

ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

08-29-103-007
OWNER:
HENDREN, BRADLEY & SARA JANE 254.50'(R)
N87°48'07"E(M) 254.60'(M)

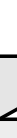
471 E. 75TH STREET
NAPERVILLE, IL 60540

THE BASIS OF BEARINGS FOR
THIS SURVEY IS THE ILLINOIS
STATE PLANE COORDINATE
SYSTEM, NAD 83 (2011), ZONE
1201 ILLINOIS EAST

TOTAL AREA OF LOT 6 BLOCK 1 ARTHUR T. MCINTOSH AND COMPANY'S RIVER GROVE SUBDIVISION =	65,219	SQUARE FEET
EXISTING P.U. & D.E. AREA PER DOC. NO. R99-050434 =	7,357	SQUARE FEET
EXISTING CROSS ACCESS EASEMENT AREA PER DOC. NO. R99-050434 =	6,784	SQUARE FEET
TOTAL EXISTING EASEMENT AREA AFTER VACATION =	14,141	SQUARE FEET
TOTAL P.U. & D.E. EASEMENT AREA HEREBY GRANTED =	3,546	SQUARE FEET

3200 Windy Hill Road SE, Suite 1200E
Atlanta, GA. 30339
(617) 901-9015

471 E. 75TH Street
Primrose - Naperville, Il.

 **COMPASS**
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502


PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

OF 2

PROJ. NO.: 24.0008-01

SITE LOCATION

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 A = ARC LENGTH
 R = RADIUS
 CH = CHORD
 CB = CHORD BEARING
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U. = PUBLIC UTILITIES EASEMENT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

 = MUNICIPAL CORPORATE BOUNDARY LIMITS
 LOT CORNER

_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540

CITY OF NAPERVILLE PROJECT NUMBER
24-10000099

J:\PSDATA\2024 PROJECTS\24.0008\24.0008-01 EASEMENT\24.0008-01 EASEMENT.DWG

J:\PSDATA\2024 PROJECTS\24.0008\24.0008-01 EASEMENT\24.0008-01 EASEMENT.DWG

PLAT OF EASEMENT GRANT AND VACATION
ARTHUR T. MCINTOSH AND CO'S RIVER GROVE SUBDIVISION

LOT 6 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S RIVER GROVE
SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP
38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 206178, IN
DUPAGE COUNTY, ILLINOIS.

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 _____ MONTH _____, 20____.

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ ATTEST: _____ SIGNATURE _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
_____ AND _____,

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

_____ TITLE _____
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 _____ MONTH _____ DATE _____, 20____.

MORTGAGEE CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } S.S.

_____, AS MORTGAGEE, UNDER THE
PRINT MORTGAGEE NAME
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
FORGOING 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 _____, A.D. 20____.

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, 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 THER 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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY DUPAGE) 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)

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:

NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T
ILLINOIS VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND
DESCRIBED HEREON

APPROVED AND ACCEPTED

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

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

BY: _____ SIGNATURE _____

ITS: _____ TITLE _____

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES
-ELECTRIC

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND
DESCRIBED HEREON

APPROVED AND ACCEPTED

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

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES

BY: _____

TITLE: _____

COMCAST VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND
DESCRIBED HEREON APPROVED AND ACCEPTED

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

COMCAST

BY: _____ SIGNATURE _____

ITS: _____ TITLE _____

NICOR GAS COMPANY VACATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND
DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY

OF _____, A.D., 20____.

NICOR GAS COMPANY

BY: _____ SIGNATURE _____

ITS: _____ TITLE _____

WIDEOPEN WEST ILLINOIS, LLC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND
DESCRIBED HEREON
APPROVED AND ACCEPTED

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

WIDEOPEN WEST ILLINOIS, LLC

BY: _____ SIGNATURE _____

ITS: _____ TITLE _____

COMMONWEALTH EDISON COMPANY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED
HEREON APPROVED AND ACCEPTED

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

COMMONWEALTH EDISON COMPANY

BY: _____

ITS: _____

PROPERTY OWNER/DEVELOPER:

Primrose Schools
3200 Windy Hill Road SE, Suite 1200E
Atlanta, GA 30339

CLIENT
RTM Engineering Consultants
650 E. Algonquin Road, Suite 250
Schaumburg, IL 60173

PROJECT
471 E 75TH Street
Primrose - Naperville, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

CITY OF NAPERVILLE PROJECT NUMBER
24-10000099