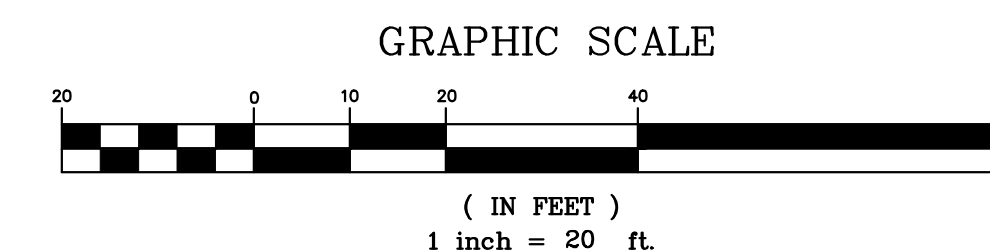


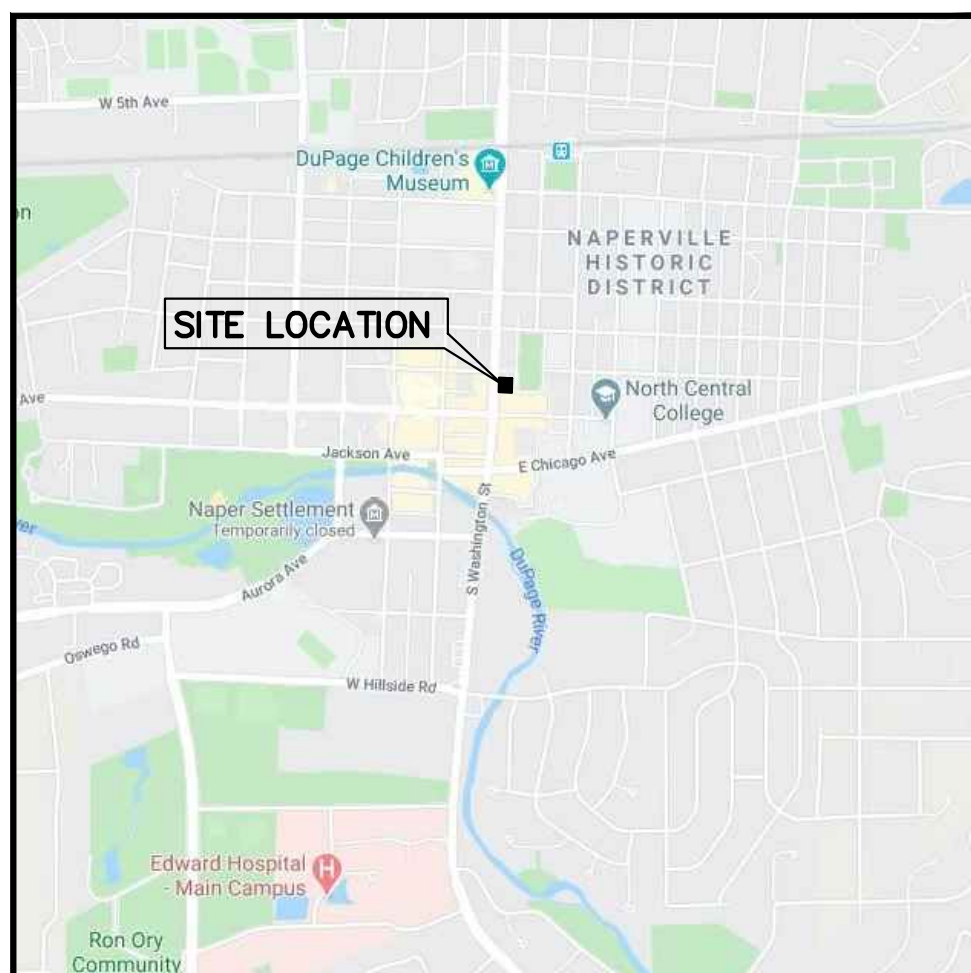
PRELIMINARY/FINAL PLAT OF SUBDIVISION CENTRAL PARK PLACE COMMERCIAL SUBDIVISION

IN THE THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM -1201 EAST ZONE.



VICINITY MAP
NO SCALE

VAN BUREN AVENUE
(CITY PARK)

WASHINGTON STREET

VAN BUREN AVENUE
(CITY PARK)

CENTRAL PARK ROAD
(PER DOCUMENT R96-37409)

PUBLIC PARK

CONCERT LANE
(PER DOCUMENT R96-37409)

ASSESSOR'S SUBDIVISION
DOCUMENT NUMBER 20095

LOT 1
NICHOLAS PLACE SUBDIVISION
DOCUMENT NO. R2019-028538

SITE SURVEY AT GROUND LEVEL

NOTES

- SEE MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CENTRAL PARK PLACE TO BE RECORDED CONTEMPORANEOUSLY HEREWITH.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM.

AREA SUMMARY

GROSS	24,804 SQUARE FEET	OR	0.569 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	24,804 SQUARE FEET	OR	0.569 ACRES
(TO HEAVY LINES) (BASED ON MEASURED VALUES)			

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET BRASS PLUG IN CONCRETE FOR MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- UNDERLYING LOT LINES

ABBREVIATIONS

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DATE	1/7/20	PC N/A	DRAWN BY	MRA	CHECKED BY	DN	BOOK	N/A	PG	N/A
NO.	1									
REVISIONS										
	3/4/20									
	4/10/20									
	5/12/20									

PROJECT	CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563
CLIENT	GREAT CENTRAL PROPERTIES III, LLC 1255 BOND STREET NAPERVILLE, ILLINOIS 60563

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AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

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

OWNER/DEVELOPER

GREAT CENTRAL PROPERTIES III, LLC

1255 BOND STREET

NAPERVILLE, ILLINOIS 60563

ENGINEER:
WATERMARK ENGINEERING RESOURCES, LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, ILLINOIS 60502
PHONE: 1-(630)-375-1800

CITY PROJECT NUMBER: 18-10000077

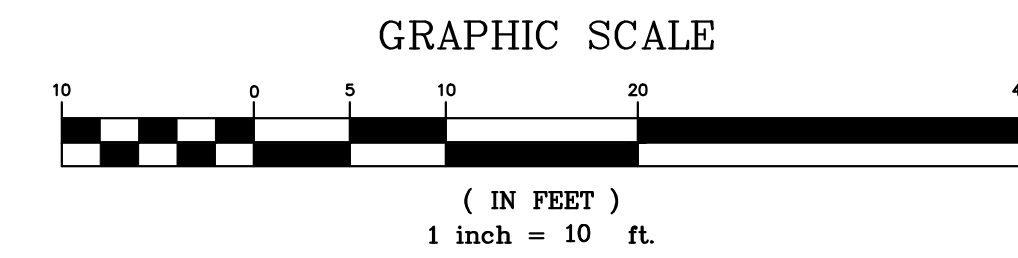
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1 OF 10

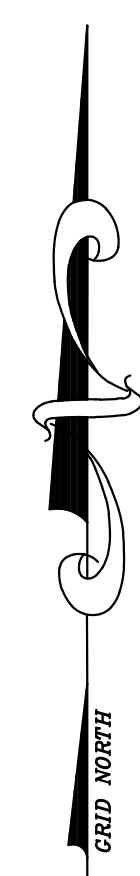
PROJ. NO.: 19.0050-02

PRELIMINARY/FINAL PLAT OF SUBDIVISION CENTRAL PARK PLACE COMMERCIAL SUBDIVISION

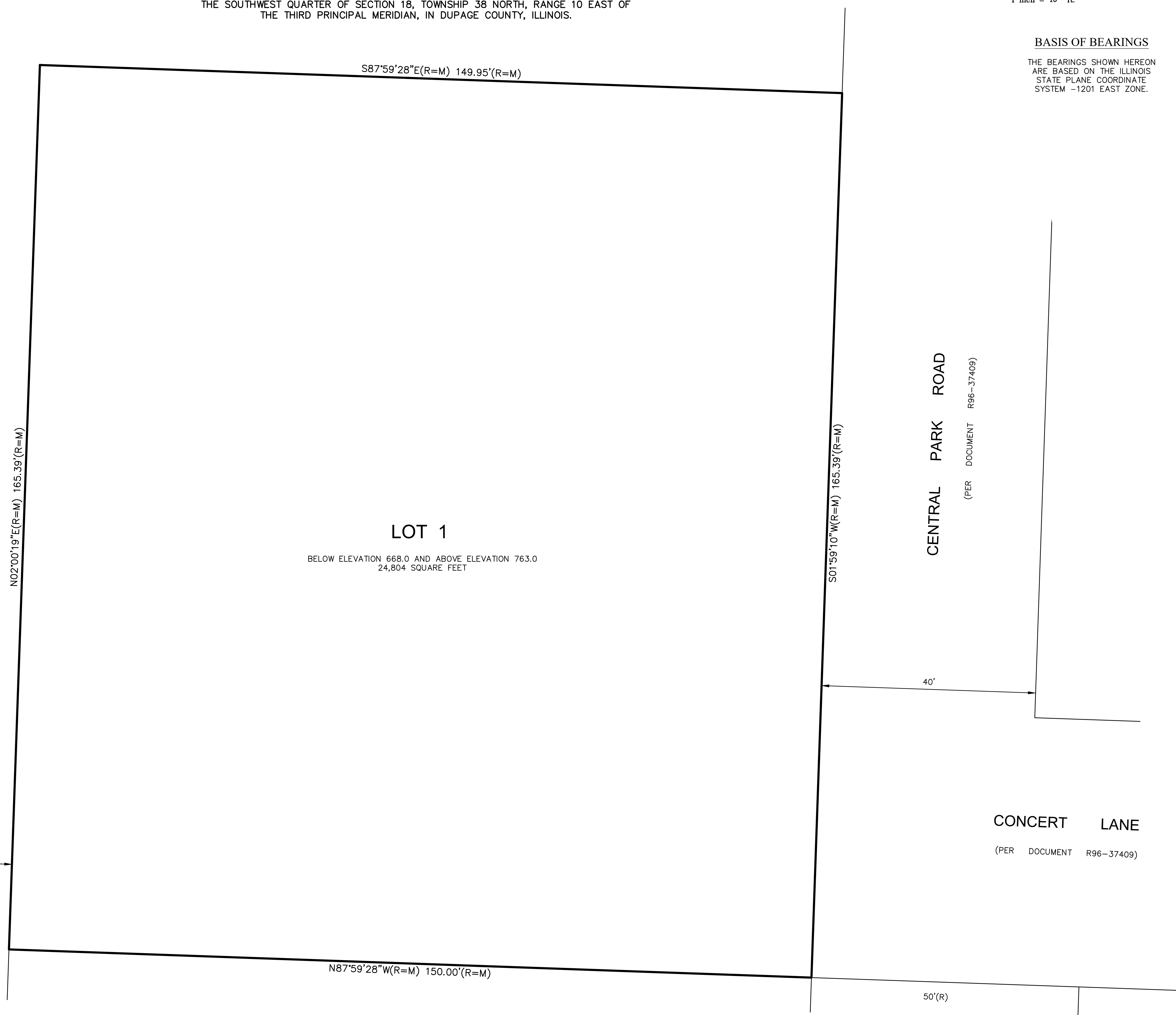
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BASIS OF BEARINGS
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WASHINGTON STREET



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2	4/10/20										
3	5/12/20										

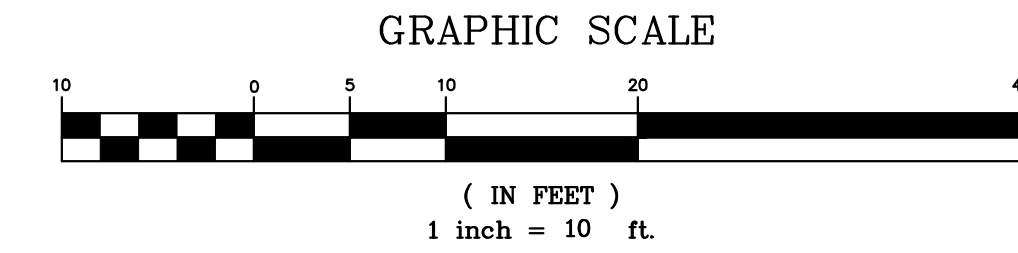
PROJECT
CENTRAL PARK PLACE COMMERCIAL SUBDIVISION
110 SOUTH WASHINGTON STREET
NAPERVILLE, ILLINOIS 60563

CLIENT
GREAT CENTRAL PROPERTIES III, LLC
155 BOND STREET
NAPERVILLE, ILLINOIS 60563

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AURORA, IL 60902
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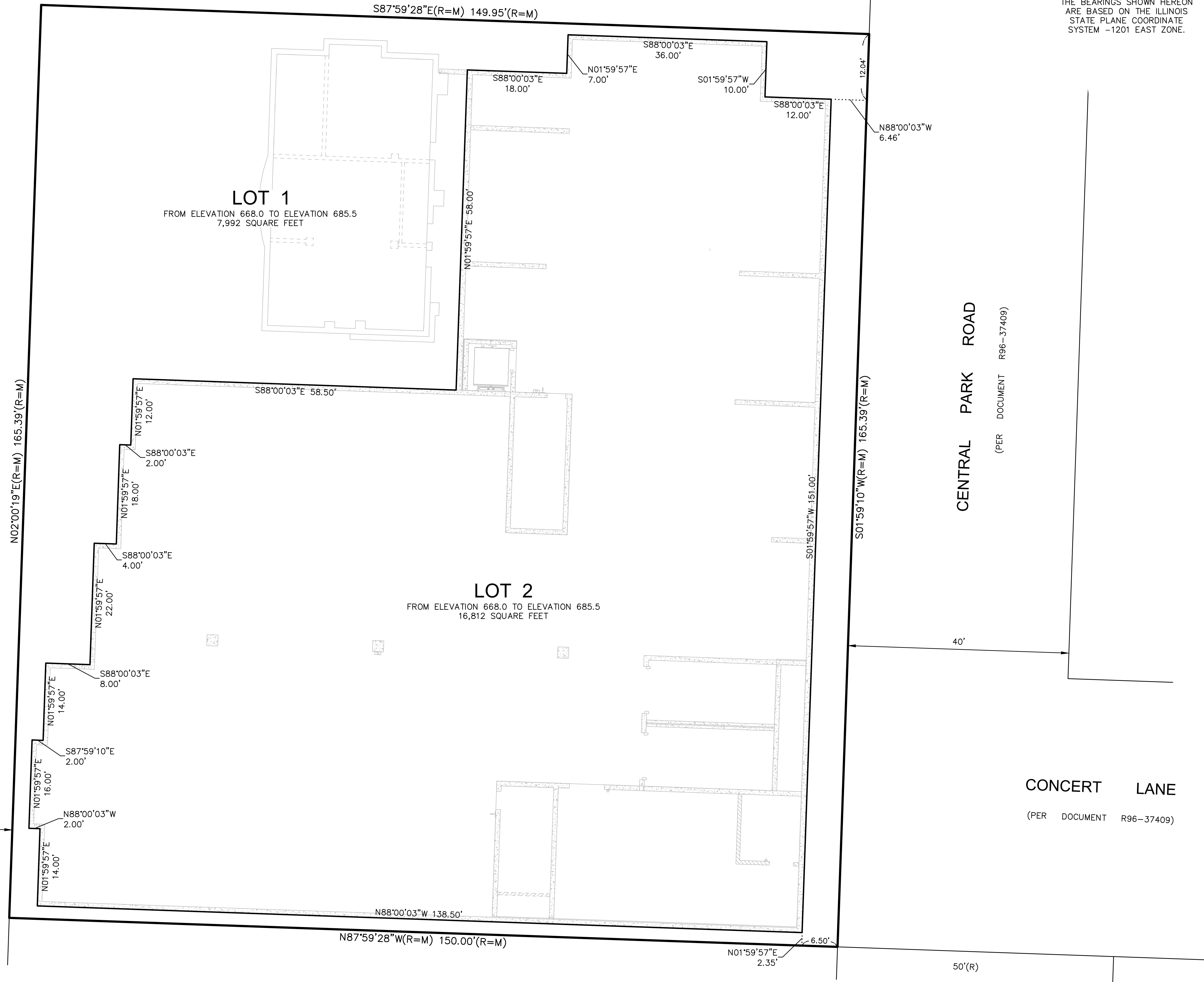


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WASHINGTON STREET

CENTRAL PARK ROAD

CONCERT LANE
(PER DOCUMENT R96-37409)



LEGEND

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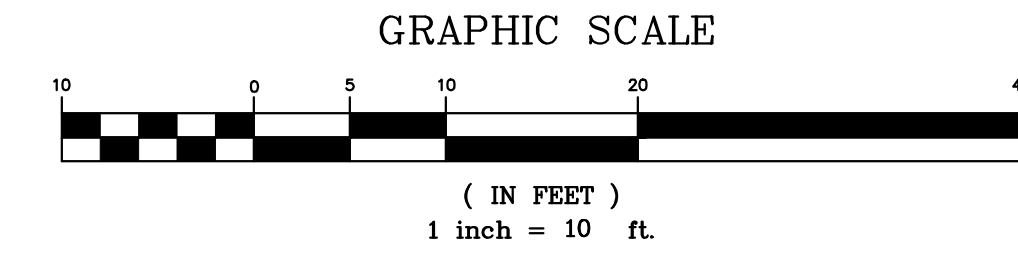
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PROJECT: CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563					
CLIENT: GREAT CENTRAL PROPERTIES III, LLC 155 BOND STREET NAPERVILLE, ILLINOIS 60563					

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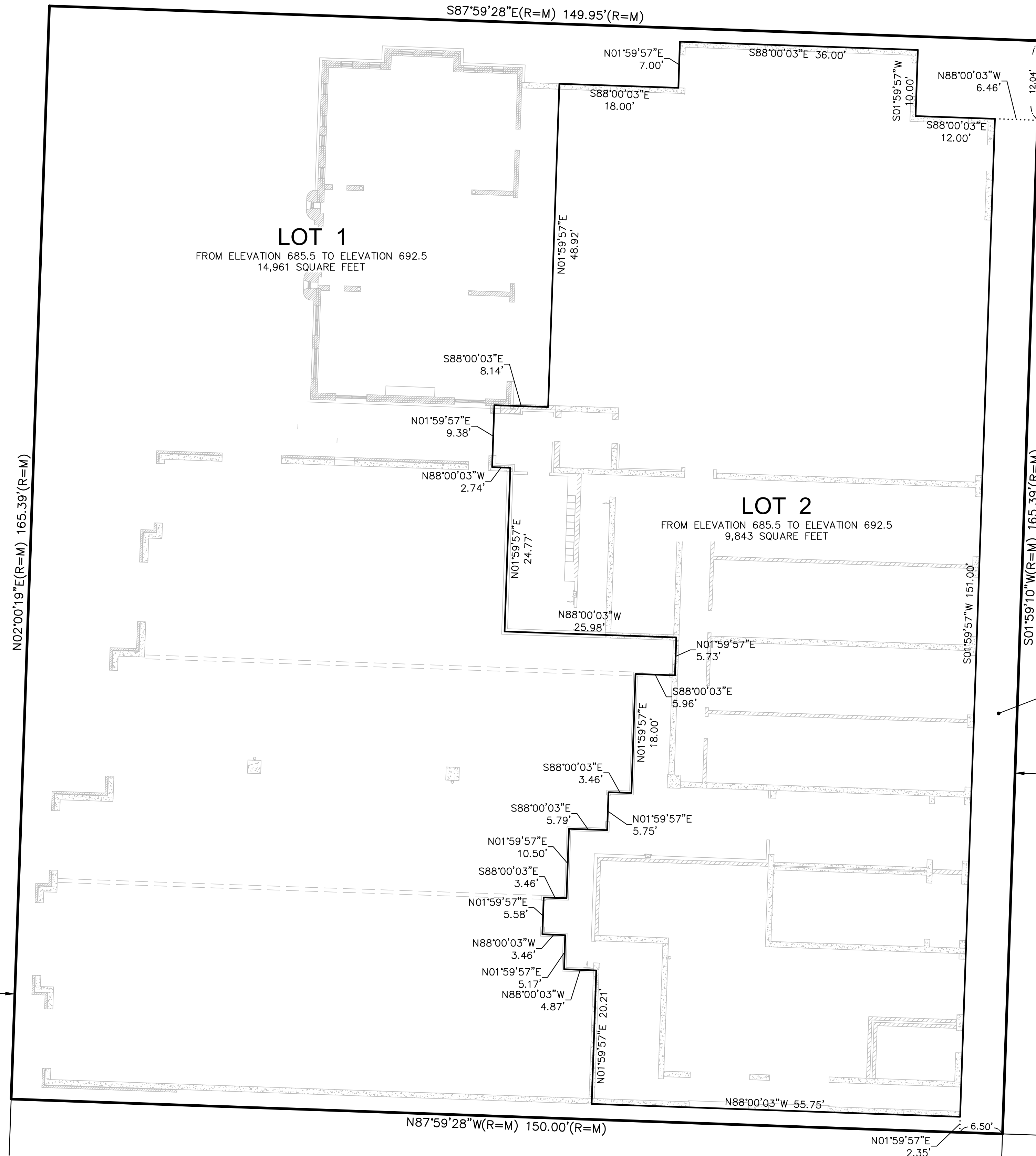
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WASHINGTON STREET



CENTRAL PARK ROAD

CONCERT LANE
(PER DOCUMENT R96-37409)

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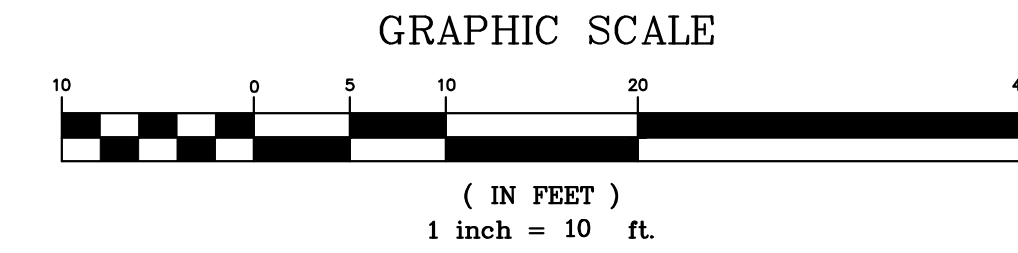
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PROJECT: CENTRAL PARK PLACE COMMERCIAL SUBDIVISION					
110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563					
CLIENT: GREAT CENTRAL PROPERTIES III, LLC					
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM					

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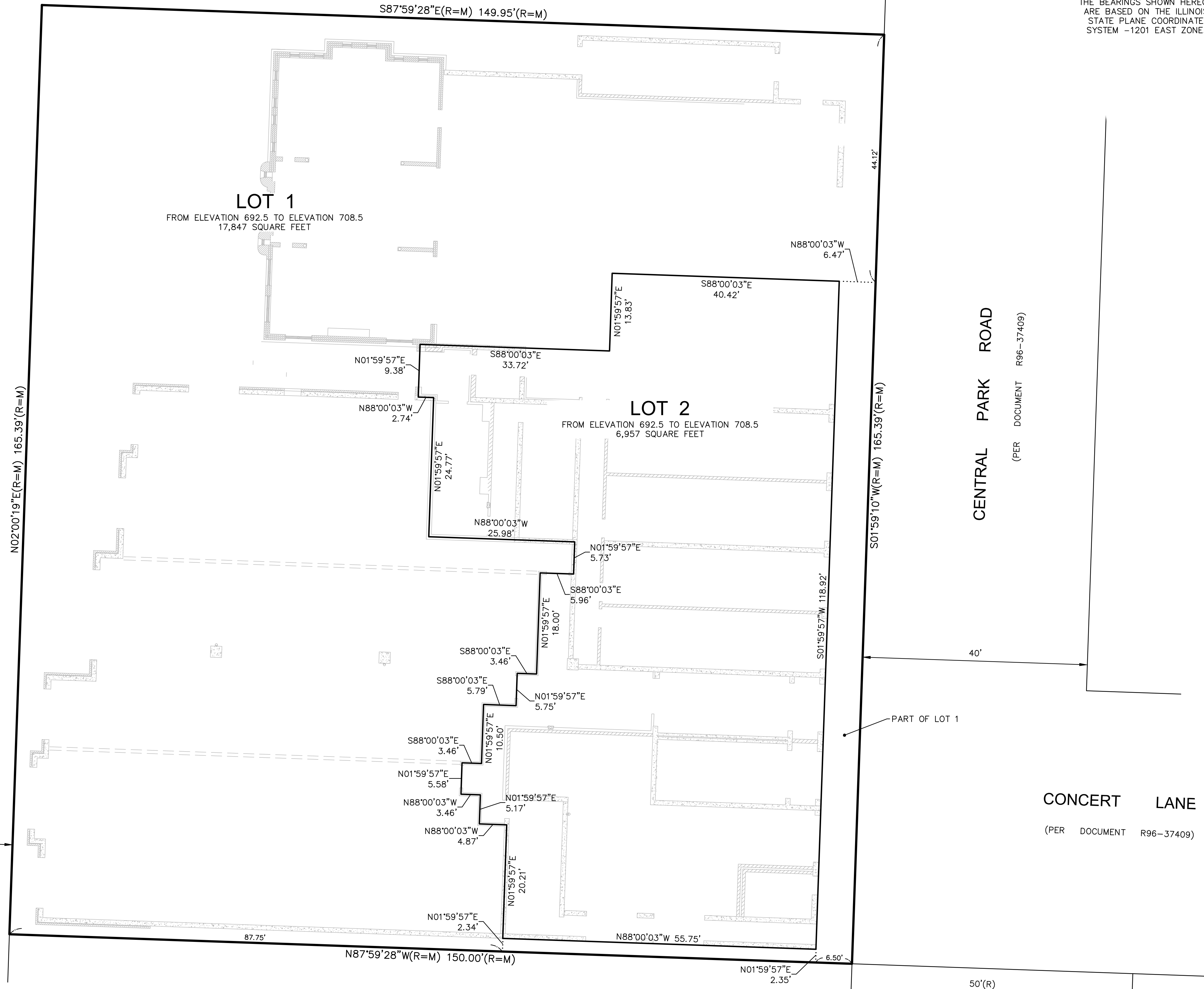
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WASHINGTON STREET



CENTRAL PARK ROAD
(PER DOCUMENT R96-37409)

CONCERT LANE
(PER DOCUMENT R96-37409)

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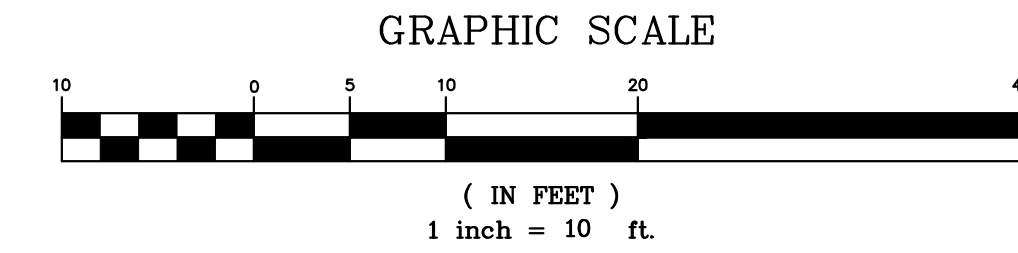
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CLIENT	GREAT CENTRAL PROPERTIES III, LLC									

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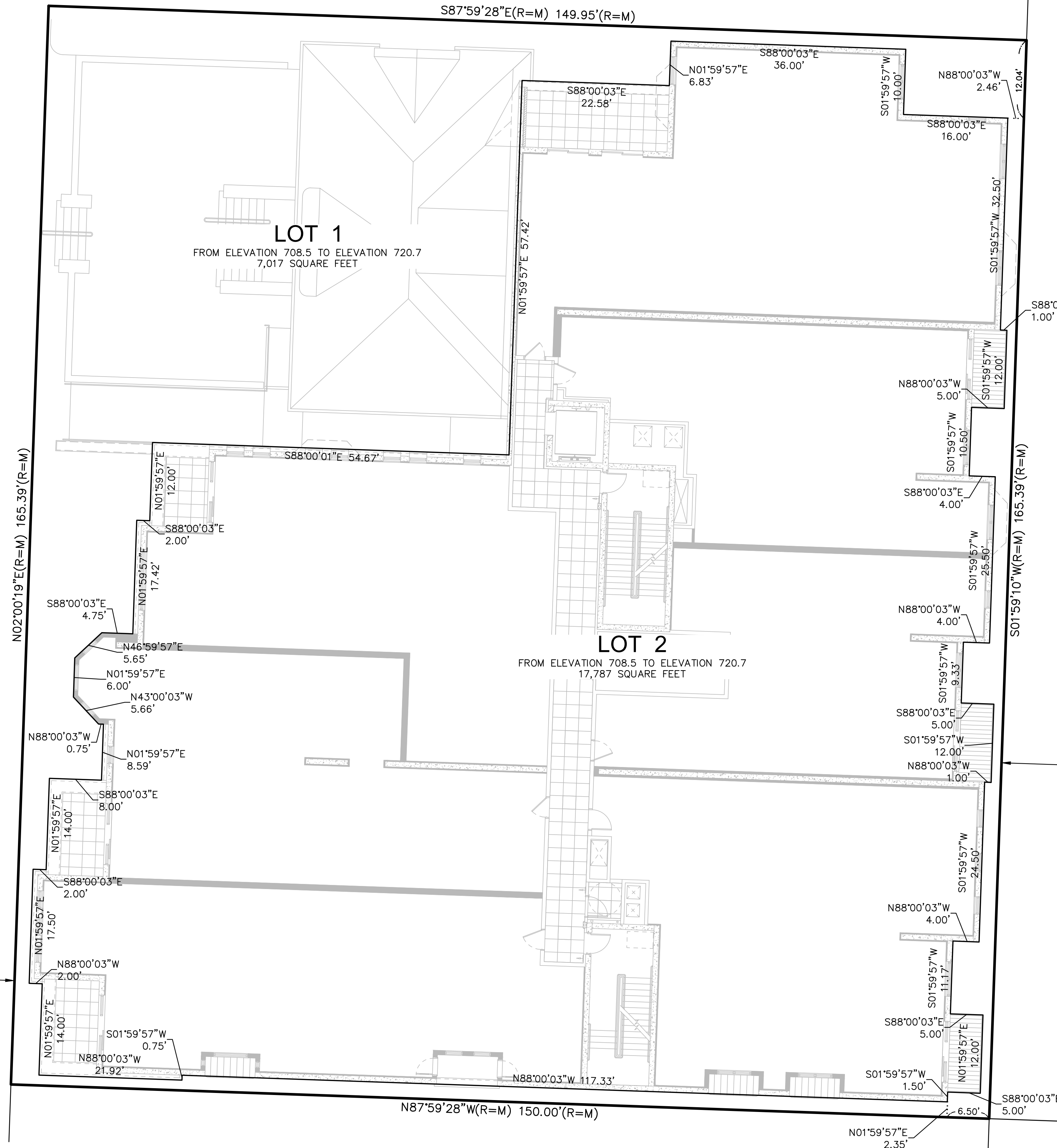


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WASHINGTON STREET

CENTRAL PARK ROAD

CONCERT LANE
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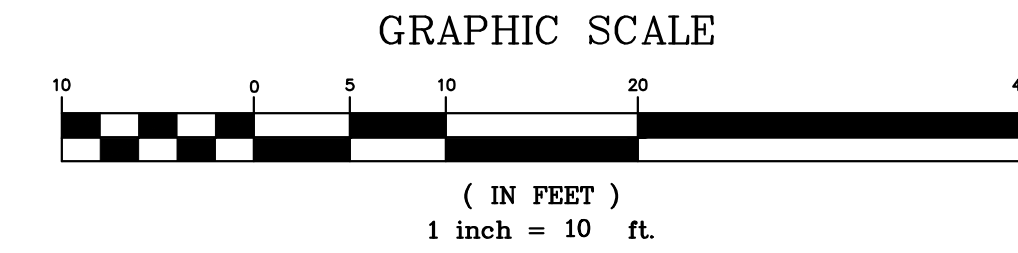
PROJECT	CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563
CLIENT	GREAT CENTRAL PROPERTIES III, LLC 155 BOND STREET NAPERVILLE, ILLINOIS 60563

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SCALE: 1" = 10'

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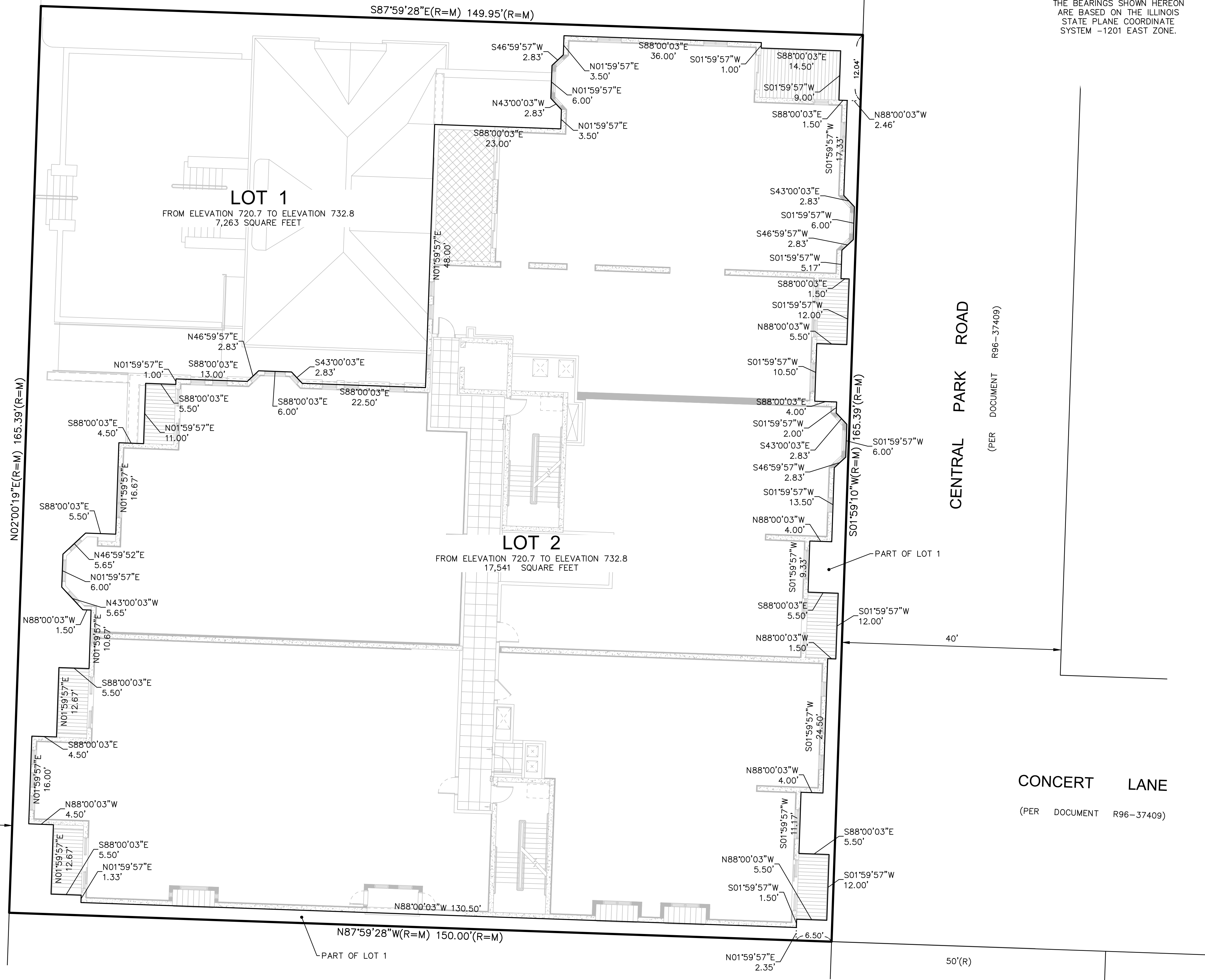


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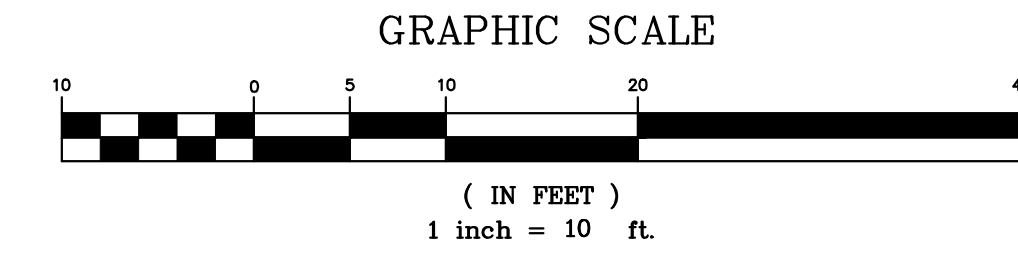
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SCALE: 1" = 10'
7 OF 10
PROJ. NO.: 19.0050-02

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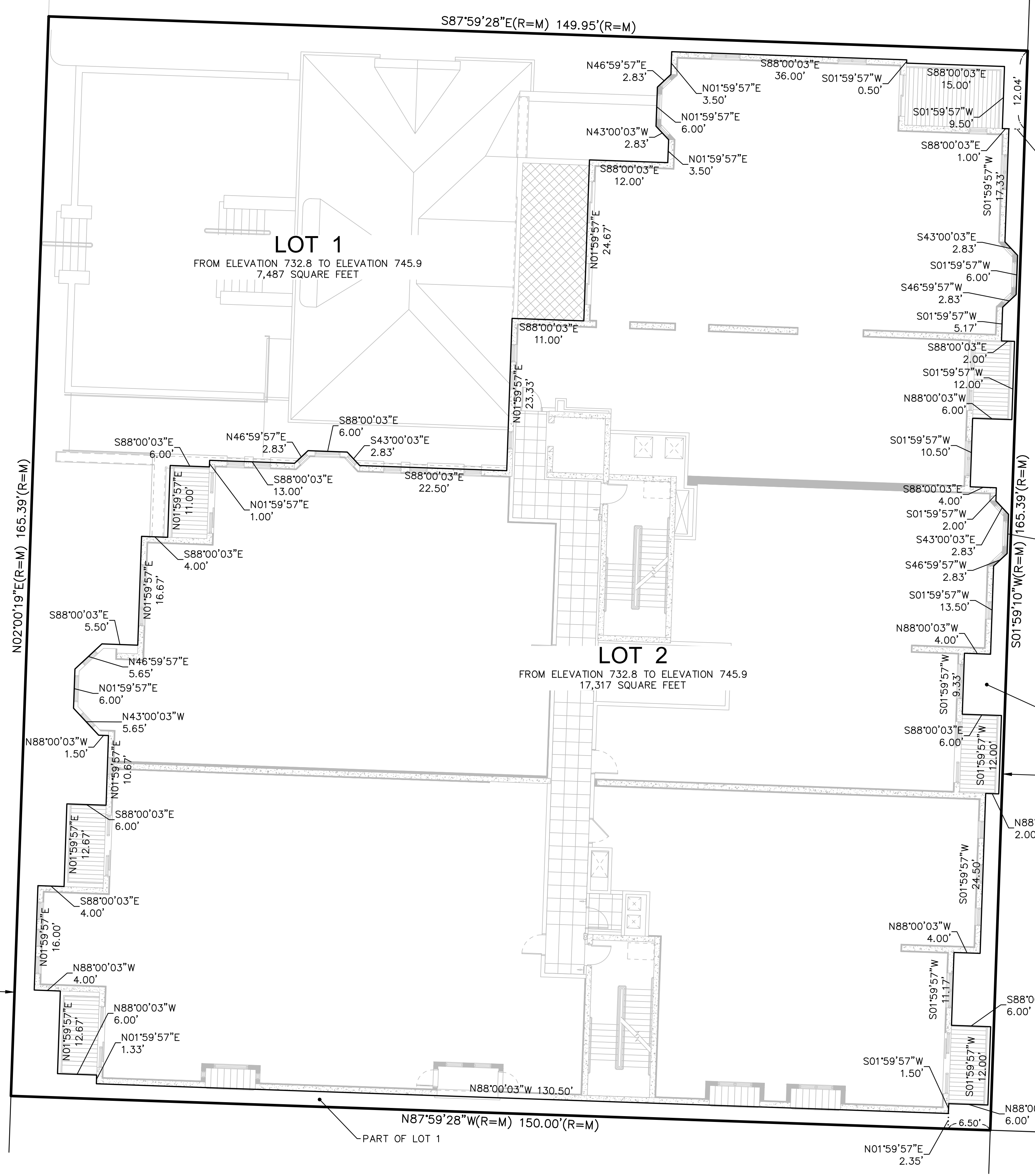


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WASHINGTON STREET

CENTRAL PARK ROAD

CONCERT LANE



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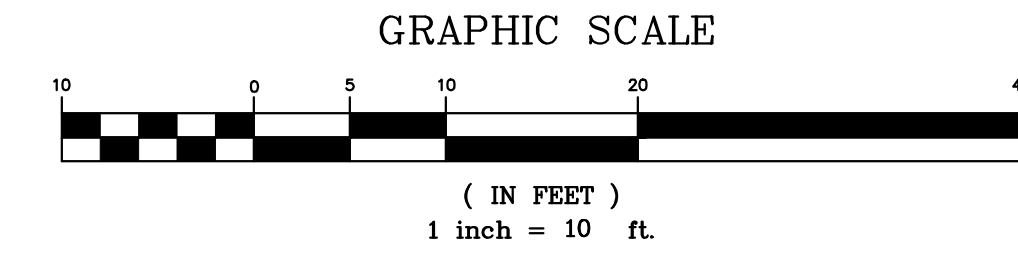
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SCALE: 1" = 10'
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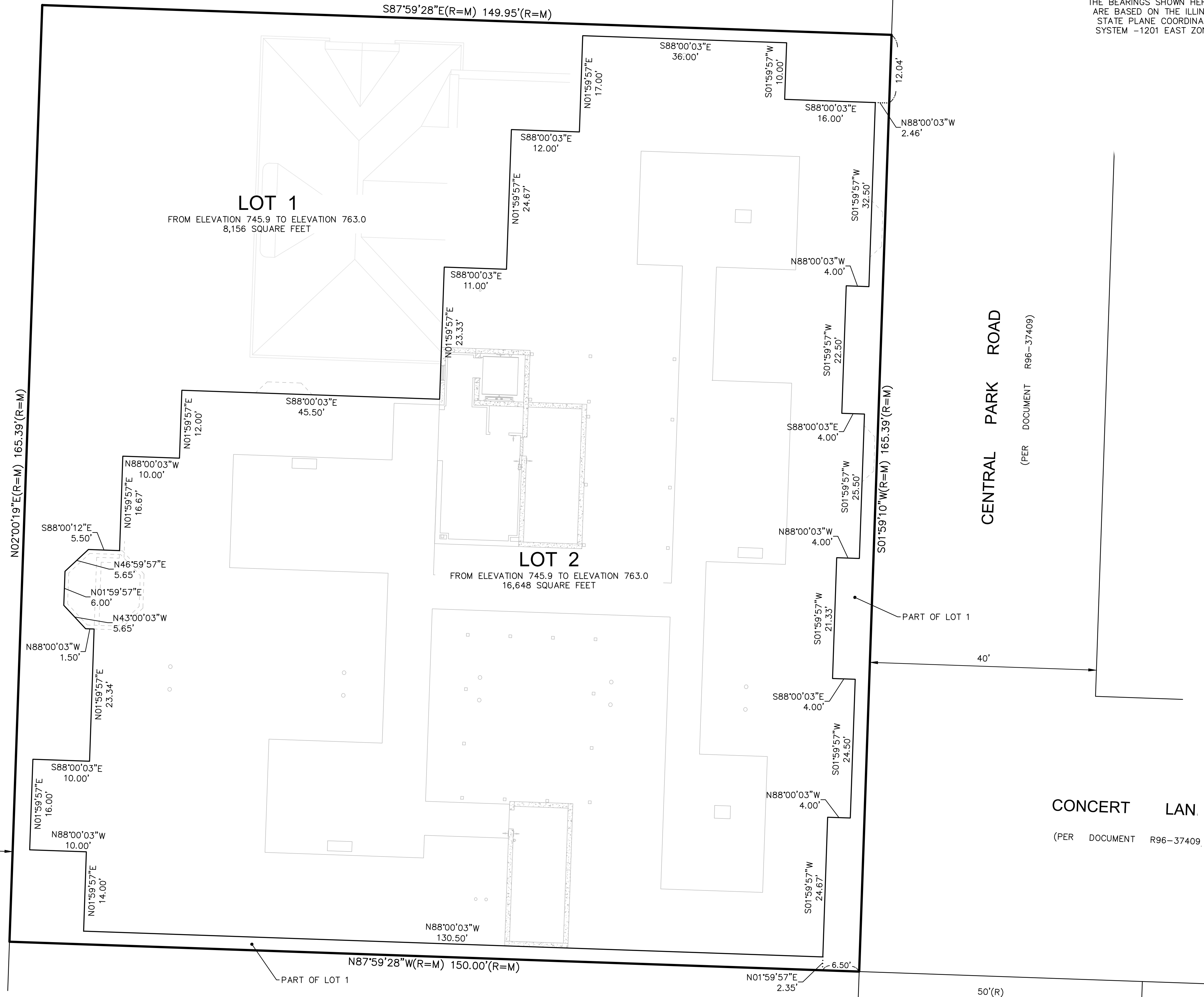


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WASHINGTON STREET

CENTRAL PARK ROAD

CONCERT LAN
(PER DOCUMENT R96-37409)



LEGEND

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LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- - - EASEMENT LINE
- CENTERLINE
- UNDERLYING LOT LINES

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT

NO.	REVISIONS	DATE	BY
1	PER EMAIL DATED 3/4/20	3/5/20	MRA
2	PER CITY REVIEW DATED 4/3/20	4/10/20	MRA
3	PER CITY REVIEW DATED 5/8/20	5/12/20	MRA

DATE: 1/7/20	PC: N/A	DRAWN BY: MRA	CHECKED BY: DW	BOOK: N/A	PG: N/A
PROJECT: CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563					
CLIENT: GREAT CENTRAL PROPERTIES III, LLC 155 BOND STREET NAPERVILLE, ILLINOIS 60563					

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PRELIMINARY/FINAL PLAT OF SUBDIVISION CENTRAL PARK PLACE COMMERCIAL SUBDIVISION

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____, 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 _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AND _____ RESPECTFULLY, APPEARED 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 _____, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED _____, A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF

DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D., 20____

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT

AS SUCH (TITLE) _____ AND (TITLE) _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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 _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

- THAT GREAT CENTRAL PROPERTIES III, 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
- 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 NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____) SS

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____.

SIGNATURE
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

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____.

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

DU PAGE 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____.

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DAVID P. FILIPSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.3352, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 1 IN NICHOLS PLACE SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2019 AS DOCUMENT NUMBER R2019-028538, 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. ALL REGULATIONS ENACTED BY THE VILLAGE OF NAPERVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. THIS SUBDIVISION IS WITHIN THE VILLAGE OF NAPERVILLE, ILLINOIS 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 17043C0144J, HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, 2020.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: _____
DAVID P. FILIPSKI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

CENTRAL PARK PLACE COMMERCIAL 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 WILL COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2020.

SIGNATURE
DAVID P. FILIPSKI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020

DATE	1/7/20	PC	N/A	DRAWN BY	MRA	CHECKED BY	DN	BOOK	N/A	PG	N/A
NO.	1										
REVISIONS											
PER EMAIL DATED	3/4/20										
PER CITY REVIEW DATED	4/3/20										
PER CITY REVIEW DATED	5/8/20										

PROJECT	DATE	1/7/20	PC	N/A	DRAWN BY	MRA	CHECKED BY	DN	BOOK	N/A	PG	N/A
CENTRAL PARK PLACE COMMERCIAL SUBDIVISION												
110 SOUTH WASHINGTON STREET												
NAPERVILLE, ILLINOIS 60663												
CLIENT												
GREAT CENTRAL PROPERTIES III, LLC												
2631 GINGER WOODS PARKWAY, STE. 100												
AURORA, IL 60502												
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM												

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SCALE: 1" = 10'

10 OF 10

PROJ. NO.: 19.0050-02