

LOCATION MAP

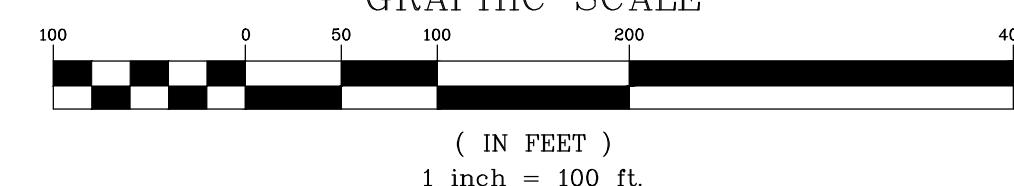
NOT TO SCALE

**FINAL PLAT
OF
NAPERVILLE - SOUTH FORTY LOTS
4, 5, 6 AND 7 RESUBDIVISION**

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



GRAPHIC SCALE



SURVEY PREPARED FOR

LTF REAL ESTATE COMPANY, INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

EXISTING PIN'S

07-01-15-101-045-0000 (LOT 4)
07-01-15-101-046-0000 (LOT 5)
07-01-15-101-044-0000 (LOT 6)
07-01-15-101-047-0000 (LOT 7)

SUBMITTED BY/RETURN TO:

NAPERVILLE CITY CLERK
400 S. EAGLE STREET
NAPERVILLE, IL 60540

ADDRESSES

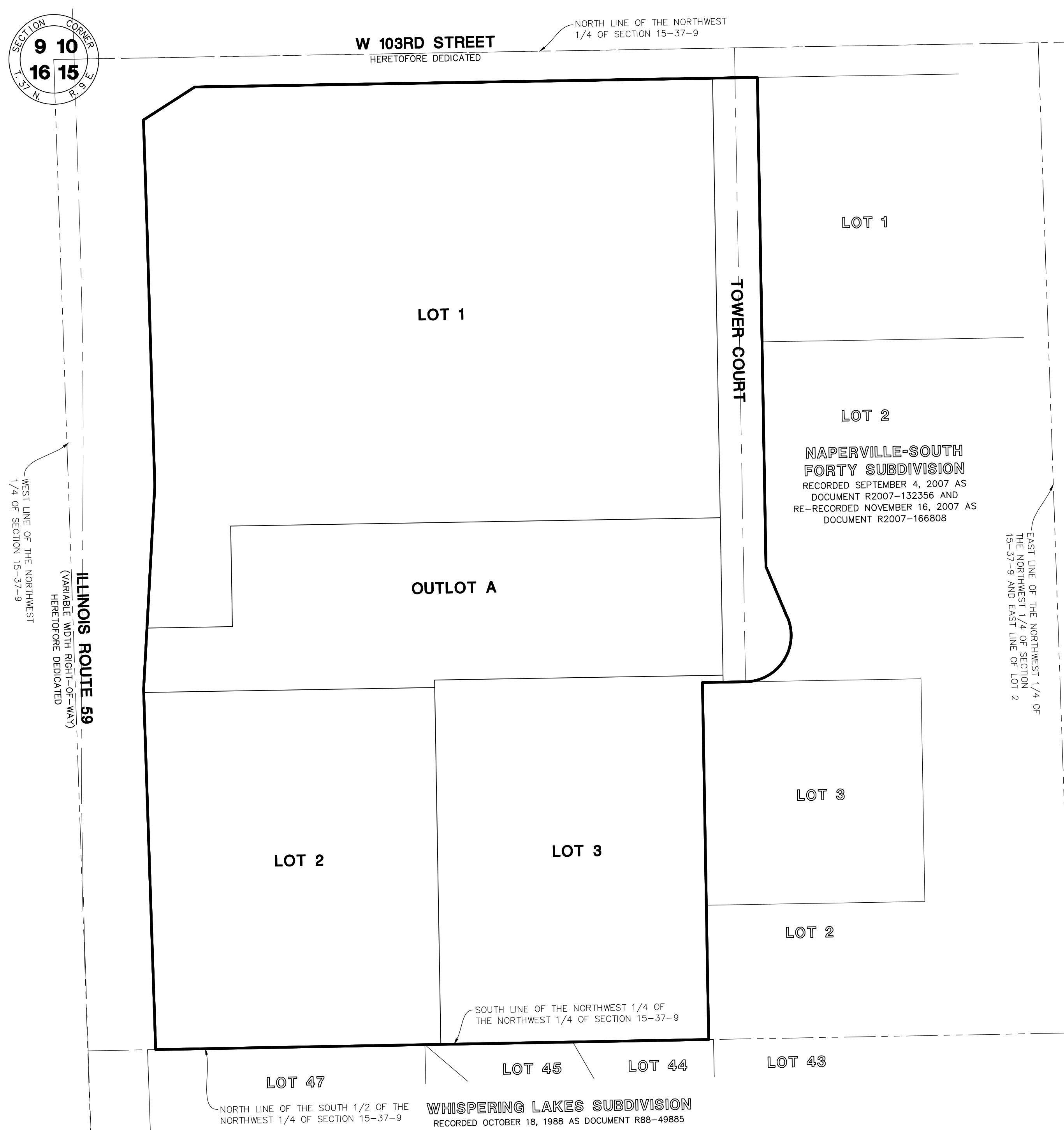
LOT 1 - 4111 TOWER COURT, NAPERVILLE, IL 60564
LOT 3 - 4231 TOWER COURT, NAPERVILLE, IL 60564

EXISTING PROPERTY AREA

LOT 4 87,120 SQUARE FEET (2.000 ACRES)
LOT 5 50,000 SQUARE FEET (1.148 ACRES)
LOT 6 829,475 SQUARE FEET (19.042 ACRES)
LOT 7 54,094 SQUARE FEET (1.242 ACRES)
TOTAL AREA=1,020,688 SQUARE FEET (23.432 ACRES)

PROPOSED PROPERTY AREA

LOT 1 459,585 SQUARE FEET (10.551 ACRES)
LOT 2 184,193 SQUARE FEET (4.229 ACRES)
LOT 3 174,859 SQUARE FEET (4.014 ACRES)
OUTLOT A 150,758 SQUARE FEET (3.461 ACRES)
RIGHT-OF-WAY DEDICATION 51,291 SQUARE FEET (1.177 ACRES)
TOTAL AREA=1,020,688 SQUARE FEET (23.432 ACRES)



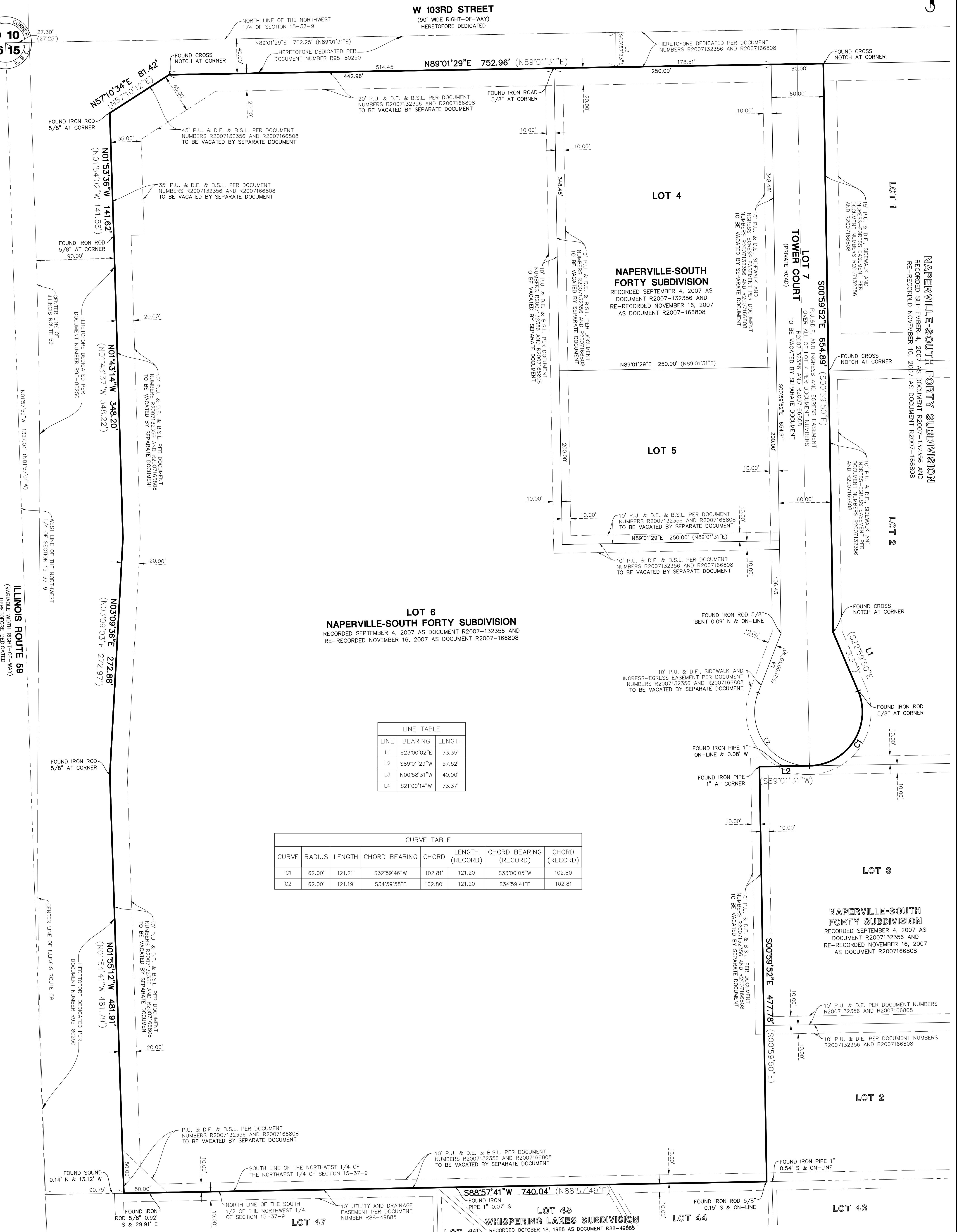
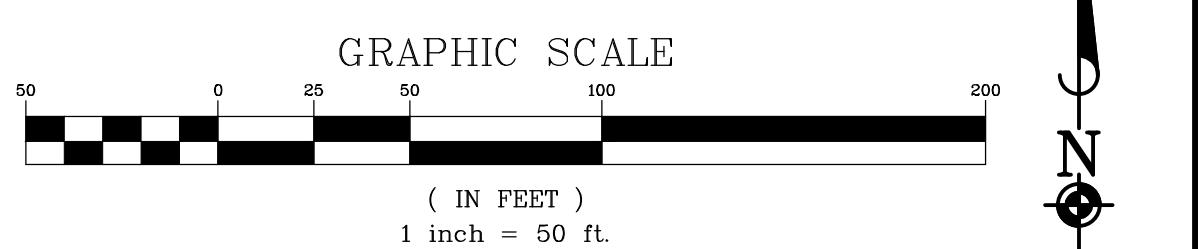
FINAL PLAT

OF
NAPERVILLE - SOUTH FORTY LOTS
4, 5, 6 AND 7 RESUBDIVISION

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



FINAL PLAT

OF
NAPERVILLE - SOUTH FORTY LOTS
4, 5, 6 AND 7 RESUBDIVISION

SUBMITTED BY/RETURN TO:

NAPERVILLE CITY CLERK
P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL 60540

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXISTING PIN'S

07-01-15-101-045-0000 (LOT 4)
07-01-15-101-046-0000 (LOT 5)
07-01-15-101-044-0000 (LOT 6)
07-01-15-101-047-0000 (LOT 7)

PUBLIC UTILITIES & 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 BELL TELEPHONE COMPANY DBA AT&T, ILLINOIS COMCAST CABLE COMPANY, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER, THROUGH, AND OVER THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS PLAT FOR THE PURPOSES OF PUBLIC UTILITY AND DRAINAGE EASEMENT. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE TO OWN, USE, AND MAINTAIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT ON THIS PLAT FOR THE PURPOSES OF PUBLIC UTILITY AND DRAINAGE EASEMENT.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PRIVATE WALKS, PRIVATE DRIVE AISLES, ACCESSORY STRUCTURES, 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 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 OVER THE ENTIRE EASEMENT AREA FOR DRAINS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THESE ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE FOR RIGHT OF ACCESS OVER, ALONG, AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSES 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.

STORMWATER MANAGEMENT EASEMENT

A PERPETUAL NON-EXCLUSIVE STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED OVER, UPON, THROUGH, AND ACROSS THE PORTIONS OF THE PROPERTY MARKED AND IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR S.M.E. ON THIS PLAT. THE PURPOSE OF THE EASEMENT IS TO PROVIDE AND MAINTAIN COMMON STORMWATER IMPROVEMENTS COMPRISING OF A STORMWATER DETENTION BASIN LOCATED ON OUTLOT A AND AN ASSOCIATED OVERFLOW ROUTE THAT IS PROVIDED FOR THE INTENDED OPERATION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF SAID COMMON STORMWATER IMPROVEMENTS, PROVIDED THAT SAID OWNERS MAY ELECT TO FORM AN ASSOCIATION FOR THE PURPOSE OF PERFORMING SAID OBLIGATIONS. THE COMMON STORMWATER IMPROVEMENTS SHALL BE OPERATED AND MAINTAINED SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS, AND AS SET FORTH IN FINAL ENGINEERING APPROVED BY THE CITY ENGINEER.

NEITHER AN OWNER, NOR AN ASSOCIATION OF THE OWNERS, NOR ANY OF THEIR AGENTS, OR CONTRACTORS SHALL DESTROY OR REMOVE GRADES OR SLOPES OF THE PROPERTY LOCATED IN THE STORMWATER MANAGEMENT EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE STORMWATER MANAGEMENT EASEMENT.

FURTHER PERPETUAL NON-EXCLUSIVE PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS, ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINS, OVER, ACROSS, AND UNDER ALL OF THE AREAS MARKED STORMWATER MANAGEMENT EASEMENT, OR S.M.E. ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON OUTLOT A.

2. ENTERING ONTO OUTLOT A OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON OUTLOT A WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED IN THE STORMWATER MANAGEMENT EASEMENT, BUT THE STORMWATER MANAGEMENT EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE INTENDED OPERATION OF THE COMMON STORMWATER IMPROVEMENTS OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER.

IF THE COMMON STORMWATER IMPROVEMENTS ARE NOT MAINTAINED AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE STORMWATER MANAGEMENT EASEMENT, HAVING THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR THE WORK NECESSARY TO MAINTAIN THE COMMON STORMWATER IMPROVEMENTS, THE OWNERS OF THE LOTS HEREBY CREATED, THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING PERFORMED WORK IN ACCORDANCE WITH THIS STORMWATER MANAGEMENT EASEMENT, INCLUDING BUT NOT LIMITED TO ATTORNEYS FEES AND ANY COSTS OF COLLECTION.

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

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY RESERVED OVER AND ACROSS THE PORTIONS OF PROPERTY MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, ARE GRANTED THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON THE PUBLIC SIDEWALK EASEMENT, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED IN THE PUBLIC SIDEWALK EASEMENT, THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES (I.E. UTILITIES) THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO REMOVE TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON 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.

STORM SEWER EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF NAPERVILLE OVER THE AREAS MARKED "STORM SEWER EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE CITY OWNED STORM SEWER, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, OVER, UPON, ALONG, UNDER AND THROUGH SAID STORM SEWER, RIGHT, BUT NOT THE OBLIGATION, TO REPAIR THE WORK NECESSARY TO MAINTAIN THE COMMON STORM SEWER. THE OWNERS OF THE LOTS HEREBY CREATED, THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE SOLELY AND EXCLUSIVELY LIABLE FOR THE OPERATION AND MAINTENANCE OF SAID STORM SEWER, EXCEPT IN THE CASE OF AN EMERGENCY, THE CITY SHALL PROVIDE NOT LESS THAN 2 DAYS NOTICE PRIOR TO ENTRY UPON THE PROPERTY FOR MAINTENANCE OF THE STORM SEWER. IN THE EVENT THAT THE CITY'S MAINTENANCE OF THE STORM SEWER CAUSES ANY DAMAGE TO THE IMPACTED PROPERTY, EXCEPT WHERE THE PRIVATE PARKING LOT THAT WILL BE CONSTRUCTED OVER THE STORM SEWER EASEMENT, THE CITY SHALL PAY ANY DAMAGE THERETO TO THE REASONABLE SATISFACTION OF THE OWNER OF THE IMPACTED PROPERTY. IN THE EVENT THE CITY RELOCATES THE STORM SEWER LOCATED WITHIN THE STORM SEWER EASEMENT, THE CITY SHALL CAUSE THE STORM SEWER EASEMENT TO BE RELEASED.

PERMISSION TO RECORD

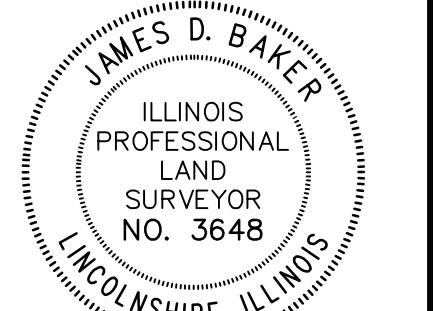
STATE OF ILLINOIS)
COUNTY OF LAKE)
SS

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 20TH DAY OF MARCH, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003648
LICENSE EXPIRES NOVEMBER 30, 2026



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 4, 5, 6 AND 7 IN NAPERVILLE-SOUTH FORTY LOTS SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2007 R2007-132356 AND RE-RECORDED NOVEMBER 16, 2007 AS DOCUMENT NUMBER R2007-166808 IN WILL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 23.432 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WILL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILLCS 5, SECTION 11-12-6.

5" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1719700300G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNED FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: APRIL 24, 2023

FINAL PLAT
OF
NAPERVILLE - SOUTH FORTY LOTS
4, 5, 6 AND 7 RESUBDIVISION

FINAL PLAT

SUBMITTED BY/RETURN TO:

NAPERVILLE CITY CLERK
P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL 60540

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES ILLINOIS, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND HEREON DESCRIBED AND THAT AS SUCH OWNER, THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

APPROVED BY THE MAJOR AND COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS.

AT A MEETING HELD THE ____ DAY OF _____, A.D. 20____.

IN WITNESS WHEREOF THE CITY OF NAPERVILLE HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO

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

CITY OF NAPERVILLE, OWNER

OWNER'S NAME AND ADDRESS

NAPERVILLE CITY CLERK
P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL 60540

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

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

AFORESAID, DO HEREBY CERTIFY THAT DOUG A. KRIEGER, CITY MANGER AND RUTH BRODER, ACTING CITY CLERK, OF THE CITY OF NAPERVILLE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY OF _____, A.D. 20_____, AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID CITY CLERK DID ALSO THE AND THERE ACKNOWLEDGE THAT SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL OF CORPORATION TO SAID CERTIFICATE AS HER FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

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____.

ACTING CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
SS

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE ____ DAY OF _____, A.D. 20____.

20____ AT ____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

WILL COUNTY RECORDER OF DEEDS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR VEHICULAR AND PEDESTRIAN OVER, ACROSS AND THROUGH THAT PORTION OF LOT 1, OUTLOT A, LOT 2 AND LOT 3 MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING A CROSS ACCESS EASEMENT FOR THE USES AND PURPOSES THEREIN SET FORTH. THE OWNERS OF THE OWNERS OF LOT 1, LOT 2, LOT 3, AND OUTLOT A AS CREATED BY THIS PLAT ("THE "LOTS"), THE OWNER OF LOT 3 OF THE PRELIMINARY/FINAL PLAT OF SUBDIVISION NAPERVILLE SOUTH FORTY SUBDIVISION, RECORDED AS DOCUMENT R2007-166808 (THE "TITLE LOT"), 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 OF NAPERVILLE DEPARTMENT OF PUBLIC WORKS. 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 ACCESS ROAD.

EACH PROPERTY OWNER OF A LOT SHALL MAINTAIN THAT PORTION OF THE ACCESS ROAD LOCATED WITHIN SUCH OWNER'S LOT PROVIDED THAT AN ASSOCIATION MAY BE FORMED BY THE PROPERTY OWNERS OF THE LOTS AND THE OWNERSHIP OF THE ACCESS ROAD GOES OUTSIDE A LOT AND THE PROPERTY OWNERS OF A PORTION OF THE ACCESS ROAD IS NOT 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. THE PROVISIONS SET FORTH HEREIN ARE FOR THE MUTUAL BENEFIT AND PROTECTION OF THE PRESENT AND ALL FUTURE OWNERS OF THE LOTS. THE OWNERSHIP OF THE ACCESS ROAD IS NOT FOR THE USES AND PURPOSES OF THE OWNERS OF THE LOTS OR TOWNSHIP LOT (OR ANY ESTATE THEREIN) NOW OR IN THE FUTURE SHALL NOT RESULT IN THE MERGER OF THE FEES