

# FINAL PLAT OF SUBDIVISION OF HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-05-302-023  
LOT 1: 1184 E. DIEHL ROAD  
NAPERVILLE, IL 60563  
LOT 2: 1208 E. DIEHL ROAD  
NAPERVILLE, IL 60563  
LOT 3: 1204 E. DIEHL ROAD  
NAPERVILLE, IL 60563  
LOT 4: 1212 E. DIEHL ROAD  
NAPERVILLE, IL 60563  
UNIT NUMBERS FOR APPLICABLE  
ADDRESSES T.B.D.

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

STATE PLANE MERIDIAN

GRAPHIC SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE  
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE  
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT  
LATITUDE 41° 47' 58.8122" N  
LONGITUDE 88° 07' 12.64301" W  
ELLIPSOIDAL HEIGHT: 667.836 SFT  
GROUND SCALE FACTOR: 1.000050083  
ALL MEASUREMENTS ARE ON THE GROUND.

AREA

LOT 1	14,050 SQ. FT.	0.3225 ACRES
LOT 2	13,954 SQ. FT.	0.3203 ACRES
LOT 3	134,886 SQ. FT.	3.0961 ACRES
LOT 4	68,612 SQ. FT.	1.5791 ACRES
LOT 5	186,284 SQ. FT.	4.2764 ACRES
TOTAL	417,786 SQ. FT.	9.5506 ACRES

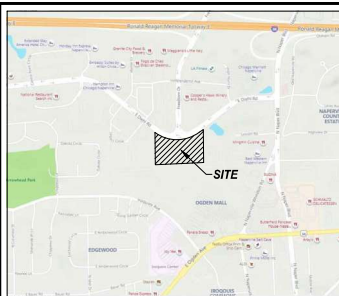
TOTAL SQUARE FOOTAGE OF EASEMENTS (P.U.E. AND P.U.A.E.) GRANTED TO THE CITY OF NAPERVILLE = 219,115.

TOTAL SQUARE FOOTAGE OF CROSS ACCESS EASEMENT = 66,025.

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	SETBACK LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT LINE
---	CROSS ACCESS EASEMENT LINE
---	CROSS ACCESS EASEMENT
N	NORTH
S	SOUTH
E	EAST
W	WEST
(REC)	RECORD DATUM
○ FIR	FOUND IRON ROD
○ FIP	FOUND IRON PIPE
○ FMG	FOUND MAG NAIL
● SIR	SET IRON ROD
■ SCM	SET CONCRETE MONUMENT
■ PCM	FOUND CONCRETE MONUMENT
■ P.U.E.	PUBLIC UTILITY EASEMENT
---	DRAINAGE EASEMENT

City Project Number is DEV-0030-2025



VICINITY MAP  
NOT TO SCALE

OWNER/DEVELOPER

Hines  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
713.966.2603  
Contact: Cameron Christian

ENGINEER AND LAND SURVEYOR

V3 Companies, LTD.  
7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200  
Contact: Lisa Cassidy, P.E.

NOTES

- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECDATION OF THE PLAT.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:  
WATERMAIN - PUBLIC (CITY)  
SANITARY SEWER - PUBLIC (CITY)  
STORM SEWER - PUBLIC (CITY)  
ELECTRIC - PUBLIC (CITY)  
GAS - PRIVATE - NICOR GAS  
TELEPHONE - PRIVATE  
CABLE - PRIVATE  
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- A BLANKET ACCESS EASEMENT HEREBY GRANTED ON LOT 5
- LOT 1 & 2 SHALL NOT BE PERMITTED DIRECT ACCESS TO DIEHL ROAD
- 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 7-5.5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:

Hines  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
713.966.2603

NO.		DATE		REVISIONS	
NO.		DATE		DESCRIPTION	
1	03-29-25			REVISED PER CITY COMMENTS	
2	05-05-25			REVISED PER CITY COMMENTS	
3	05-05-25			ADDED CROSS ACCESS EASEMENT	

FINAL PLAT OF SUBDIVISION

HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE IL

DRAFTING COMPLETED: 02-04-25  
FIELD WORK COMPLETED: NA

DRAWN BY: SPK  
CHECKED BY: CWB

PROJECT MANAGER: CDB  
SCALE: 1" = 40'

Project No: 240048  
Group No: VP04.2  
SHEET NO. 1 of 2

EXHIBIT B

FINAL PLAT OF SUBDIVISION  
OF

HINES DIEHL ROAD RESUBDIVISION

P.I.N. 08-05-302-023

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT HINES ACQUISITIONS, 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 AT \_\_\_\_\_ CITY \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
DATE MONTH

BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ATTEST: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_ TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME \_\_\_\_\_

\_\_\_\_\_ AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBMITTED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ 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.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
DATE MONTH

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_  
MONTH DATE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF \_\_\_\_\_ } 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:

NAPEVILLE COMMUNITY UNIT DISTRICT 203  
203 W. HILLSIDE ROAD  
NAPERVILLE, ILLINOIS 60540-4609

OWNER NAME: HINES ACQUISITIONS, LLC

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ COUNTY ENGINEER \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS  
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 \_\_\_\_\_

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS } SS  
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

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 \_\_\_\_\_, 20\_\_\_\_

ILLINOIS REGISTERED  
PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION / RENEWAL DATE \_\_\_\_\_

OWNER COMPANY NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_ TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

PUBLIC UTILITY 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, NUCOR GAS COMPANY, COMCAST OF ILLINOISWEST 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, 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.

CROSS ACCESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR PEDESTRIAN AND VEHICULAR ACCESS OVER, ACROSS, AND THROUGH THAT PORTION OF LOT 5 MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT. THE PURPOSE OF THE CROSS ACCESS EASEMENT IS TO PROVIDE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM DIEHL ROAD AND ACROSS LOT 5 FOR THE BENEFIT OF THE OWNERS OF LOT 1, LOT 2, LOT 3, AND LOT 4, AS CREATED BY THIS PLAT (THE "LOTS"), THE CITY OF NAPERVILLE, ILLINOIS, AND THEIR RESPECTIVE CUSTOMERS, GUESTS, EMPLOYEES, TENANTS, AND INVITEES. THE CROSS ACCESS EASEMENT EXPRESSLY GRANTS THE CITY OF NAPERVILLE ACCESS FOR EMERGENCY VEHICLES AND VEHICLES OPERATED BY THE CITY FIRE DEPARTMENT AND THE CITY'S DEPARTMENT OF PUBLIC UTILITIES - WATER/WASTEWATER AND DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC. THE CROSS ACCESS EASEMENT SHALL BE IMPROVED WITH AN ASPHALT, CONCRETE, OR SIMILAR HARD SURFACE (THE "ACCESS ROAD") OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICULAR TRAFFIC. NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN THE ACCESS ROAD SHALL BE CONSTRUCTED IN THE CROSS ACCESS EASEMENT, BUT THE CROSS ACCESS EASEMENT MAY BE USED FOR OTHER PURPOSES (I.E. UTILITIES) THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE ACCESS TO THE ACCESS ROAD. THE ACCESS ROAD SHALL BE MAINTAINED, REPAIRED, RECONSTRUCTED, AND MANAGED BY THE OWNER OF LOT 5 AND SHALL BE SUBJECT TO THE TERMS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1200 DIEHL ROAD. IF THE ACCESS ROAD IS NOT SO MAINTAINED, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM THE NECESSARY WORK TO MAINTAIN THE ACCESS ROAD, AND SHALL BE ENTITLED TO REIMBURSEMENT FOR COSTS AND EXPENSES INCURRED, INCLUDING ANY COSTS OF COLLECTION INCLUDING (BUT NOT LIMITED TO) ATTORNEY'S FEES (WHETHER IN-HOUSE OR OUTSIDE COUNSEL). THE PROVISIONS SET FORTH HEREIN ARE FOR THE MUTUAL BENEFIT AND PROTECTION OF THE PRESENT AND ALL FUTURE OWNERS OF THE LOTS, THE FACT OF COMMON OWNERSHIP OF ANY OF THE LOTS NOW OR IN THE FUTURE SHALL NOT RESULT IN THE MERGER OF THE FEE SIMPLE ESTATES OR THE RIGHTS, BENEFITS, OBLIGATIONS, AND BURDENS SET FORTH HEREON, BUT SUCH RIGHTS, BENEFITS, OBLIGATIONS, AND BURDENS SHALL BE SEPARATELY PRESERVED FOR THE BENEFIT OF ALL FUTURE OWNERS THEREOF.

PERMANENT ACCESS CONTROL COVENANT

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM DIEHL ROAD ONTO LOTS 1 AND 2 AS SHOWN ON THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT.

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

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

PERMISSION TO RECORD

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HEREBY DESIGNATE THE CITY OF NAPERVILLE TO RECORD THIS PLAT OF SUBDIVISION WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.  
cbartosz@v3co.com



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001298 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH BY DEGREES 34 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 888.47 FEET TO SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 90 DEGREES 33 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 590.22 FEET TO A NON-TANGENT CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DIEHL ROAD PER FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2006 AS DOCUMENT R2005-5859; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIEHL ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF SOUTH 57 DEGREES 14 MINUTES 07 SECONDS EAST, 178.85 FEET TO A NON-TANGENT CURVE, 2) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF NORTH 82 DEGREES 08 MINUTES 39 SECONDS EAST, 687.49 FEET TO A POINT OF TANGENCY, 3) NORTH 52 DEGREES 44 MINUTES 58 SECONDS EAST, 83.45 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 31 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 597.26 FEET TO THE PLACE OF BEGINNING.

THE ABOVE ALSO BEING THE SAME AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001298 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH BY DEGREES 34 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 888.47 FEET TO SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 90 DEGREES 33 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 590.22 FEET TO A NON-TANGENT CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DIEHL ROAD PER FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2006 AS DOCUMENT R2005-5859; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIEHL ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF SOUTH 57 DEGREES 14 MINUTES 07 SECONDS EAST, 178.85 FEET TO A NON-TANGENT CURVE, 2) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF NORTH 82 DEGREES 08 MINUTES 39 SECONDS EAST, 687.49 FEET TO A POINT OF TANGENCY, 3) NORTH 52 DEGREES 44 MINUTES 58 SECONDS EAST, 83.45 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 31 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 597.26 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5-11-124 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 170403142L & 170430016L) EFFECTIVE DATE 8/1/2018.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_



CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.  
cbartosz@v3co.com

City Project Number is DEV-0030-2025



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
Hines  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
713.966.2603

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	02-26-25	REVISED PER CITY COMMENTS			
2	02-26-25	REVISED PER CITY COMMENTS			
3	06-05-25	ADDED CROSS ACCESS EASEMENT			

FINAL PLAT OF SUBDIVISION				Project No:	240048
HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE, IL				Group No:	VP04.2
DRAFTING COMPLETED:	02-04-25	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	NA	CHECKED BY:	CWB	SCALE:	1" = N/A
				SHEET NO.	2 of 2

EXHIBIT B