

**LOCATION MAP**

NOT TO SCALE

**SURVEY PREPARED FOR**

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

**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.

**EXISTING PIN'S**

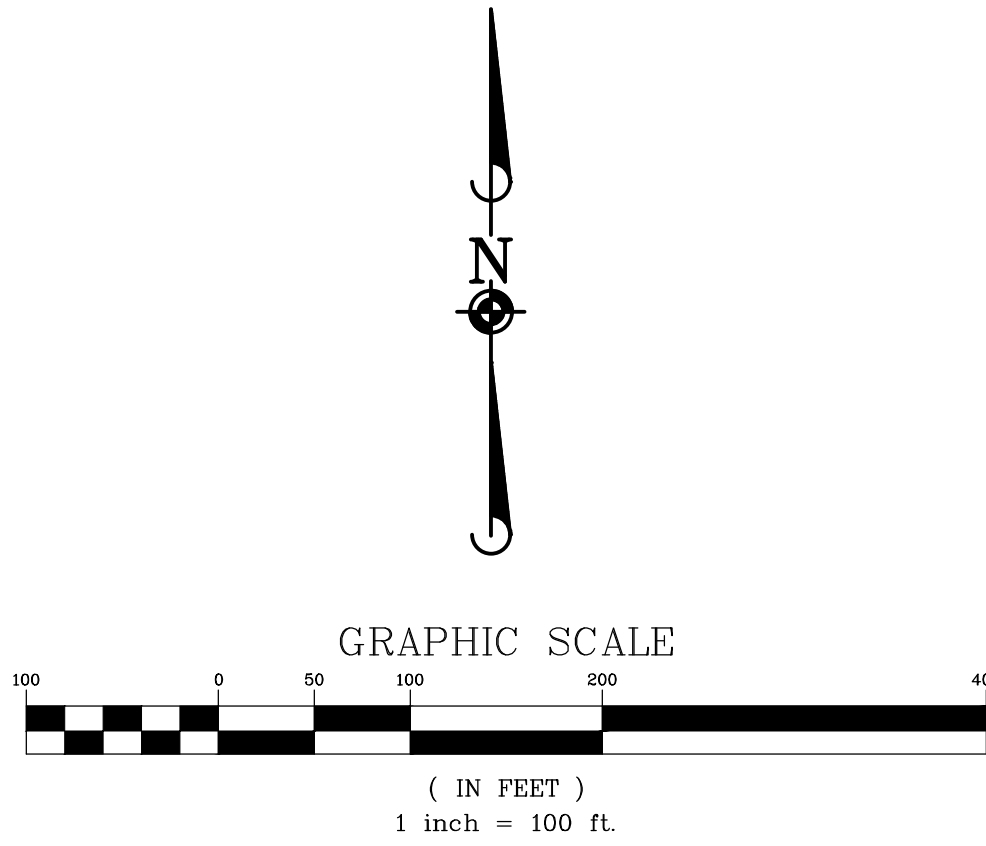
07-01-15-101-045-0000 (LOT 4)  
07-01-15-101-046-0000 (LOT 5)  
07-01-15-101-044-0000 (LOT 6)  
07-01-15-101-047-0000 (LOT 7)

**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 2 184,195 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)

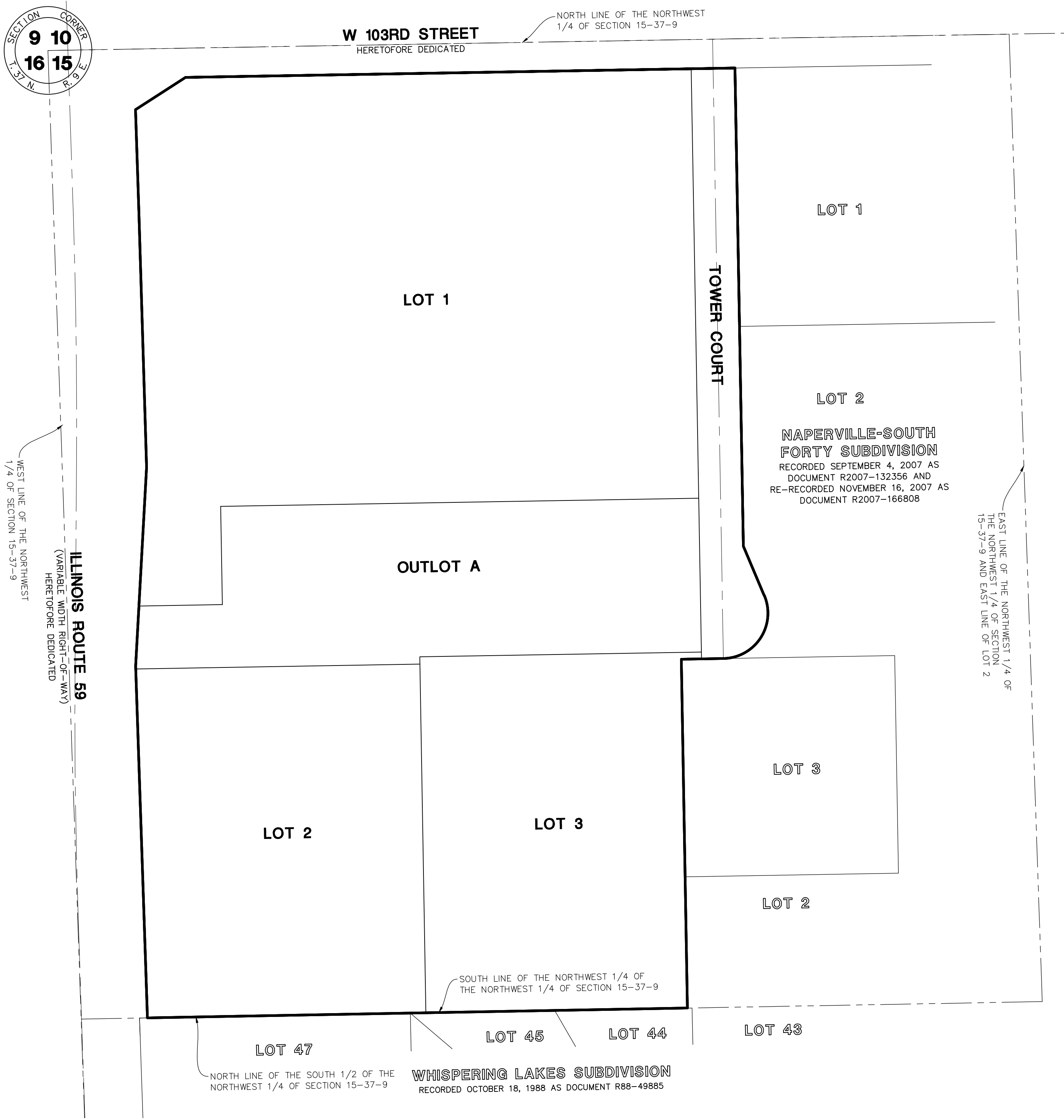
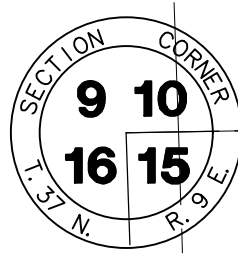


**SUBMITTED BY/RETURN TO:**

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



**SURVEYOR'S NOTES**

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. AS PART OF THE DEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN NOTED ON SHEETS 3. HOWEVER, SAID EASEMENTS HAVE NOT BEEN SHOWN ON SHEET 2. DOCUMENT THAT HAVE NOT BEEN SHOWN HEREON.

4. THIS SUBDIVISION PLAT SHALL BE SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).

5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

**SHEET INDEX**

SHEET 1:	OVERALL SITE DETAILS, PROPERTY AREA AND SURVEYORS NOTES
SHEET 2:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 3:	EXISTING LOT AND EASEMENT DETAILS
SHEET 4:	CERTIFICATES AND EASEMENT PROVISIONS

SHEET <b>1</b> OF <b>4</b> LTF.NVIL01	PROJ. MGR.: FF	NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION NAPERVILLE, ILLINOIS FINAL PLAT
	PROJ. ASSOC.: JDB	
	DRAWN BY: LSM	
	DATE: 07/08/24	
SCALE: 1"=100'		



One Overlook Point, Suite 200, Lincolnshire, IL 60069    ph:847.834.5550    fx:847.834.0085    manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
03/25/25	REVISED PER CITY COMMENTS	RC
03/20/25	REVISED PER CLIENT AND CITY COMMENTS	RC
02/28/25	REVISED PER CITY COMMENTS	AAS
01/24/25	REVISED PER CITY COMMENTS	AAS
12/23/24	REVISED PER CITY COMMENTS	AAS
11/26/24	REVISED PER CITY COMMENTS	AAS
11/22/24	REVISED PER CLIENT COMMENTS	AAS
09/24/24	REVISED PER CITY COMMENTS	LSM
09/11/24	REVISED PER CITY COMMENTS	LSM



ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- BOUNDARY DIMENSION
- LOT DIMENSION
- RECORD DIMENSION

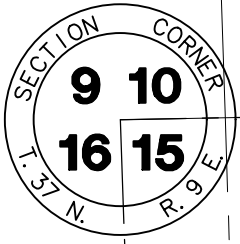
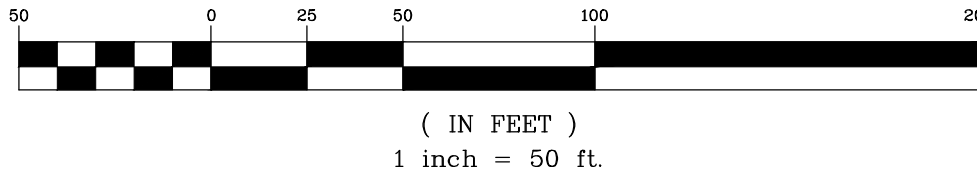
FINAL PLAT

OF

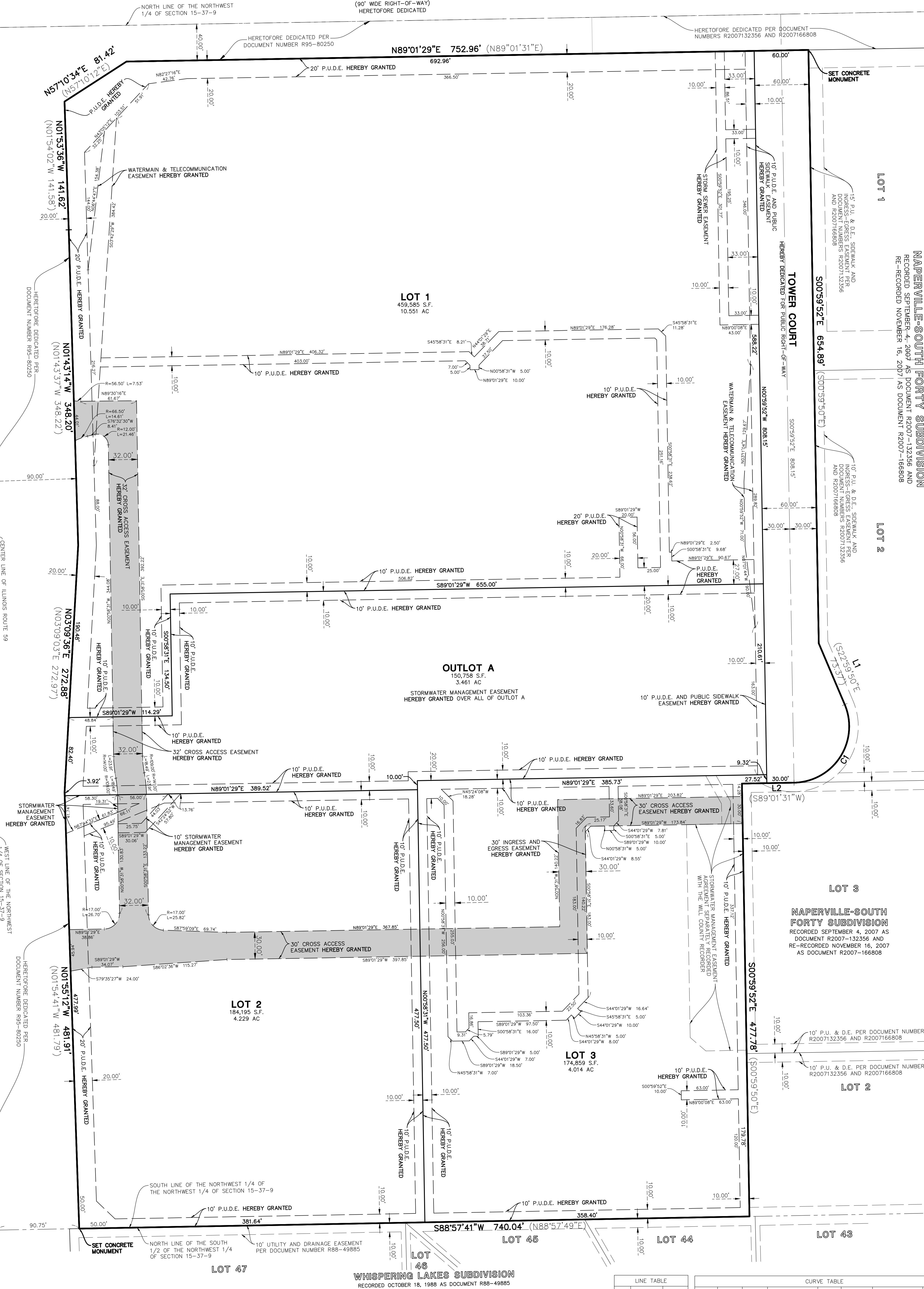
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4, 5, 6 AND 7 RESUBDIVISION

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TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

GRAPHIC SCALE



W 103RD STREET  
(90' WIDE RIGHT-OF-WAY)  
HERETOFORE DEDICATED



LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°00'02"E	73.35'
L2	S89°01'29"W	57.52'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LENGTH (RECORD)	CHORD (RECORD)
C1	62.00'	121.21'	S32°59'46"W	102.81'	121.20'	S33°00'05"W 102.80'

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SHEET  
**2** OF **4**

LTF.NVLO1

PROJ. MGR.: FF

PROJ. ASSOC.: JDB

DRAWN BY: LSM

DATE: 08/08/23

SCALE: 1"=60'

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

NAPERVILLE, ILLINOIS

FINAL PLAT

One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph:617.834.5550 f:617.834.0085 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

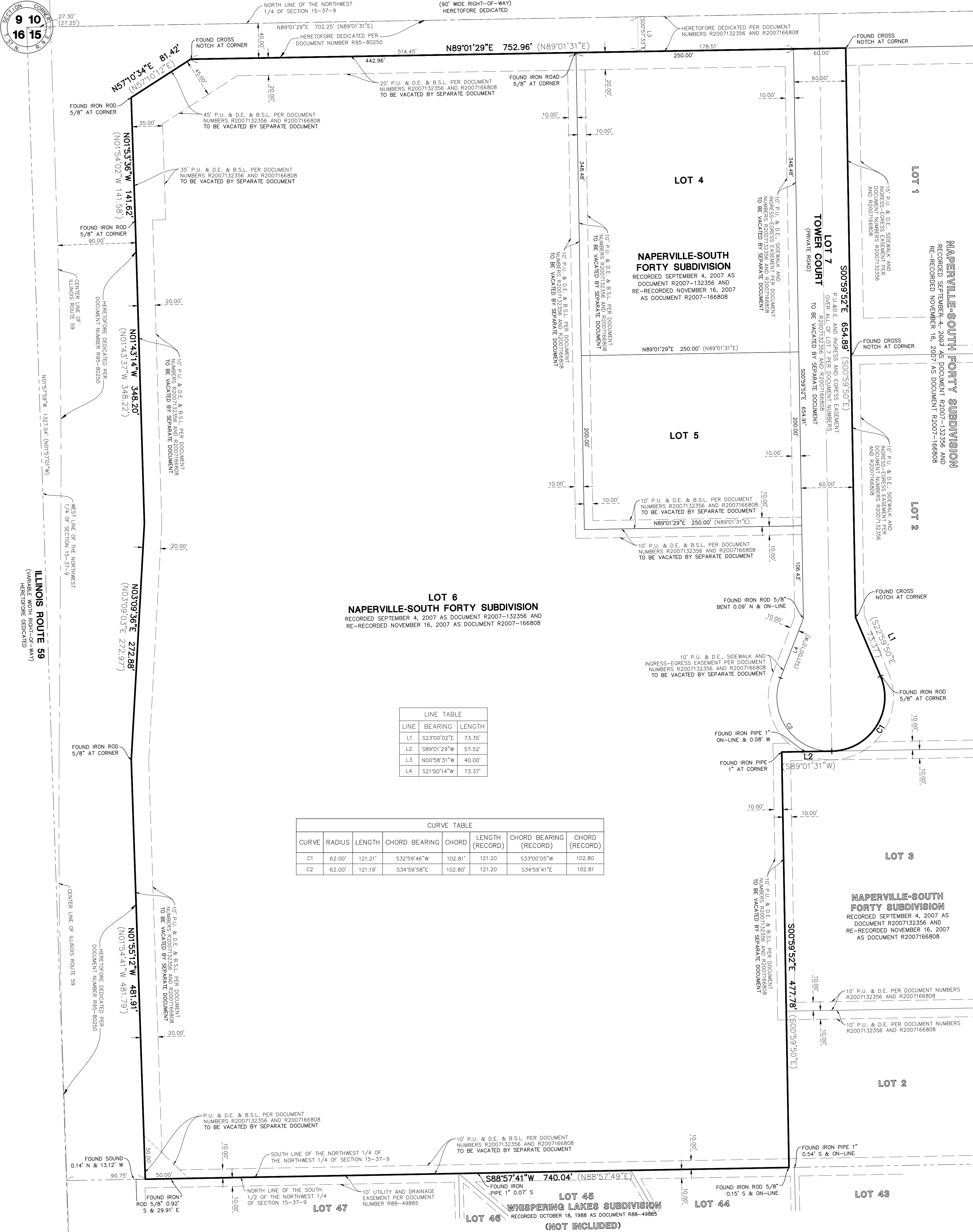
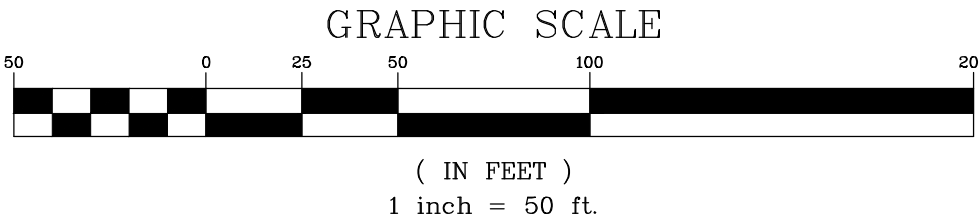
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FINAL PLAT  
OF  
**NAPERVILLE - SOUTH FORTY LOTS  
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**ABBREVIATIONS**

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



LINE TABLE			
LINE	BEARING	LENGTH	
L1	S23°00'02"E	73.35'	
L2	S89°01'29"W	57.52'	
L3	N00°58'31"W	40.00'	
L4	S21°00'14"W	73.37'	

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LENGTH (RECORD)	CHORD BEARING (RECORD)	CHORD (RECORD)
C1	62.00'	121.21'	S32°59'46"W	102.81'	121.20	S33°00'05"W	102.80
C2	62.00'	121.19'	S34°59'58"E	102.80'	121.20	S34°59'41"E	102.81

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<b>SHEET</b> <b>3 OF 4</b> LTF.NVL01	PROJ. MGR.: <b>FF</b>	<b>NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION</b>  <b>NAPERVILLE, ILLINOIS</b>  <b>FINAL PLAT</b>	 <b>Manhard CONSULTING</b> <small>One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph:617.834.5550 fx:617.834.0085 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water &amp; Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	<table><thead><tr><th>DATE</th><th>REVISIONS</th><th>DRAWN BY</th></tr></thead><tbody><tr><td>03/28/25</td><td>REVISED PER CITY COMMENTS</td><td>RC</td></tr><tr><td>03/20/25</td><td>REVISED PER CLIENT AND CITY COMMENTS</td><td>RC</td></tr><tr><td>02/28/25</td><td>REVISED PER CITY COMMENTS</td><td>AAS</td></tr><tr><td>01/24/25</td><td>REVISED PER CITY COMMENTS</td><td>AAS</td></tr><tr><td>12/23/24</td><td>REVISED PER CITY COMMENTS</td><td>AAS</td></tr><tr><td>11/26/24</td><td>REVISED PER CITY COMMENTS</td><td>AAS</td></tr><tr><td>11/22/24</td><td>REVISED PER CLIENT COMMENTS</td><td>AAS</td></tr><tr><td>09/24/24</td><td>REVISED PER CITY COMMENTS</td><td>LSM</td></tr><tr><td>09/11/24</td><td>REVISED PER CITY COMMENTS</td><td>LSM</td></tr></tbody></table>	DATE	REVISIONS	DRAWN BY	03/28/25	REVISED PER CITY COMMENTS	RC	03/20/25	REVISED PER CLIENT AND CITY COMMENTS	RC	02/28/25	REVISED PER CITY COMMENTS	AAS	01/24/25	REVISED PER CITY COMMENTS	AAS	12/23/24	REVISED PER CITY COMMENTS	AAS	11/26/24	REVISED PER CITY COMMENTS	AAS	11/22/24	REVISED PER CLIENT COMMENTS	AAS	09/24/24	REVISED PER CITY COMMENTS	LSM	09/11/24	REVISED PER CITY COMMENTS	LSM
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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,  
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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  
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 MUNIPAL 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

BY: \_\_\_\_\_  
CITY MANGER

NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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

AFORSAID, 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 NAME ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON 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 AFXIX 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 APORTIONED 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

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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

1. THAT THE CITY OF NAPERVILLE IS THE OWNER OF THE 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:

INDIAN PRAIRIE SCHOOL DISTRICT 204  
780 SHORELINE DRIVE  
AURORA, ILLINOIS 60504

OWNER NAME: THE CITY OF NAPERVILLE

BY: \_\_\_\_\_

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

NOTARY PUBLIC

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\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

WILL COUNTY RECORDER OF DEEDS

CROSS ACCESS EASEMENT

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" ON THIS PLAT. THE PURPOSE OF THE CROSS ACCESS EASEMENT IS TO PROVIDE FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM ILLINOIS ROUTE 59 FOR THE BENEFIT 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 "TOWNSHIP 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 WATER DEPARTMENT.

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 TOWNSHIP LOT TO MAINTAIN THE ACCESS ROAD OVER OUTLOT A AND FOR THE PURPOSE OF SELF-HELP. IF A PORTION OF THE ACCESS ROAD ON A LOT 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 AND TOWNSHIP LOT; THE FACT OF COMMON OWNERSHIP OF ANY OF THE LOTS OR TOWNSHIP LOT (OR ANY ESTATE THEREIN) 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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED AND ACCEPTED BY THE MAJOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

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

BY: \_\_\_\_\_  
MAJOR

ATTEST: \_\_\_\_\_  
CITY CLERK

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, COUNTY CLERK OF WILL 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

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

COUNTY CLERK

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN

DESCRIBED IS LOCATED ON TAX MAP # \_\_\_\_\_ AND IS IDENTIFIED AS PERMANENT REAL ESTATE INDEX NUMBER (PIN) \_\_\_\_\_

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

DIRECTOR

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 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 \_\_\_\_\_ A.D. 20\_\_\_\_

OWNER: THE CITY OF NAPERVILLE

BY: \_\_\_\_\_  
OWNER OR OWNER'S ATTORNEY

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

BY: \_\_\_\_\_  
TAYLOR E. CORBIN  
MANHARD CONSULTING LTD.  
IL PROFESSIONAL ENGINEER NO. 062-072146

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

WATERMAIN & TELECOMMUNICATIONS EASEMENT

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF NAPERVILLE AND BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, EACH OF THEIR SUCCESSORS AND ASSIGNS, OVER THE AREAS MARKED "WATERMAIN & TELECOMMUNICATION EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE WATERMAINS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES CONNECTIONS, ALONG WITH TELECOMMUNICATION LINES, OVER, UPON, ALONG, UNDER AND THROUGH SAID WATERMAIN AND TELECOMMUNICATIONS EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PEOPLE AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE BENEFICIARIES OF THE WATERMAIN & TELECOMMUNICATIONS EASEMENT SHALL BE SOLELY AND EXCLUSIVELY LIABLE FOR OPERATION AND MAINTENANCE OF THEIR INFRASTRUCTURE LOCATED IN THE EASEMENT, EXCEPT IN THE CASE OF AN EMERGENCY, A BENEFICIARY SHALL PROVIDE NOT LESS THAN 2 DAYS NOTICE PRIOR TO ENTRY UPON THE PROPERTY FOR MAINTENANCE OF INFRASTRUCTURE WITHIN THE WATERMAIN & TELECOMMUNICATIONS EASEMENT. IN THE EVENT THAT MAINTENANCE OF A BENEFICIARY'S INFRASTRUCTURE CAUSES ANY DAMAGE TO PRIVATE IMPROVEMENTS, EXPRESSLY INCLUDE THE PRIVATE PARKING LOT THAT WILL BE CONSTRUCTED OVER THE WATERMAIN & TELECOMMUNICATION EASEMENT, THE BENEFICIARY RESPONSIBLE FOR SAID DAMAGE SHALL REPAIR SAID DAMAGE THERETO TO THE REASONABLE SATISFACTION OF THE OWNER OF THE IMPACTED PROPERTY. IN THE EVENT THAT INFRASTRUCTURE IS RELOCATED, THE BENEFICIARY RELOCATING ITS INFRASTRUCTURE SHALL CAUSE THEIR INTEREST IN THE WATERMAIN & TELECOMMUNICATION EASEMENT TO BE RELEASED.

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 AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U.D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSIONS AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING 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 INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN 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 EASEMENTS 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, 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 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.

STORMWATER MANAGEMENT EASEMENT

A PERPETUAL NON-EXCLUSIVE STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED OVER, UNDER, 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 COMPRISED OF A STORMWATER DETENTION BASIN LOCATED ON OUTLOT A AND AN ASSOCIATED OVERFLOW ROUTE THAT PARTIALLY ACROSS LOT 2. THE OWNERS OF LOTS 1, 2, AND 3, SHALL BE OBLIGATED FOR THE OPERATION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF SAID COMMON STORMWATER IMPROVEMENTS, PROVIDED THAT SAID OWNERS MAY ELEC TO FORM AN ASSOCIATION FOR THE PURPOSE OF SAID IMPROVEMENTS. 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 MODIFY THE 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 AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, SURVEYOR 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 ANPER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE STORMWATER MANAGEMENT EASEMENT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM THE WORK NECESSARY TO MAINTAIN THE COMMON STORMWATER IMPROVEMENTS. THE OWNERS 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 TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR 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 EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PEOPLE AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE CITY 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 IMPROVEMENTS, EXPRESSLY INCLUDE THE PRIVATE PARKING LOT THAT WILL BE CONSTRUCTED OVER THE STORM SEWER EASEMENT, THE CITY SHALL REPAIR 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 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 ILCS 5, SECTION 11-12-6.

5/8" 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 17197C003006 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 PLANIMETRIC 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

SHEET 4 OF 4 LTF.NV\01		PROJ. MGR.: FF PROJ. ASSOC.: JDB DRAWN BY: LSM DATE: 08/07/24 SCALE: 1"=50'		NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION NAPERVILLE, ILLINOIS FINAL PLAT	
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DATE	REVISIONS	DRAWN BY
03/25/25	REVISED PER CITY COMMENTS	RC
03/20/25	REVISED PER CLIENT AND CITY COMMENTS	RC
02/28/25	REVISED PER CITY COMMENTS	AAS
01/24/25	REVISED PER CITY COMMENTS	AAS
12/23/24	REVISED PER CITY COMMENTS	AAS
11/26/24	REVISED PER CITY COMMENTS	AAS
11/22/24	REVISED PER CLIENT COMMENTS	AAS
09/24/24	REVISED PER CITY COMMENTS	LSM
09/11/24	REVISED PER CITY COMMENTS	LSM