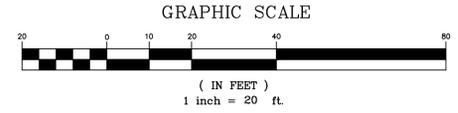


# PRELIMINARY/FINAL PLAT OF SUBDIVISION CASEY'S - 20 EAST OGDEN AVENUE

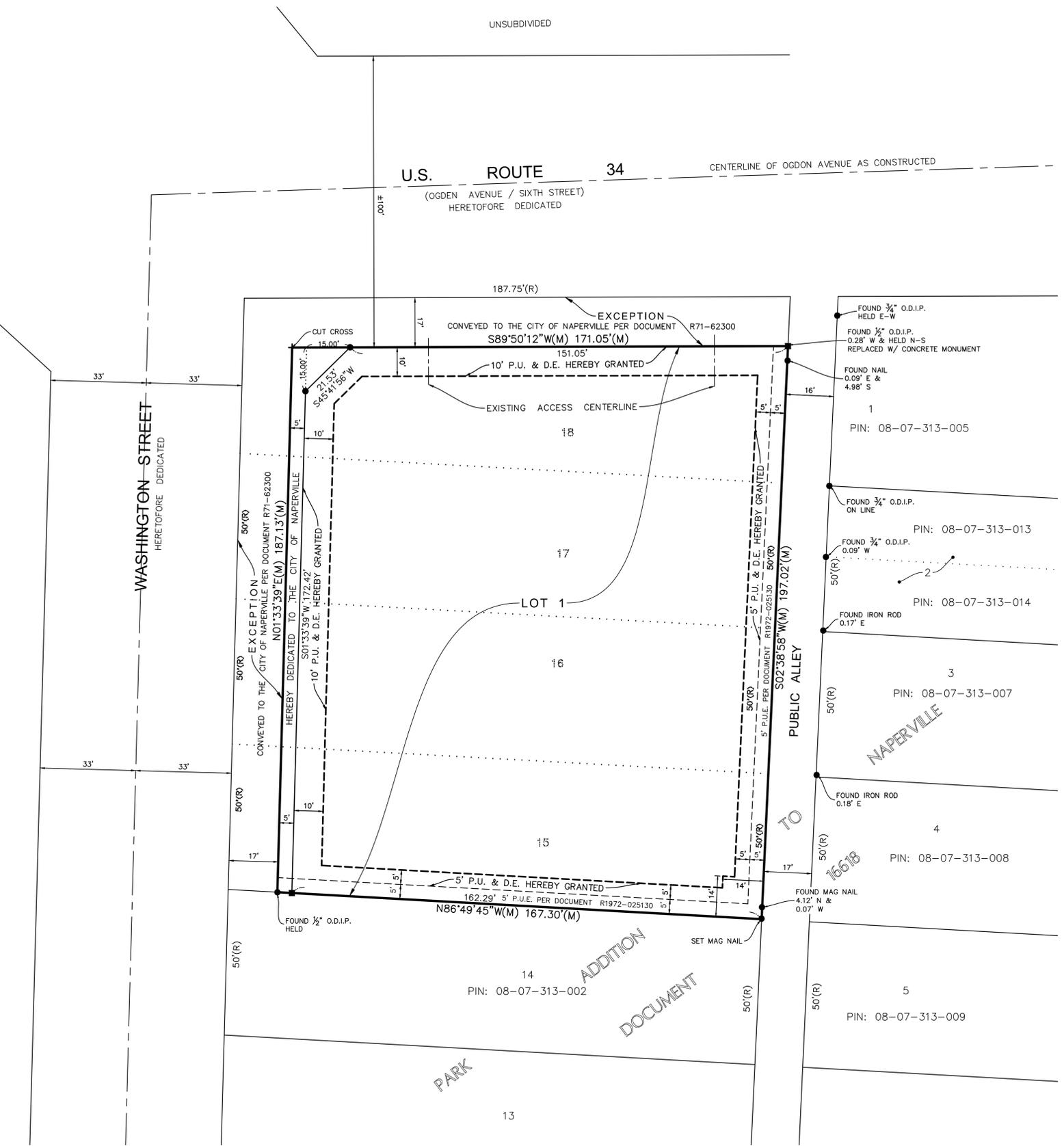
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE  
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

P.I.N. 08-07-313-001  
PROPERTY ADDRESS:  
20 E. OGDEN AVENUE  
NAPERVILLE, IL 60563



VICINITY MAP  
NO SCALE



**AREA SUMMARY**  
GROSS: 32,477 SQUARE FEET OR 0.746 ACRES  
R.O.W. DEDICATION: 1,049 SQUARE FEET OR 0.024 ACRES  
NET AREA: 31,428 SQUARE FEET OR 0.722 ACRES  
(TO HEAVY LINES)  
(BASED ON MEASURED VALUES)  
EASEMENT H.B.G.: 4,888 SQUARE FEET OR 0.112 ACRES

**BASIS OF BEARING**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 ILLINOIS EAST

**LEGEND**  
● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED  
■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED  
+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

**ABBREVIATIONS**  
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
B.S.L. = BUILDING SETBACK LINE  
H.B.G. = HEREBY GRANTED  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITIES EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

**LINE LEGEND**  
— SUBDIVISION BOUNDARY LINE  
— ADJACENT LAND PARCEL LINE  
— LOT LINE  
- - - EASEMENT LINE  
- - - CENTERLINE  
- - - BUILDING SETBACK LINE  
- - - SECTION LINE

**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 ("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 TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE 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 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.

**ACCESS NOTES:**

1. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT ALONG US ROUTE 34 (OGDEN AVENUE) SERVING LOT 1, AS DEPICTED HEREIN.
2. ALL OTHER VEHICULAR ACCESS TO US ROUTE 34 (OGDEN AVENUE) SHALL BE VIA INTERNAL CIRCULATION.

PROPERTY OWNER/DEVELOPER:  
Casey's Retail Company  
P.O. Box 3004 | SE Delaware Avenue  
Ankeny, IA 50021  
Contact: Richard McMahon  
Sr. Site Development Manager  
515-318-9944 WWW.CASEYS.COM

NO.	DATE	BY	REVISIONS	FC N/A	DRAWN BY	MRA	CHECKED BY	SK	BOOK N/A	PG N/A
1	11/28/24	MRA	PER CITY COMMENTS DATED 10/25/24							
2	3/5/25	MRA	PER CITY COMMENTS DATED 1/10/25							
3	4/10/25	MRA	PER CITY COMMENTS DATED 4/3/25							
4	6/5/25	MRA	PER EMAIL DATED 6/4/25							

**CLIENT/ENGINEER**  
**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
570 LAKE COOK ROAD, SUITE 200  
DEERFIELD, IL 60015  
WWW.KIMLEY-HORN.COM

**PROJECT**  
CASEY'S  
20 E. OGDEN AVENUE  
NAPERVILLE, IL (631)

**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STL. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-9050 EMAIL: ADMIN@CSSURVEYING.COM

SCALE: 1" = 20'  
1 OF 2  
PROJ. NO.: 24.0115-01

CITY PROJECT NUMBER: 24-10000111

## EXHIBIT B

# PRELIMINARY/FINAL PLAT OF SUBDIVISION CASEY'S - 20 EAST OGDEN AVENUE

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE  
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.  
REGION ONE ENGINEER

DATE: \_\_\_\_\_

### OWNER'S CERTIFICATE

STATE OF IOWA )  
COUNTY OF POLK ) SS

THIS IS TO CERTIFY THAT CASEY'S RETAIL COMPANY, AN IOWA CORPORATION, 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 \_\_\_\_\_, IOWA,

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

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

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

### NOTARY'S CERTIFICATE

STATE OF IOWA )  
COUNTY OF POLK ) SS

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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DATE MONTH

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

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF IOWA )  
COUNTY OF POLK ) SS

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

- THAT CASEY'S RETAIL COMPANY 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
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE SCHOOL DISTRICT 203  
203 WEST HILLSIDE ROAD  
NAPERVILLE, IL 60540

OWNER NAME: CASEY'S RETAIL COMPANY

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

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

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

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

### CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) 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\_\_\_\_.

BY: \_\_\_\_\_  
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

### CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

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

\_\_\_\_\_  
ZONING ADMINISTRATOR CITY OF NAPERVILLE  
TRANSPORTATION, ENGINEERING  
AND DEVELOPMENT BUSINESS GROUP

### DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE 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\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

TO THE BEST OF MY 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 DATE

OWNER'S SIGNATURE: \_\_\_\_\_

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

### LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

THIS IS TO STATE THAT SCOTT C. KREBS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN TITLED

GORDON'S SUBDIVISION

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

\_\_\_\_\_  
SIGNATURE  
SCOTT C. KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/2026

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 15, 16 AND 17 (EXCEPT THE WESTERLY 17.0 FEET THEREOF) AND LOT 18 (EXCEPT THE WESTERLY 17.0 FEET AND EXCEPT THE NORTHERLY 17.0 FEET THEREOF) IN BLOCK 4 IN PARK ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT 16618, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN 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 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0142J, HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

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

\_\_\_\_\_  
COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2027

BY: \_\_\_\_\_  
SCOTT C. KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/2026

### PROPERTY OWNER/DEVELOPER:

Casey's Retail Company  
P.O. Box 3004 | SE Delaware Avenue  
Ankeny, IA 50021  
Contact: Richard McMahon  
Sr. Site Development Manager  
516-318-9944 WWW.CASEYS.COM

NO.	DATE	BOOK	N/A	PG	N/A	CHECKED BY	SK	DATE	BY
1	11/26/24	MRA						10/25/24	MRA
2	3/5/25	MRA						1/10/25	MRA
3	4/10/25	MRA						4/3/25	MRA
4	6/25/25	MRA						5/2/25	MRA

CLIENT ENGINEER  
**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
570 LAKE COOK ROAD, SUITE 200  
PLEASANT DALE, IL 60059  
WWW.KIMLEY-HORN.COM

PROJECT  
CASEY'S  
20 E. OGDEN AVENUE  
NAPERVILLE, IL (631)

**COMPASS SURVEYING LTD**  
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
PHONE: (630) 820-9100 FAX: (630) 820-7091 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: NONE

2 OF 2