

ABOVE WORK.

THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS WHERE AND EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASMENTS ARE HEREBY RESERVED FOR 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 WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

PUBLIC SIDEWALK EASEMENT PROVISIONS

REPAIR THE PUBLIC SIDEWALK WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND ALL THE OPERATION OF THE PUBLIC SIDEWALKS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

INGRESS AND EGRESS EASEMENT PROVISIONS

OF MOTORIZED VEHICLES INCLUDING, BUT NOT LIMITED TO, AUTOMOBILES, TRUCKS, MOTORCYCLES AND BICYCLES. THE EASEMENT AREA SHALL NOT BE USED FOR PARKING OF VEHICLES OF ANY TYPE. THE EASEMENT AREA SHALL NOT BE CLOSED TO THE LANDOWNER FOR ANY REASON EXCEPT EMERGENCY REPAIRS. MAINTENANCE OR REPAIR OF THE PAVEMENT AND CURBING WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

THE OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER

UPON CONVEYANCE. THE PROPERTY OWNER SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

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, AND GRADES ON THE DETENTION/RETENTION SITE.
- 2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
- TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.
- 4. NO PERMANENT BUILDINGS, STRUCTURES OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE EASEMENT, BUT SAID EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER THE PARCEL.
- 5. IF THE PROPERTY OWNER FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR,

CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS. OR SUCCESSORS IN INTEREST. SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY OR ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

THE LOT OWNER OF LOT 1 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH OR TO CAUSE TO BE FURNISHED, TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION REPORT FOR THE STORMWATER FACILITIES. PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE AND INCLUDING A CERTIFICATION THAT THE CONDITION OF THE STORMWATER FACILITIES IS SUCH THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT.

OWNER'S CERTIFICATE

NOTARY'S CERTIFICATE

INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF

February 06 A.D., 20 11 MONTH DATE YEAR

MORTGAGEE'S CERTIFICATE

A CERTAIN MORTGAGE DATED 10 75 700 AND RECORDED IN THE

THIS DAY OF HIS MONTH YEAR

OF TOF NOW, BANK AND (NAME) _ Brion Brown.

SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF APRIL

(TITLE) MS13Am Ville ROSIDER OF TOF Westinal BANK

THE GRANTING OF THE EASEMENTS DEPICTED HEREON.

100 27, 7008 AS DOCUMENT NO. 22008-03058 HEREBY CONSENTS

TO AND APPROVES THE SUBDIVISION OF THE LAND INTO LOTS AND STREETS AND

ITS: Sparson Vice President

NOTARY'S CERTIFICATE

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED

BANK, AS MORTGAGOR, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND

A NOTARY PUBLIC IN AND FOR SAID

INSTRUMENT AS SUCH MANAger/Newber

OFFICIAL SEAL EWA OSIPINSKA

NOTARY PUBLIC - STATE OF ILLINOIS

MELONIE EL-SPENCER

Notary Public, State of Illinois My Commission Expires 8/22/2010

MY COMMISSION EXPIRES FEB 06, 2011

, FOR THE USES AND PURPOSES THEREIN SET FORTH.

STATE OF ILLINOIS COUNTY OF DUPAGE John Arniavas SAME UNDER THE STYLE AND TITLE AFORESAID.

_ ILLINOIS, THIS _____ DAY OF

OWNER:

STATE OF ILLINOIS } COUNTY OF DUPAGE

AND Project Manager

GIVEN UNDER MY HAND AND NOTARIAL SEAL

CONA OSIPINSUA

STATE OF JULY

STATE OF LLINOIS

COUNTY OF _COOK_

HEREBY CERTIFY THAT:

A.D., 20 ____

NOTARY PUBLIC SIGNATURE

troject Navager

For Datails of this See Doc. R2008-131931

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)SS

ON PAGE____

DAY OF CHANGE CLOCK AND WAS RECORDED IN BOOK .

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGEIS:

FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES I ONNECTION WITH THE ANNEXED PLAT.

THIS 26 DAY OF SUGUST

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE

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 INSTALLMENT THEREOF, THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF THE TRACT OF LAND INCLUDED IN THE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

ORD 07-209

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS } SS

I, Marcie Schatz, director of the city of Naperville department community development, hereby approve this plat of SUBDIVISION IN ACCORDANCE WITH THE AUTHORITY VESTED IN ME BY THE SUBDIVISION CONTROL REGULATIONS OF THE CITY OF NAPERVILLE.

DATED THIS 25th DAY OF April

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS COUNTY OF DUPAGEISS

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

- 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:

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

OWNER

SUBSCRIBED AND SWORN BEFORE ME

_ DAY OF _April

062-046225

PROFESSIONA

SURFACE WATER STATEMENT

STATE OF ILLINOIS } SS

HEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED. 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 THE CONSTRUCTION OF THE SUBDIVISION.

MARCH

COUNTY OF DUPAGE 1 33

Manager Member

ITS: Wiject Manager

SURVEYOR'S CERTIFICATE

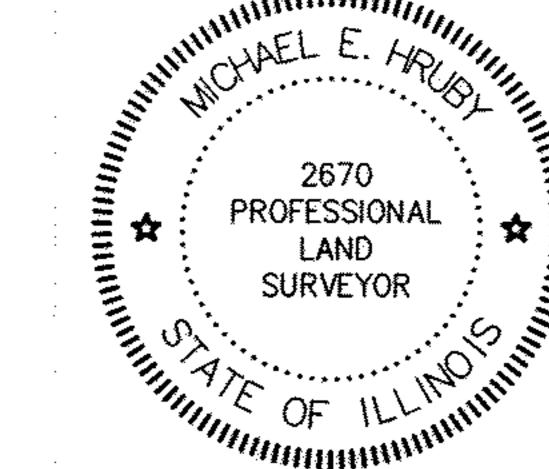
I, MICHAEL E. HRUBY, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE EAST ALONG THE NORTH LINE THEREOF, 573.82 FEET TO AN OLD FENCE LINE, THENCE SOUTHERLY ALONG SAID OLD FENCE, BEING THE EAST LINE OF THE CASE FARM, 1935.21 FEET TO AN IRON PIPE IN FENCE CORNER FOR A POINT OF BEGINNING; THENCE NORTH 88 DEGREES 30 MINUTES EAST ALONG AN OLD FENCE LINE AND SAID LINE EXTENDED, 465.70 FEET TO THE CENTER LINE OF UNITED STATES HIGHWAY ROUTE 34, ALSO KNOWN AS OGDEN AVENUE; THENCE SOUTH 42 DEGREES 46 MINUTES WEST ALONG SAID CENTER LINE, 618 FEET TO THE NORTH LINE OF LOT 1 OF THE ASSESSMENT PLAT OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 15, 1920 AS DOCUMENT 146500, THENCE NORTH 89 DEGREES 44 MINUTES WEST ALONG SAID LINE EXTENDED, 165.8 FEET TO THE EAST LINE OF ARTHUR T. MCINTOSH AND CO.'S OGDEN HIGHLANDS SUBDIVISION, RECORDED JULY 9, 1925 AS DOCUMENT 195889; THENCE NORTH 1 DEGREE 46 MINUTES EAST ALONG SAID EAST LINE, 393.16 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 79 DEGREES 09 MINUTES EAST ALONG AN EXTENSION OF THE NORTHERLY LINE OF SAID SUBDIVISION, 108.89 FEET TO AN IRON STAKE, THENCE NORTHERLY, 27.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY,

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 65 ICLS 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 ON ITS FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 17043C0801H, DATED DECEMBER 16, 2004.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2009, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS $28^{\prime\prime\prime}$ OF MARCH A.D., 2008



ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS . LAND SURVEYORS . PLANNERS 1887 HIGH GROVE LN . NAPERVILLE, IL 60640 (630) 355-3232 • FAX (630) 355-3267

PREPARED FOR: UNIVERSAL REALTY GROUP 2241 WEST HOWARD STREET CHICAGO, ILLINOIS 60645 PH (773) 338-2222 FX (773) 338-4956

120-8-13/931 20,2 DESCRIPTION DESCRIPTION DATE ⚠ 08-13-07 REVISED PER CITY (08-03-07) & IDOT (07-24-07)

UNIVERSAL SUBDIVISION - 1125 E. OGDEN AVE., NAPERVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

FLD. BK./PG.: 205/43 6911PS SHEET NO. 07/16/07 JOB NO.: 691.001

DRN./CKD. BY: PRS/JGC | FILE: NONE