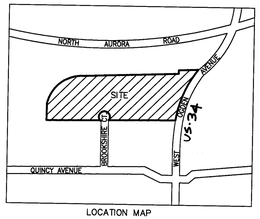
PRELIMINARY/FINAL PLAT OF SUBDIVISION

NAPLETON SUBDIVISION

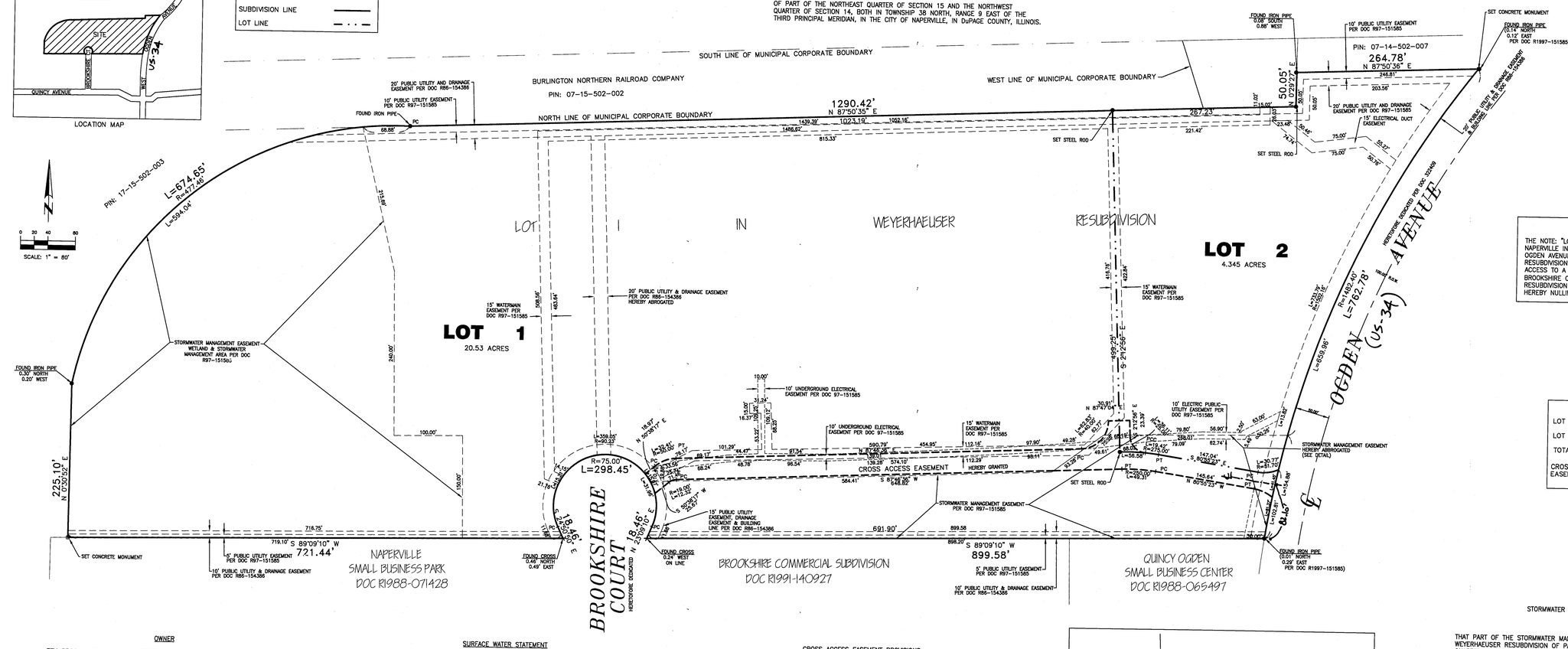
OF PART OF THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE, IN DuPAGE COUNTY, ILLINOIS.



LOCATION MAP

LINE LEGEND

EXISTING EASEMENT	
CROSS ACCESS EASEMENT	
SUBDIVISION LINE	
LOT LINE	



P.I.N.: 07-15-202-010

SEND FUTURE TAX BILLS TO:

EFN BROOKSHIRE LLC
ONE OAKBROOK TERRACE
SUITE 600
OAKBROOK TERRACE, IL 60181

NOTE

THE NOTE: "LOTS 10 AND 11 OF THE BURLINGTON NORTHERN NAPERVILLE INDUSTRIAL PARK UNIT 1 HAD NO DIRECT ACCESS TO OGDEN AVENUE AND LOT 1 CREATED BY THIS WEYERHAEUSER RESUBDIVISION HAS NO DIRECT ACCESS TO OGDEN AVENUE. ALL ACCESS TO A PUBLIC ROADWAY FOR SUCH LOT 1 IS BY WAY OF BROOKSHIRE COURT.", WHICH APPEARS ON WEYERHAEUSER RESUBDIVISION PLAT RECORDED AS DOCUMENT R97-151585, IS HEREBY NULLIFIED AND OF NO EFFECT FOR THIS SUBDIVISION.

AREAS

LOT 1	20.526 AC
LOT 2	4.345 AC
TOTAL	24.871 AC
CROSS ACCESS EASEMENT	29,042 SQ.FT. 0.667 AC

Kathleen V. Carrier
DuPage County Recorder

R2022-096954

OWNER

EFN BROOKSHIRE LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT, AS ITS OWN FREE AND VOLUNTARY ACT AND DEED. IT FURTHER CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE AND BELIEF, SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF SCHOOL DISTRICT 204.

DATED THIS THIS 9th DAY OF November, A.D. 20 18

EFN BROOKSHIRE LLC:

Richard P. Brandstatter
SIGNATURE

Richard P. Brandstatter
PRINTED NAME

Director of Real Estate
TITLE

STATE OF ILLINOIS }
COUNTY OF DuPAGE } ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Richard P. Brandstatter OF EFN BROOKSHIRE LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS Richard P. Brandstatter APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF EFN BROOKSHIRE LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9th DAY OF November, A.D. 20 18

Deana J. Zayed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/22/2021

OFFICIAL SEAL
DEANA J ZAYED
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/22/21

PREPARED FOR:
EFN BROOKSHIRE LLC

PREPARED BY:

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY NO. 17-11-014-SUB-R5

SUBMITTED BY:
CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

SURFACE WATER STATEMENT

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 12th DAY OF NOVEMBER, A.D., 20 18

ENGINEER

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

IL 062-053294
STATE REGISTRATION NUMBER

11.30.19
REGISTRATION EXPIRATION DATE

EFN BROOKSHIRE LLC, OWNER

Richard P. Brandstatter
SIGNATURE

Richard P. Brandstatter
PRINTED NAME

Director of Real Estate
TITLE

ILLINOIS DEPARTMENT OF TRANSPORTATION

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.

BY: ANTHONY J. QUIGLEY, P.E. DATE: 20th OF NOVEMBER, 2018
REGION ONE ENGINEER

THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT-IN/RIGHT-OUT VEHICULAR ACCESS POINT TO US-34 (OGDEN AVENUE) FROM LOT 2 AS DEPICTED ABOVE

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 OWNERS OF LOTS 1 AND 2 SHALL, AT 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 ERECTED 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 LOT 1 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 REAPAIR 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.

CITY TREASURER

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 6 DAY OF October A.D., 20 22

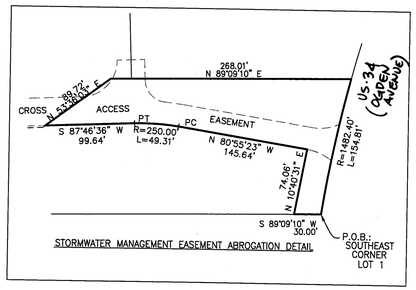
Rachel Mayer
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE 7 DAY OF November, A.D. 20 18

BY: STEVE CHIRICO MAYOR ATTEST: Pam Gallahue CITY CLERK

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, ON THE 27th DAY OF October, A.D. 2022 AT 9:33 O'CLOCK A.M.
R2022-096954
Kathleen V. Carrier
DUPAGE COUNTY RECORDER



STORMWATER MANAGEMENT EASEMENT ABROGATION DETAIL

DUPAGE COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF DuPAGE } ss

I, Jean Kaczmarek, 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 THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNCECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, THIS 27th DAY OF October, A.D. 2022

BY: Jean Kaczmarek
DuPAGE COUNTY CLERK

STORMWATER MANAGEMENT EASEMENT ABROGATION

LEGAL DESCRIPTION

THAT PART OF THE STORMWATER MANAGEMENT EASEMENT GRANTED ALONG THE SOUTH LINE OF LOT 1 IN WEYERHAEUSER RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1997, AS DOCUMENT R97-151585, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID EASEMENT, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 1; SOUTH 89°09'10" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 10°40'31" EAST 74.06 FEET; THENCE NORTH 80°55'23" WEST 145.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE CONVEX TO THE NORTH AND HAVING A RADIUS OF 250.00 FEET AND A 49.23 FOOT CHORD BEARING NORTH 86°34'24" WEST, AN ARC DISTANCE OF 49.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°46'36" WEST 99.64 FEET TO A NORTHWEST LINE OF SAID EASEMENT; THENCE NORTH 53°36'03" EAST, ALONG SAID NORTHWEST LINE, 89.72 FEET TO THE NORTH LINE OF SAID EASEMENT; THENCE NORTH 89°09'10" EAST, ALONG SAID NORTH LINE, 268.01 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTHWESTERLY, ALONG SAID EAST LINE, BEING A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1482.40 FEET AND A 93.50 FOOT CHORD BEARING SOUTH 12°53'20" WEST, AN ARC DISTANCE OF 93.51 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

ABROGATION AREA = 20,301 SQ.FT.

LAND SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN WEYERHAEUSER RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1997, AS DOCUMENT R97-151585, IN DuPAGE COUNTY, ILLINOIS;

AS SHOWN BY THIS PLAT, WHICH IS CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201 (NAD83) DETERMINED BY GPS MEASUREMENT. THE AREA OF THE SUBDIVISION IS 24.87 ACRES (more or less). I FURTHER CERTIFY THAT NONE OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAPS No. 17043C0705H & 17043C0706H, BOTH EFFECTIVE DECEMBER 16, 2004. I ALSO DESIGNATE THE CITY OF NAPERVILLE TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF OCTOBER, A.D. 2018.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2018

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

CITY PROJECT No. 18-10000080

REVISIONS			
0	7-16-18	PREPARED PLAT	SHEET 1 OF 1
1	8-08-18	ABROGATION	
2	8-28-18	CITY COMMENTS	
3	9-27-18	CITY COMMENTS	
4	10-15-18	CITY COMMENTS	