "C.S.M.E." TO THE ORION & PROSPERITAMASTER ASSOCIATION (MASTER ASSOCIATION), THE OWNERS OF LOTS 1 AND 2 ON THIS PLAT OF SUBDIVISION SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE TO FULFILL ALL STORMWATER MANAGEMENT SYSTEM OBLIGATIONS SET FORTH IN THE "ANNEXATION AGREEMENT FOR VACANT LAND AT THE SOUTHWEST CORNER OF MILL STREET AND DIEHL ROAD IN THE CITY OF NAPERVILLE (ORION PROSPERITA DEVELOPMENT)" RECORDED WITH THE DUPAGE COUNTY RECORDER AS DOCUMENT NO. R2023-059674 (HEREINAFTER THE "ANNEXATION AGREEMENT") AND THE "OWNERS' ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR VACANT LAND AT THE SOUTHWEST CORNER OF MILL STREET AND DIEHL ROAD IN THE CITY OF NAPERVILLE (ORION PROSPERITA DEVELOPMENT)" RECORDED WITH THE DUPAGE COUNTY RECORDER AS DOCUMENT NO. \_\_\_\_\_ (HEREINAFTER THE "OAA"), AND THE COVENANTS SET FORTH HEREIN. STORMWATER MANAGEMENT SYSTEM AS REFERENCED HEREIN IS DEFINED AND DESCRIBED IN SECTION S14.0 OF THE ANNEXATION AGREEMENT, IN SECTION 4 OF THE OAA, AND IN THESE COVENANTS.

AFTER CONVEYANCE OF THE STORMWATER MANAGEMENT SYSTEM LOCATED ON THOSE AREAS OF THE PLAT DENOTED AS "C.S.M.E." TO THE MASTER ASSOCIATION, THE MASTER ASSOCIATION SHALL BE LIABLE AND RESPONSIBLE TO FULFILL ALL STORMWATER MANAGEMENT OBLIGATIONS SET FORTH IN THE ANNEXATION AGREEMENT, THE OAA, AND THE COVENANTS SET FORTH HEREIN.

THE OWNERS OF LOT 1 AND LOT 2, AND THE MASTER ASSOCIATION (AS APPLICABLE), SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM SO THAT SAID SYSTEM FUNCTIONS AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS, AND IN ACCORDANCE WITH THE ANNEXATION AGREEMENT, OAA, AND THESE COVENANTS; AND SHALL FURTHER COMPLY WITH ALL STORMWATER MANAGEMENT OBLIGATIONS SET FORTH IN THE ANNEXATION AGREEMENT (INCLUDING BUT NOT LIMITED TO ALL INSPECTION, REPORTING, AND CERTIFICATION REQUIREMENTS), THE OAA, AND THE COVENANTS SET FORTH HEREIN.

NEITHER THE OWNERS OF LOT 1 AND LOT 2, OR THE MASTER ASSOCIATION, AS APPLICABLE, NOR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES OF THE C.S.M.E. AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE.

PERPETUAL STORMWATER MANAGEMENT EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE AND ITS AGENTS, SUCCESSORS, AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "C.S.M.E." ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY (BUT NOT THE OBLIGATION) TO:  
1. SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, MONITOR, AND OPERATE ALL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM STRUCTURES, GRADES, AND SLOPES ON LOT 1 AND LOT 2 INCLUDING BUT NOT LIMITED TO INSTALLATION, MAINTENANCE, AND/OR OPERATION OF THE PUMP REFERENCED IN THE OAA, IF REQUIRED.

2. PURSUE ANY RIGHTS SET FORTH IN THE ANNEXATION AGREEMENT, THE OAA, STORMWATER PERMITS, AND/OR THE COVENANTS SET FORTH HEREIN WITH RESPECT TO THE STORMWATER MANAGEMENT SYSTEM.

3. CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON LOT 1 OR LOT 2 WHICH INTERFERE WITH, OR WHICH MAY INTERFERE WITH THE OPERATIONS OF THE STORMWATER MANAGEMENT SYSTEM.

4. ENTER ONTO LOT 1 AND/OR LOT 2 OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPHS 1 THROUGH 3 ABOVE TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT BUILDINGS OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THOSE PORTIONS OF LOT 1 OR LOT 2 BY THE OWNERS OF LOT 1 OR LOT 2, OR THE OWNERS' SUCCESSORS IN INTEREST, OR BY THE MASTER ASSOCIATION, AS APPLICABLE, WHERE C.S.M.E. IS DESIGNATED ON THE PLAT, BUT SAID AREAS DESIGNATED AS "C.S.M.E." 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, UNDER, AND OVER LOT 1 OR LOT 2.

THE CITY SHALL BE ENTITLED TO RECORD A LIEN AGAINST LOT 1 AND/OR LOT 2 FOR THE COSTS OF ANY WORK PERFORMED BY OR ON BEHALF OF THE CITY AND/OR TAKE SUCH OTHER ACTIONS AS PROVIDED HEREIN, IN THE ANNEXATION AGREEMENT AND OAA.

THE PROVISIONS OF THE ANNEXATION AGREEMENT, THE OAA, AND THESE COVENANTS RELATING TO STORMWATER MANAGEMENT SYSTEM OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY.

THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION

**LOT 1 STRIP STYLE PUBLIC UTILITIES  
AND DRAINAGE EASEMENT**

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED ON LOT 1 OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "PU&DE") 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, 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 BUILDING 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 HEREON 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.

**LOT 2 BLANKET STYLE PUBLIC UTILITIES  
AND DRAINAGE EASEMENT**

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER LOT 2 OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "PU&DE") 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, 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.

**PUBLIC SIDEWALK EASEMENT PROVISIONS**

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 RIGHTS. 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.

**SHARED INGRESS & EGRESS EASEMENT  
PROVISIONS (S.I.E.E.) AND  
MONUMENT SIGN EASEMENT (M.S.E.)**

A PERPETUAL NON-EXCLUSIVE IRREVOCABLE SHARED INGRESS AND EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS IS HEREBY RESERVED FOR, AND GRANTED OVER, UPON AND ACROSS THOSE PORTIONS OF LOT 2 AS DELINEATED AND IDENTIFIED AS "SHARED INGRESS & EGRESS EASEMENT" (S.I.E.E.) ON THIS PLAT FOR THE BENEFIT AND USE BY LOT 1.

THE OWNER(S) OF LOT 1 AND LOT 2 SHALL, ACTING THROUGH THE ORION & PROSPERITA MASTER ASSOCIATION, LLC (MASTER ASSOCIATION), MAINTAIN UPON THESE I.E.E. HARD SURFACE PAVEMENTS CONSISTING OF ASPHALT OR CONCRETE OF SUFFICIENT BEARING CAPACITY TO ACCOMMODATE VEHICULAR TRAFFIC IN AN OPEN AND UNOBSTRUCTED CONDITION INCLUDING THE REMOVAL, IN A TIMELY MANNER, OF ACCUMULATIONS OF SNOW AND ICE.

NO OBSTRUCTIONS OR BARRIERS SHALL BE PLACED OR ERRECTED OR ALLOWED TO EXIST ON OR ACROSS SAID S.I.E.E. THAT WOULD THEN OR LATER HINDER OR IMPAIR VEHICULAR OR PEDESTRIAN ACCESS. THE MASTER ASSOCIATION SHALL FAITHFULLY MAINTAIN, REPAIR, RENEW AND / OR RECONSTRUCT THE HARD SURFACE PAVEMENT OF THE S.I.E.E. INCLUDING, BUT NOT LIMITED TO, THE REPAIR AND REPLACEMENT OF PAVEMENT FAILURES, POTHOLES AND SURFACE DETERIORATIONS AND SHALL PROVIDE AND MAINTAIN PAVEMENT STRIPING AND SIGNAGE TO FACILITATE THE COORDINATED MOVEMENT OF VEHICLES AND PEDESTRIANS WITHIN AND THROUGH THE S.I.E.E. AREA.

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR A MONUMENT IDENTITY SIGN SHALL ALSO BE GRANTED OVER, UPON AND UNDER THOSE PORTIONS OF LOT 2 AS DELINEATED AND IDENTIFIED AS MONUMENT SIGN EASEMENT (M.S.E.) FOR THE BENEFIT AND USE OF LOT 1 IN ORDER TO CONSTRUCT, ERECT, MAINTAIN AND PROVIDE ELECTRIC POWER AND TO PERIODICALLY ALTER, UPDATE, RENEW AND REPAIR THE IDENTITY SIGN AND THE NAMES OR IDENTITY OF THE OWNERSHIP ENTITIES WITHIN THE LOT 1 AND LOT 2 PREMISES AS MAY BE ERRECTED BY SAID OWNERS TO AID IN DIRECTING VEHICULAR OR PEDESTRIAN TRAFFIC.



PREPARED BY:  
**CEMCON, Ltd.**

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**THE PROSPERITA & ORION STEM SCHOOL PLAT OF SUBDIVISION  
CITY OF NAPERVILLE PROJECT NO.: 23-1-119 SHEET 4 OF 4**

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