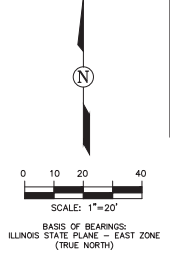
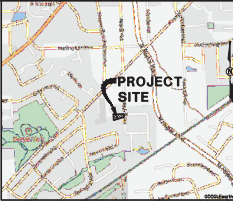


# PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR MULBERRY HILL UNIT 2 NAPERVILLE, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,  
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 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

P.I.N. 08-08-303-015  
ADDRESS: 55650 TUTTILL ROAD



**LEGEND**

	SUBDIVISION BOUNDARY
	EXISTING LOT LINE
	CENTER LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CONCRETE MONUMENT TO BE SET
	EXISTING NAPERVILLE CORPORATE LIMITS

**ABBREVIATIONS**

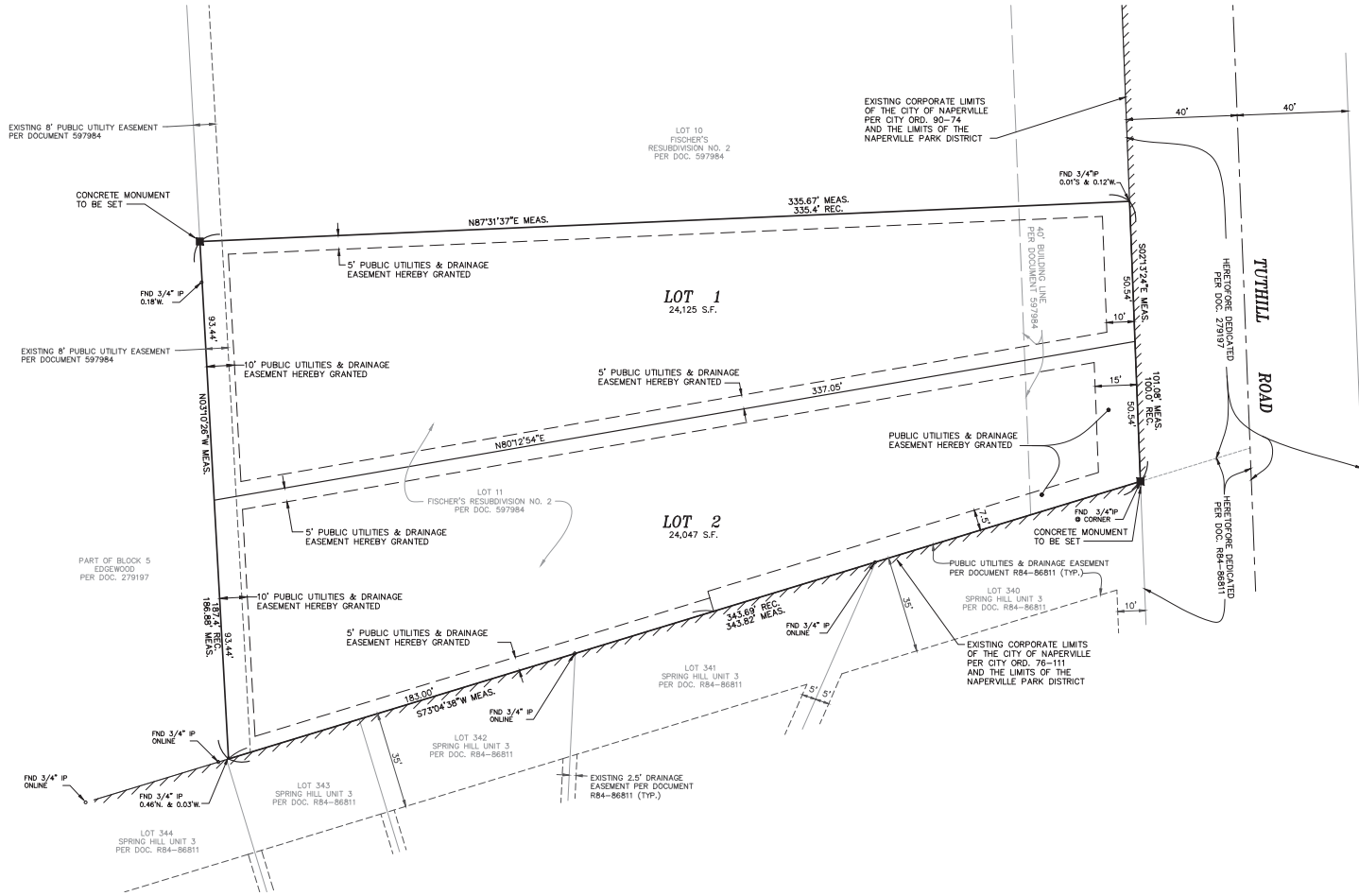
REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	IP	IRON PIPE
R.	RADIUS	FND	FOUND
A.	ARC DATA	N	NORTH
ROW	RIGHT OF WAY	S	SOUTH
PL	PROPERTY LINE	E	EAST
CL	CENTERLINE	W	WEST
PU & DE	PUBLIC UTILITIES & DRAINAGE EASEMENT		

- NOTES:**
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  3. ALL EASEMENTS DEPICTED ON THIS PLAT HEREBY GRANTED.
  4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
  5. FLOODPLAIN ZONE - ZONE X FEMA PANEL NUMBER 17043C0601H DATED DECEMBER 16, 2004.
  6. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO I.L. COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
  7. ■ DENOTES CONCRETE MONUMENT SET.

**AREA SUMMARY TABLE**

GROSS BOUNDARY AREA	48,172 S.F. OR (1.106 AC.)
NET BOUNDARY AREA	48,172 S.F. OR (1.106 AC.)
ROW DEDICATED	N/A
<b>LOT AREA</b>	
LOT 1	24,125 S.F.
LOT 2	24,047 S.F.
<b>TOTAL EASEMENT AREA</b>	
EXISTING PUBLIC UTILITIES EASEMENT	1,487 S.F.
PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT	9,823 S.F.

CITY PROJECT NO. 17-1000021



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**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1884 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540  
TEL (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:  
**SIEBERT BUILDERS, INC.**  
1404 LARSEN LANE  
NAPERVILLE, ILLINOIS 60563  
TEL. (630) 416-8498  
FAX. (630) 510-3746

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
1	04-04-17	PER CITY REVIEW MARCH 20, 2017					

<b>MULBERRY HILL UNIT 2</b>			
PRELIMINARY/FINAL PLAT OF SUBDIVISION			
DRN./CDD. BY: SRH/DRM	FILE: 2215PS	FLD. BK/PG: 280/16	SHEET NO.
SCALE: 1"=20'	DATE: 02/20/2017	JOB NO.: 221.005	1 OF 2

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT SIEBERT BUILDERS, INC. 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 \_\_\_\_\_ DATE DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_ YEAR

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

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

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

I, \_\_\_\_\_ PRINT NAME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF \_\_\_\_\_ PRINT NAME

\_\_\_\_\_ SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE ME THIS DAY

\_\_\_\_\_ TITLE IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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\_\_\_\_ YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_ YEAR

**CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

I, \_\_\_\_\_ CITY 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 \_\_\_\_\_ 20\_\_\_\_

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

**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 \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT SIEBERT BUILDERS, INC. 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 OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203  
203 W. HILLSIDE ROAD  
NAPERVILLE, ILLINOIS 60540-6589

OWNERS: SIEBERT BUILDERS, INC.

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

TITLE: \_\_\_\_\_ PRINT NAME ITS: \_\_\_\_\_ PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DATE DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_ YEAR

NOTARY PUBLIC

**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, NCGR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS OR (PLATE) 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 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.

**DUPAGE COUNTY CLERK'S 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 RECEIVABLE 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

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS INSTRUMENT \_\_\_\_\_ 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

**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 THIS 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 LICENSED PROFESSIONAL ENGINEER NO. 002-04625  
LICENSE VALID THROUGH NOVEMBER 30, 2017

OWNER COMPANY NAME: SIEBERT BUILDERS, INC.

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

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



**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS IS TO STATE THAT DOUGLAS R. MCCLINTIC AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED MULBERRY HILL UNIT 2, DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992  
LICENSE VALID THROUGH NOVEMBER 30, 2018

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOT 11 IN FISCHER'S RESUBDIVISION NO. 2 OF PART OF BLOCK 6 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S EDGEWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FISCHER'S RESUBDIVISION NO. 2, RECORDED JULY 12, 1950 AS DOCUMENT 597984, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED 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 85 ILCS 5/11-12-6. AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0607D, DATED DECEMBER 16, 2004.

THIS PLAT HAS BEEN PREPARED BY ROANE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 607, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992  
LICENSE VALID THROUGH NOVEMBER 30, 2018



**MULBERRY HILL UNIT 2**

**PRELIMINARY/FINAL PLAT OF SUBDIVISION**

DRN./XCD. BY: SRH/DRM FILE: 2215PS FILED: BK/PG: 260/16 SHEET NO. 2 OF 2  
SCALE: 1"=20' DATE: 02/20/2017 JOB NO.: 221.005

NO.	DATE	DESCRIPTION	REVISIONS NO.	DATE	DESCRIPTION
1	04-04-17	PER CITY REVIEW MARCH 20, 2017			

PREPARED FOR:  
**SIEBERT BUILDERS, INC.**  
1404 LARSEN LANE  
NAPERVILLE, ILLINOIS 60563  
TEL. (630) 416-8498  
FAX. (630) 510-3746

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