



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 ("PLATS") 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 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 ABOVE AND BELOW 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 AGENCIES 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, UPON, UNDER AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, TESTING, 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.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS IS HEREBY GRANTED TO THE OWNERS OF THE PROPERTIES LOCATED AT 55 SOUTH MAIN STREET, NAPERVILLE, ILLINOIS (PIN 07-13-418-017), THE "ADJACENT PARCEL" ALONG WITH THEIR SUCCESSORS AND ASSIGNS OVER THE LIMITED PORTION OF LOT 55 MARKED AND IDENTIFIED HEREIN AS CROSS ACCESS EASEMENT FOR THE SOLE PURPOSE OF ALLOWING VEHICULAR AND PEDESTRIAN TRAFFIC TO ACCESS THE ADJACENT PARCELS FROM SOUTH MAIN STREET AND ALLOWING VEHICULAR AND PEDESTRIAN TRAFFIC TO ACCESS SOUTH MAIN STREET FROM THE ADJACENT PARCEL. THIS ACCESS EASEMENT GRANT IS EXPRESSLY LIMITED TO SAID ADJACENT PARCEL AND IS NOT INTENDED TO BE A GRANT TO THE CITY OR TO THE GENERAL PUBLIC, OTHER THAN THE SECURITY GATE AS DESCRIBED BELOW. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERRECTED ON OR ABOUT THE CROSS ACCESS EASEMENT, IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE CROSS ACCESS EASEMENT PAVEMENT, THE OWNER OF LOT 1 SHALL COOPERATE WITH THE ADJACENT PARCEL TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE FOR PURPOSES OF THE CROSS ACCESS EASEMENT. MAINTENANCE SHALL BE DEEMED TO INCLUDE THE REPAIR OF POTHOLES AND CRACKS AND KEEPING THE SURFACE AND EASEMENT AREA FREE OF SNOW, NOTWITHSTANDING ANYTHING HERIN TO THE CONTRARY, GRANOR HEREBY RESERVES THE RIGHT TO INSTALL A MECHANIZED GATE WITH A PASSCODE SYSTEM TO PROHIBIT ACCESS TO ANYONE OTHER THAN GRANOR, AS WELL AS THE ADJACENT PARCEL. IN THE EVENT THAT GRANOR INSTALLS SAID GATE, THE ADJACENT PARCEL WILL BE PROVIDED WITH ACCESS THROUGH THE GATE.

SIGHT DISTANCE, SIDEWALK, PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A SIGHT DISTANCE, SIDEWALK, PUBLIC UTILITIES AND DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "SIGHT DISTANCE, SIDEWALK, PUBLIC UTILITIES AND DRAINAGE EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS AND VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING BUT NOT LIMITED TO CONCRETE SIDEWALK, ELECTRIC FACILITIES, 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, TOGETHER WITH THE RIGHT OF ACCESS ABOVE AND BELOW THE PROPERTY FOR PEDESTRIANS AND 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 EASEMENT THAT INTERFERE WITH THE PUBLIC SIDEWALKS, SIGHT DISTANCE, AND UTILITIES. THE EASEMENT AREA MAY BE USED BY THE GRANOR FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

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 RPAI NAPERVILLE MAIN NORTH LLC 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:

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

OWNER: _____
BY: _____ SIGNATURE _____ ATTESTS: _____
TITLE: _____ PRINT NAME _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DATE _____ DAY OF _____ MONTH _____ 20____ YEAR _____

NOTARY PUBLIC

OWNERS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT RPAI NAPERVILLE MAIN NORTH 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 _____ DATE _____ DAY OF _____ MONTH _____ 20____ YEAR _____

BY: _____ SIGNATURE _____ ATTESTS: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____, SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ TITLE _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY 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 _____ DATE _____ DAY OF _____ MONTH _____ 20____ YEAR _____

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ 20____ YEAR _____

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 ON _____

THE _____ DAY OF _____ 20____

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
MAYOR _____ ATTESTS: _____ CITY CLERK _____

CITY TREASURER'S CERTIFICATE

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 _____ 20____

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

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 FORECLOSED 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____

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

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 MAIN STREET PROMENADE PHASE III 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 _____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2020

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 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. 64225
LICENSE VALID THROUGH NOVEMBER 30, 2021

OWNER COMPANY NAME: _____

BY: _____ SIGNATURE _____ ATTESTS: _____ SIGNATURE _____

TITLE: _____ PRINT NAME _____ TITLE: _____ PRINT TITLE _____

SURVEYORS 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.

- PARCEL 1: THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 2: THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 3: THE SOUTH 82.50 FEET OF LOTS 8, 9, AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842, AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 4: LOT 11 (EXCEPT THE SOUTH 110 FEET THEREOF) IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, 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 ICS 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 17045C0144I, DATED August 1, 2019.

THIS PLAT HAS BEEN PREPARED CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2021, 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, 2020

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Dahl Road, Suite 200 - Naperville, IL 60563
630-968-0008 • 674-963-8026
www.civil.com

**RPAI NAPERVILLE MAIN NORTH LLC
MAIN STREET PROMENADE PHASE III
3 SOUTH MAIN STREET
NAPERVILLE, ILLINOIS 60540**

PRELIMINARY/FINAL PLAT OF SUBDIVISION	DATE: FEBRUARY 10, 2020	DRAWN BY: JRC	DATE: 1/17/20	CHECKED BY: JRC
MAIN STREET PROMENADE PHASE III	PROJECT NO. 184.004002	DATE: 1/17/20	DATE: 1/17/20	DATE: 1/17/20

PREPARED BY: _____
DRAWN BY: _____
SV02
SHEET 2 OF 2