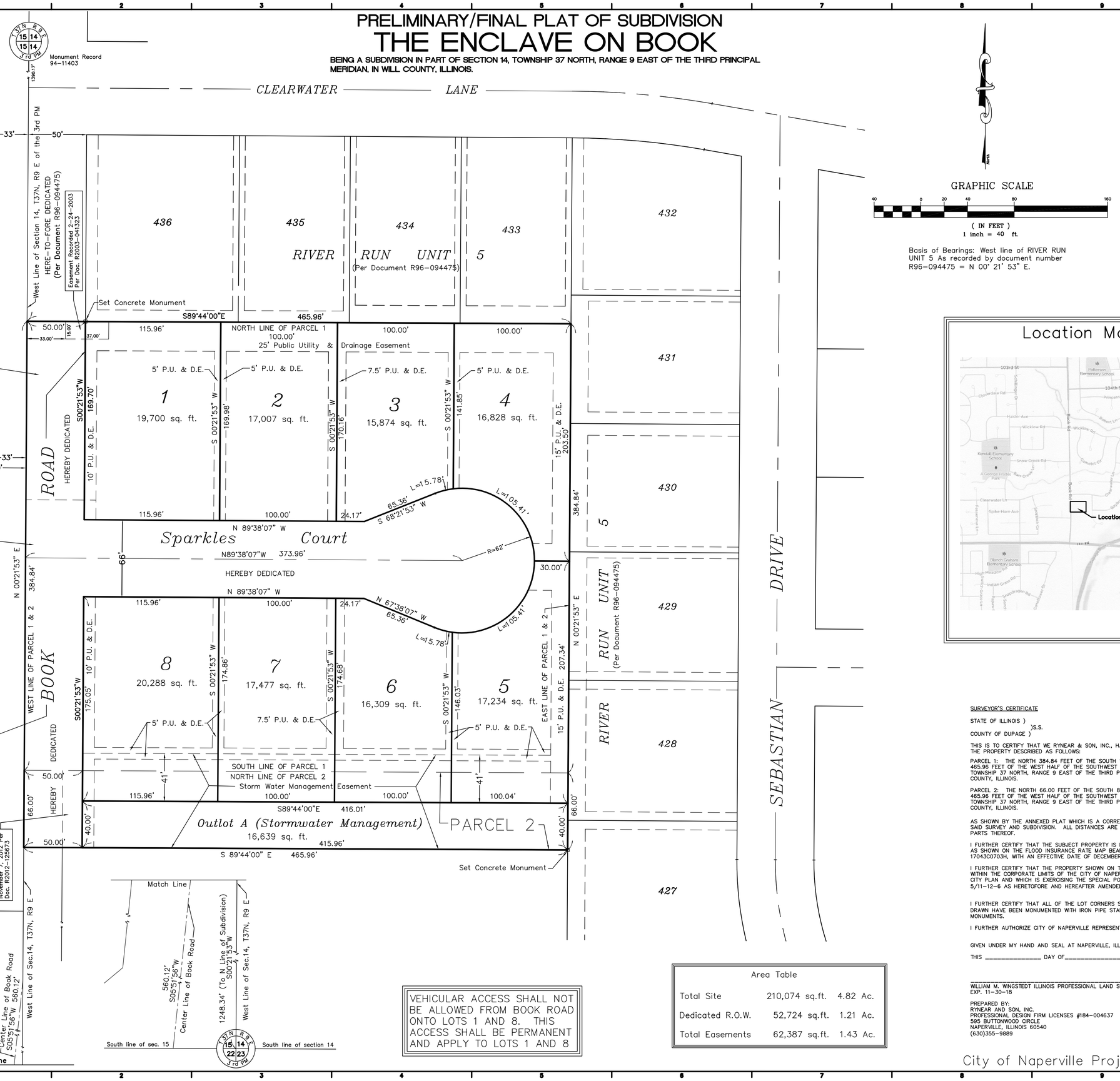
PRELIMINARY/FINAL PLAT OF SUBDIVISION

THE ENCLAVE ON BOOK

BEING A SUBDIVISION IN PART OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 07-01-14-300-005
PIN: 07-01-14-300-013

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



VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM BOOK ROAD ONTO LOTS 1 AND 8. THIS ACCESS SHALL BE PERMANENT AND APPLY TO LOTS 1 AND 8

GRAPHIC SCALE

40 0 20 40 80 160

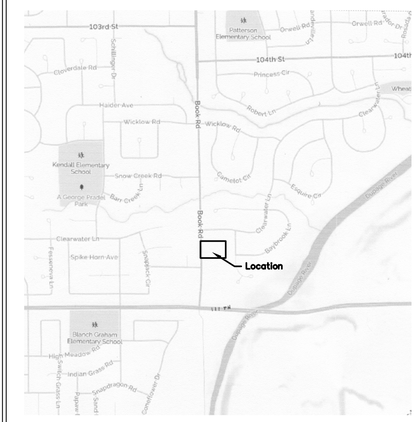
(IN FEET)
1 inch = 40 ft.

Basis of Bearings: West line of RIVER RUN UNIT 5 As recorded by document number R96-094475 = N 00° 21' 53" E.

LEGEND

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENT LINE
PROPERTY LINE
BUILDING LINE
SUBDIVISION BOUNDARY LINE

Location Map



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE RYNEAR & SON, INC., HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 384.84 FEET OF THE SOUTH 1248.34 FEET OF THE WEST 465.96 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WIL COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 66.00 FEET OF THE SOUTH 863.50 FEET OF THE WEST 465.96 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP BEARING PANEL NUMBER 17043C0703H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT ALL OF THE LOT CORNERS SHOWN ON THE PLAT HEREON DRAWN HAVE BEEN MONUMENTED WITH IRON PIPE STAKES AND/OR CONCRETE MONUMENTS.

I FURTHER AUTHORIZE CITY OF NAPERVILLE REPRESENTATIVE TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,

THIS _____ DAY OF_____ A.D. 20____.

_____
WILLIAM M. WINGSTEDT ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002675
EXP. 11-30-18

PREPARED BY:
RYNEAR AND SON, INC.
PROFESSIONAL DESIGN FIRM LICENSES #184-004637
595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540
(630)355-9889

Area Table		
Total Site	210,074 sq.ft.	4.82 Ac.
Dedicated R.O.W.	52,724 sq.ft.	1.21 Ac.
Total Easements	62,387 sq.ft.	1.43 Ac.

City of Naperville Project Number 18-10000001

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
License No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
	12-27-17	Initial Submittal for Preliminary/Final Plat Review
1	02-19-18	Per CON review 01-25-18
2	03-21-18	Per CON review 03-15-18

PROJECT: The Enclave On Book
Naperville, Illinois

CLIENT: JHL DEVELOPMENTS, LLC
P.O. Box 4226
Naperville, IL 60567
Phone: (630) 417-0705

Date:
Design/Drawn: WAR
Approved: -
Book No.: -
File No.:

SHEET TITLE:

SUBDIVISION PLAT

SHEET NUMBER:

V-1

SHEET 1 OF 2

Project No.: 17-7751

PRELIMINARY/FINAL PLAT OF SUBDIVISION

THE ENCLAVE ON BOOK

BEING A SUBDIVISION IN PART OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 07-01-14-300-005
PIN: 07-01-14-300-013

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION

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

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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____.

_____
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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

THE _____ DAY OF_____ , A.D., 20___.

BY:_____ ATTEST:_____
MAYOR CITY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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 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 _____, A.D., 20_____.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION / RENEWAL DATE

BY: _____
OWNER SIGNATURE

BY: _____
OWNER SIGNATURE

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 FROM 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 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 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 BUILDING 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.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT Zion Evangelical Lutheran Church (Missouri Synod) , ARE 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 _____ _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__.
CITY DATE MONTH

BY: _____ Title _____
OWNER SIGNATURE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME
_____, AND _____, _____
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY, APPEARED
TITLE TITLE

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 _____, A.D., 20___.
DATE MONTH

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, A.D., 20___.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED AS "STORMWATER MANAGEMENT EASEMENT" OR "SME" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA. TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, 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 CUT DOWN, 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 EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF NAPERVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY RY THE CITY ENGINEER OF THE CITY OF NAPERVILLE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT JHL Developments, LLC _____, ARE 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 _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__.
CITY DATE MONTH

BY: _____ AND _____
OWNER OWNER

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME
_____, AND _____, _____
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY, APPEARED
TITLE TITLE

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 _____, A.D., 20___.
DATE MONTH

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, A.D., 20___.

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THIS INSTRUMENT_____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D.,20_____

AT_____O'CLOCK____M

_____
RECORDER OF DEEDS

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

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 _____, ILLINOIS,

THIS_____DAY OF_____ , A.D., 20____.

_____
COUNTY CLERK

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I,_____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT 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 TAX INDEX NUMBER (PIN(S))___07-01-14-300-005 & 07-01-14-300-013 _.

THIS_____DAY OF_____ , A.D., 20____.

_____
DIRECTOR

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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

1. THAT _____ IS/ARE THE OWNER(S) 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 COMMUNITY UNIT SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, ILLINOIS 60504

PRINT OWNER'S NAMES: _____

BY: _____ AND _____
OWNER SIGNATURE OWNER SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF_____, A.D., 20___.

_____
NOTARY PUBLIC

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
License No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
	12-27-17	Initial Submittal for Preliminary/Final Plat Review
1	02-19-18	Per CON review 01-25-18
2	03-21-18	Per CON review 03-15-18

PROJECT: The Enclave On Book Naperville, Illinois

CLIENT: JHL DEVELOPMENTS, LLC
P.O. Box 4226
Naperville, IL 60567
Phone: (630) 417-0705

Date:
Design/Drawn: WAR
Approved: -
Book No.: -
File No.:

SHEET TITLE:

SUBDIVISION PLAT

SHEET NUMBER:

V-2

SHEET 1 OF 2

Project No.: 17-7751

City of Naperville Project Number 18-10000001