

CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT PETITION FORM

DEVELOPMENT I	NAME (should be consis	tent with plat): Prairie Poir	nt Corporate Park
			e and 2043 Corporate Lane
		(P.I.N.) <u>07-03-204-00</u>	
			of America, a New York Corporation, for the
1	honofit of its senarate re		
I. PETITIONER: _	c/o Nuvee	n. 6 Concourse Parkway.	Suite 2600
		n, 6 Concourse Parkway,	
CITY: Atlanta		STATE: Georgia	_ZIP CODE: 30328
PHONE: (404) 754-	-3292	EMAIL ADDRESS:	Michael.Swink@Nuveen.com
II. OWNER(S):	danie as above		
OWNER'S ADDR	ESS:		
CITY:		STATE:	ZIP CODE:
PHONE:		EMAIL ADDRESS:	
III DRIMARY CO	NTACT (review commer	Sco ots sent to this contact):	ott M. Day, Day & Robert, P.C.
	TO PETITIONER: A		smd@drm.law
PHONE: (030) 037-3	7011	EMAIL ADDRESS:	smd@drm.law
IV. OTHER STAF	F		
NAME:			
	TO PETITIONER: _		
RELATIONSHIP 1	TO PETITIONER: _		
PHONE:		EMAIL ADDRESS:	

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

PZC&CC	☐ Annexation (Exhibit 3)
Processes	Rezoning (Exhibit 4)
	Conditional Use (Exhibit 1)
	Major Change to Conditional Use (Exhibit 1)
	☐ Planned Unit Development (PUD) (Exhibit 2)
	Major Change to PUD (Exhibit 2)
	Preliminary PUD Plat (Exhibit 2)
	☐ Preliminary/Final PUD Plat
	PUD Deviation (Exhibit 6)
00.0.1.	
CC Only	Minor Change to Conditional Use (Exhibit 1)
Process	Minor Change to PUD (Exhibit 2)
	Deviation to Platted Setback (Exhibit 8)
	Amendment to an Existing Annexation Agreement
	Preliminary Subdivision Plat (creating new buildable lots)
	Final Subdivision Plat (creating new buildable lots)
	Preliminary/Final Subdivision Plat (creating new buildable lots)
	Final PUD Plat (Exhibit 2)
	☐ Subdivision Deviation (Exhibit 8)
	☐ Plat of Right-of-Way Vacation
Administrative	Administrative Subdivision Plat (no new buildable lots are
Review	being created)
Administrative	☐ Administrative Adjustment to Conditional Use
Review	☐ Administrative Adjustment to PUD
	☐ Plat of Easement Dedication/Vacation
	☐ Landscape Variance (Exhibit 5)
Other	☐ Please specify:
ACREAGE OF PRO	2019 Corporate Lane - 7.40 acres; 2043 Corporate Lane - 14.90 acres PERTY:
DESCRIPTION OF I	PROPOSAL/USE (use a separate sheet if necessary)
Please see attached.	

TIAA Naperville – 2019 Corporate Lane and 2043 Corporate Lane Description of Proposal/Use

Petitioner owns the properties known as 2019 Corporate Lane (the "2019 Property") and 2043 Corporate Lane (the "2043 Property") (collectively, the "Properties"). The 2019 Property currently operates as a 124,532 square foot industrial warehouse facility and the 2043 Property currently operates as a 303,800 square foot industrial warehouse facility. The Properties are currently zoned in the Office/Research/Light Industrial District.

Petitioner, as well as surrounding property owners, seeks to maintain the industrial/business park that currently exists in the area. The current zoning classification allows for industrial use of the Properties as a conditional use. That conditional use is expiring and will cause the Properties to become non-conforming under the City of Naperville Zoning Code. The Petitioner seeks to continue to use and operate the Properties consistent with their current use and amend the zoning map so that the Properties are now zoned in the Industrial District.

Petitioner seeks a map amendment such that the Properties are no longer zoned Office/Research/Light Industrial and are instead zoned Industrial. This will allow Petitioner to continue to operate the Properties.

VI. REQUIRED SCHOOL AND PARK DONATIO	NS (RESIDENTIAL DEVELOPMENT ONLY)
(per Section 7-3-5: Dedication of Park Lands and Scho	ool Sites or for Payments or Fees in Lieu of)
Required School Donation will be met by: ☐ Cash Donation (paid prior to plat recordation) ☐ Cash Donation (paid per permit basis prior to issuance of each building permit) ☐ Land Dedication	Required Park Donation will be met by: ☐ Cash Donation (paid prior to plat recordation) ☐ Cash Donation (paid per permit basis prior to issuance of each building permit) ☐ Land Dedication
VII. PETITIONER'S SIGNATURE	and Bigger
I, Michael A. Swink	(Petitioner's Printed Name and Title), being duly
sworn, declare that I am duly authorized to make	
best of my knowledge, is true and accurate.	
(Signature of Petitioner or authorized agent)	7/26/23 (Date)
SUBSCRIBED AND SWORN TO before me this	26 day of July , 2023
(Notary Public and Seal)	
O O DELO SON ON THE PROPERTY OF THE PARTY OF	

VIII. OWNER'S AUTHORIZATION LETTER1

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

m//	
(Signature of 1st Owner or authorized agent)	(Signature of 2 nd Owner or authorized agent)
Michael A. Swink Anthonized Synca	(Date)
1 st Owner's Printed Name and Title	2 nd Owner Printed Name and Title
SUBSCRIBED AND SWORN TO before me this	24 day of July , 2023

(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

CITY OF NAPERVILLE PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

(1) Teachers Insurance and Annuity Association of America, a New York Corporation, for the

	Nature of Be	enefit sought:	dment (R	lezoning)
 Nature of Petitioner (select o 		etitioner (select one):		
	a.	Individual	e.	Partnership
	b.	Corporation	f.	Joint Venture
	c.	Land Trust/Trustee	g.	Limited Liability Corporation (LLC)
	d.	Trust/Trustee	h.	Sole Proprietorship
	If Petitioner of Petitioner		escribed	l in Section 3, briefly state the nature and charact
	Non-profit ins	urance company investing Te	acher Pe	nsion Funds

- 5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):
 - Limited Liability Corporation (LLC): The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - Corporation: The name and address of all corporate officers; the name and address of
 every person who owns five percent (5%) or more of any class of stock in the corporation;
 the State of incorporation; the address of the corporation's principal place of business. If
 the State of incorporation is other than Illinois, confirm that the corporation is registered
 with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - Trust or Land Trust: The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
 - Partnerships: The type of partnership; the name and address of all general and limited
 partners, identifying those persons who are limited partners and those who are general
 partners; the address of the partnership's principal office; and, in the case of a limited
 partnership, the county where the certificate of limited partnership is filed and the filing
 number.
 - **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
 - Sole Proprietorship: The name and address of the sole proprietor and any assumed name.
 - Other Entities: The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

	N/A - No individual owns in excess of five percent (5%).	
6.	Name, address and capacity of person making this disclosure on behalf of the Petitioner: Michael A. Swink, Senior Director, Industrial Asset Management - Americas (Authorized Signatory)	
	c/o Nuveen, 6 Concourse Parkway, Suite 2600, Atlanta, Georgia 30328	
I, that I this d staten	(print name), being first duly sworn under oath, depose and am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to a lisclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that nents contained therein are true in both substance and fact. **Ture:** Cribed and Sworn to before me this Duly , 20 23	make
	AUBLIC OF STARL RESERVED OF THE PROPERTY OF TH	

TIAA Naperville – 2019 Corporate Lane and 2043 Corporate Lane Required Response to Standards Exhibit

EXHIBIT 4 Section 6-3-7:1: Standards for Granting a Map Amendment (Rezoning)

- 1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City.
 - RESPONSE: The proposed map amendment promotes the public health, safety, comfort, convenience and general welfare of the City. The current use of the Properties will not change, merely the amendment will allow Petitioner to continue to own and utilize the Properties to their fullest extent. The proposed amendment complies with the policies and official land use plan and other official plans of the City, as they are currently complying properties and seek to remain so via the amendment.
- 2. The trend of development in the area of the subject property is consistent with the requested amendment.
 - RESPONSE: The Properties are located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The trend of development in the area of the Properties is consistent with the requested amendment.
- 3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.
 - RESPONSE: The current zoning classification of the Properties are Office/Research/Light Industrial. The Properties are operated as industrial warehouses. Amending the zoning map to zone the Properties as Industrial will permit a use more suitable than the uses permitted under the existing zoning classification.
- 4. The subject property has not been utilized under the existing zoning classification for a substantial period of time.
 - RESPONSE: The current zoning classification allows the Properties to exist as a conditional use, which is set to expire. The proposed amendment would allow for the Properties to exist as a permitted use, and utilize the correct zoning classification.
- 5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
 - RESPONSE: The Properties are located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The proposed amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties.

TIAA Naperville – 2019 Corporate Lane and 2043 Corporate Lane Legal Descriptions

2019 Corporate Lane (PIN: 07-03-204-003)

Parcel 1: Lot 12 in Prairie Point Corporate Park Unit Three being a resubdivision of part of the Prairie Point Corporate Park Unit Two, and a subdivision of part of the North Half of Section 3, Township 38 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded March 2, 1999 as document R99-051936, in DuPage County, Illinois

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 and to all common area rights granted thereunder by Declaration of Protective Covenants for Prairie Point Corporate Park recorded September 25, 1997 as document number R97-144807 and amendments thereto recorded March 18, 1999 as document R99-065853, recorded March 26, 1999 as document R99-072255 and recorded August 31, 1999 as document R99-189391.

2043 Corporate Lane (PIN: 07-03-204-004)

Parcel 1: Lot 18 in Prairie Point Corporate Park, Unit Three Resubdivision No. 3, being a resubdivision of part of the North Half of Section 3, Township 38 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded January 12, 2001 as Document R2001-007594, in DuPage County, Illinois.

Parcel 2: Easement rights for the benefit of Parcel 1 as created by Declaration of Protective Covenants for Prairie Point Corporate Park dated September 23, 1997 and recorded September 25, 1997 as Document R97-144807, as amended from time to time

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL.
60566-7020

FINAL PLAT OF SUBDIVISION

PRAIRIE POINT CORPORATE PARK UNIT THREE

BEING A RESUBDIVISION OF PART OF PRAIRIE POINT CORPORATE PARK UNIT TWO RECORDED AS DOCUMENT NO. R97-151592, AND A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COVER SHEET

Book 190
Page 122
R99-51936

SCALE: 1" = 200'

BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ESTABLISHED BY "GPS METHODS" AND REFERENCED TO THE CITY OF NAPERVILLE CONTROL MONUMENTS.

5/8"X24" CAPPED IRON ROD TO BE SET AT ALL CORNERS
UNLESS NOTED OTHERWISE

NOTE: Different Text Styles are used to clarify Existing from Granted.


P.U.&D.E. Public Utilities and Drainage Easement per Prairie Point Corporate Park Unit Two Unless Otherwise Noted.

**DG SETRACK 40 Ft Building Setback per

40' BLDG. SETBACK 40 Ft. Building Setback per Prairie Point Corporate Park Unit Two Unless Otherwise Noted.

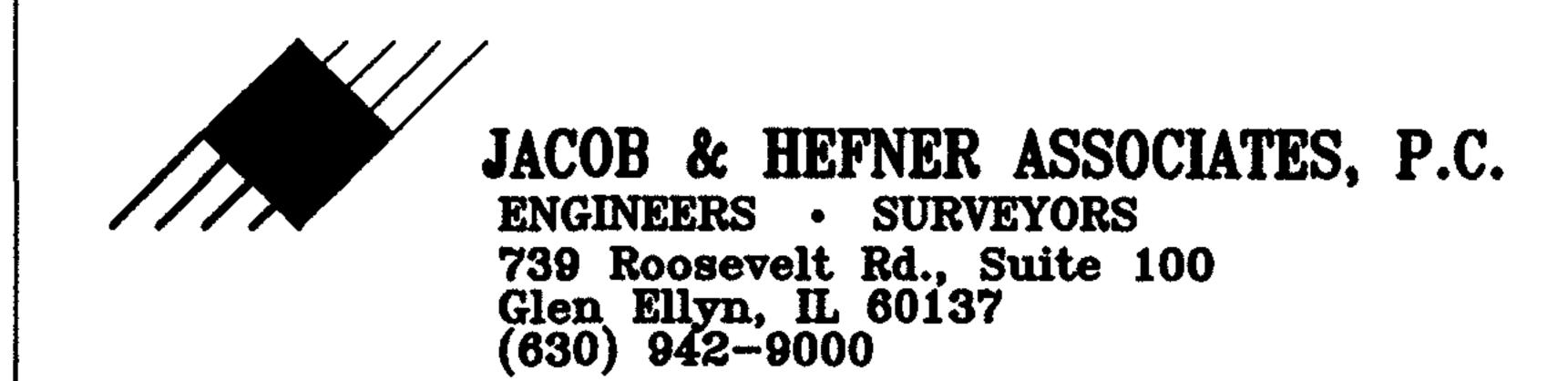
P.U.&D.E. Public Utilities and Drainage Easement Hereby Granted

40' BLDG. SETBACK 40 Ft. Building Setback Hereby Granted



SEE SHEET 4 FOR CERTIFICATES

OWNER:
INDUSTRIAL DEVELOPMENTS INTERNATIONAL
ONE LINCOLN CENTER, SUITE 1060
OAKBROOK TERRACE, ILLINOIS 60181
TEL: 630.916.2300



Revised: 10/22/98 EASEMENT ADDED
Revised: 10/09/98 LOT ADDED
Revised: 09/10/98 Easements
Revised: 07/24/98 Corporate Lane
Revised: 07/17/98 Limits,Lot Nos. & Easements
PREPARED: 05/29/98

R99-51936 Sheet 1 of 4

SURVEY ORDER NO. <u>B208</u>
ORDERED BY: Industrial Developments International

FINAL PLAT OF SUBDIVISION THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

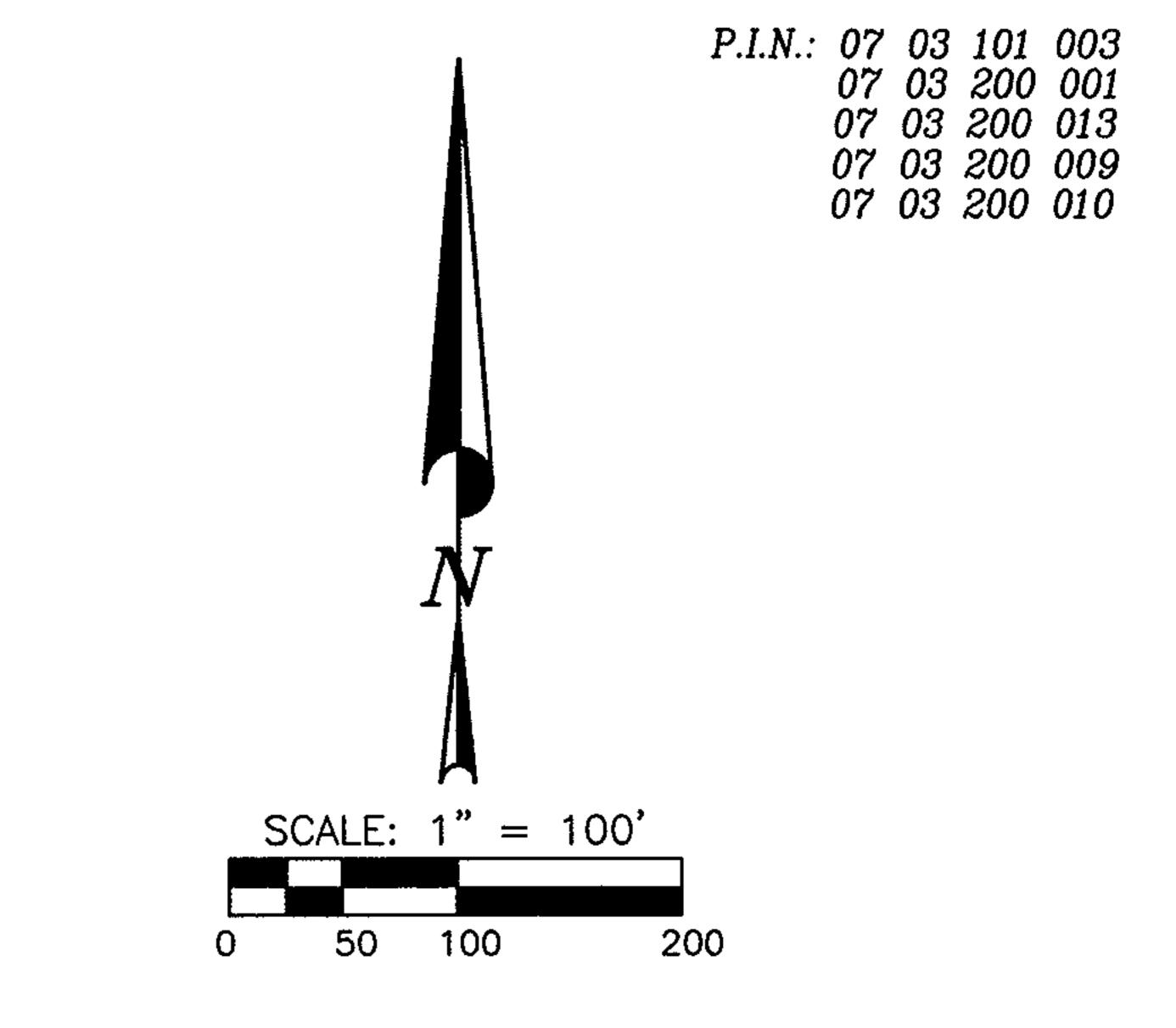
838.58' (837.92')

SET CONCRETE MONUMENT

FOUND IRON PIPE

PRAIRIE POINT CORPORATE PARK UNIT THREE

BEING A RESUBDIVISION OF PART OF PRAIRIE POINT CORPORATE PARK UNIT TWO RECORDED AS DOCUMENT NO. R97-151592, AND A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM

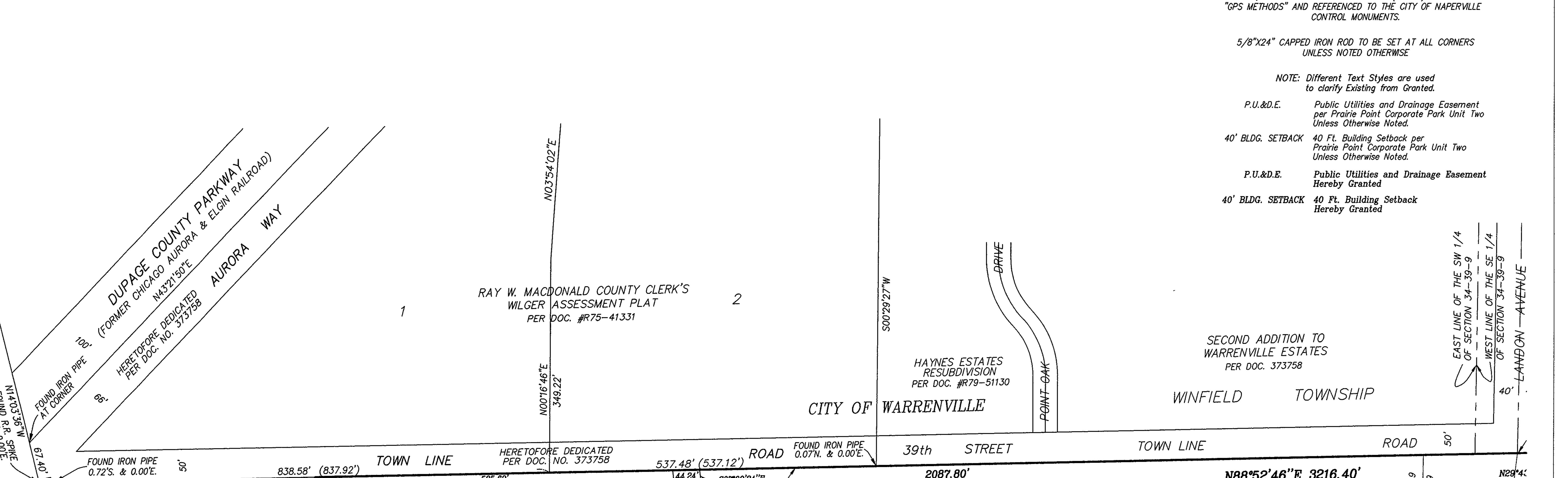
EAST ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ESTABLISHED BY

N88°52'46"E 3216.40"

NAPERVILLE

TOWNSHIP

N49°42|20'



S07°09'34,"E 20.80"

2087.80

NORTH LINE OF THE NW 1/4 OF SECTION 3-38-9

CITY OF NAPERVILLE

07 03 101 003

AREA SUMMARY 485,931 Sq.Ft. or 11.155 Acs.± 1,504,812 Sq.Ft. or 34.546 Acs.± 2.979 Acs.± 129,748 Sq.Ft. or 9.480 Acs.± 983,567 Sq.Ft. or 22.580 Acs.± 2,038,141 Sq.Ft. or 46.789 Acs.± 623,321 Sq.Ft. or 14.309 Acs.± 322,531 Sq.Ft. or 7.404 Acs.± 331,534 Sq.Ft. or Outlot A 7.611 Acs.± 148,606 Sq.Ft. or 3.412 Acs.±

6,981,163 Sq.Ft. or 160.265 Acs.±

OWNER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL ONE LINCOLN CENTER, SUITE 1060 OAKBROOK TERRACE, ILLINOIS 60181 TEL: 630.916.2300

NAME: NAPERVILLE CITY CLERK

400 S. EAGLE STREET

NAPERVILLE, IL.

60566-7020

ADDRESS: P.O. BOX 3020

N88'52'46"E, R.&M.=73.92')

N88°52'46"E

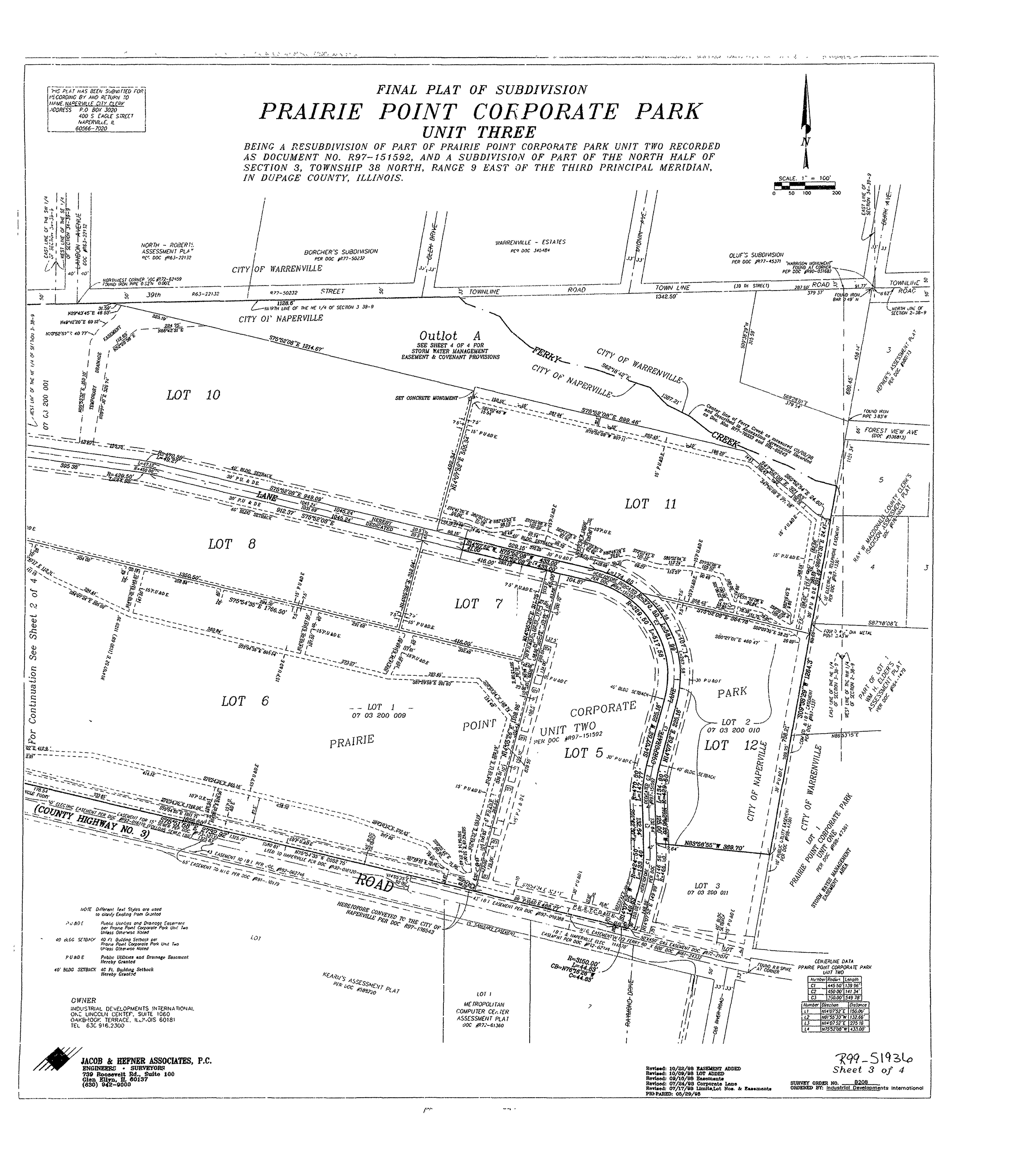
365.35

JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS • SURVEYORS 739 Roosevelt Rd., Suite 100 Glen Ellyn, IL 60137 (630) 942-9000

Revised: 10/22/98 EASEMENT ADDED Revised: 10/09/98 LOT ADDED Revised: 09/10/98 Easements Revised: 07/24/98 Corporate Lane Revised: 07/17/98 Limits,Lot Nos. & Easements PREPARED: 05/29/98

R99-51934 Sheet 2 of 4

SURVEY ORDER NO. B208 ORDERED BY: Industrial Developments International



60566-7020

FINAL PLAT OF SUBDIVISION

PRAIRIE POINT CORPORATE PARK

BEING A RESUBDIVISION OF PART OF PRAIRIE POINT CORPORATE PARK UNIT TWO RECORDED AS DOCUMENT NO. R97-151592, AND A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE. INCLUDING. BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UNDERGROUND UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS AND OTHER APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONS 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 BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, PARKING, INGRESS-EGRESS. LOADING DOCKS. DRIVEWAYS 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.

ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENTS HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF

THE ABOVE NOT WITHSTANDING, THE CITY OF NAPERVILLE, OR ITS DESIGNEES, SHALL, UPON COMPLETION OF ANY WORK AUTHORIZED BY THIS GRANT, RESTORE THE TEMPORARY AND PERMANENT EASEMENT PREMISES TO THE SAME SURFACE CONDITION THAT EXISTED PRIOR TO BEGINNING OF THE WORK.

EASEMENTS 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.

STORM WATER MANAGEMENT EASEMENT & COVENANT PROVISIONS OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT DETENTION/ RETENTION FACILITIES ON OUTLOT A UNTIL SUCH TIME AS SAID STORM WATER MANAGEMENT DETENTION/RETENTION FACILITIES ARE CONVEYED TO THE OWNER'S ASSOCIATION.

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

THE OWNER'S ASSOCIATION, ITS AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE OWNER'S ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORM WATER MANAGEMENT DETENTION/RETENTION AREAS AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE LAND OCCUPIED BY THE STORM WATER MANAGEMENT DETENTION/RETENTION FACILITIES.

PERPETUAL PUBLIC STORM WATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORM WATER 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 STORM WATER 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 PERSONS 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 STORM WATER 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 OF FREE FLOW OF STORM WATER ON AND OVER THE PARCEL.

IF THE OWNER'S ASSOCIATION FAILS TO MAINTAIN THE

STORM WATER DETENTION/RETENTION FACILITIES AS REQUIRED, AND SUCH FAILURE CONTINUES FOR 30 DAYS AFTER WRITTEN DEMAND BY THE CITY, 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 STORM WATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, FROM TIME TO TIME SHALL BE JOINTLY LIABLE, IN A PERCENTAGE BASED ON UTILIZATION OF THE DETENTION/RETENTION FACILITIES , FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY RESPONSIBLE 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 MAY BE RECOVERED FROM THE RESPONSIBLE OWNERS BY ALL REMEDIES AVAILABLE TO THE CITY AT LAW OR IN EQUITY.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORM WATER 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.

> PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVICES AND UTILITIES EASEMENT PROVISIONS

A PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVICES AND UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVISES AND UTILITIES EASEMENT" OR P.R.,S.,T.C.D. & U.E. ON THE PLAT HEREON DRAWN, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE PUBLIC ROADS AND SIDEWALKS, TRAFFIC CONTROL DEVICES AND VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING, BUT NOT LIMITED TO, ROADWAY PAVEMENT, GRAVEL SHOULDER, CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, TRAFFIC CONTROL DEVICES, 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 INGRESS AND EGRESS ACROSS THE PROPERTY FOR VEHICLES AND 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 ROADS AND SIDEWALKS, TRAFFIC CONTROL DEVICES AND UTILITIES. THE EASEMENT ARE MAY BE USED BY THE GRANTOR FOR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

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 THE 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.

046323

SURFACE WATER STATEMENT

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DU RAGE APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE DAY OF 1900 A.D., 1900 7.

ATTEST: Dugane dugan

CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE) APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE // METALLINOIS, A.D., 1999.

CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE)

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.

COUNTY ENGINEER CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DU PAGE)

THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 3, FERRY ROAD, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY. APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION.

THIS 30th DAY OF November, 1998. Charles F. Poparski

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)

DEPARTMENT OF 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 19 DAY OF 18.

TEMPORARY DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVES FOR AND GRANTED TO THE CITY OF NAPERVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "TEMPORARY DRAINAGE EASEMENT" ON THE PLAT HEREON DRAWN, FOR THE RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND OVERLAND DRAINAGE WAYS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY THE 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 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 EASEMENT BY THE GRANTOR, NO CHANGES TO THE TOPOGRAPHICAL GRADES ESTABLISHED BY THE ENGINEERING PLANS APPROVED BY THE CITY, PREPARED BY JACOB & HEFNER ASSOCIATES, P.C. AS PROJECT NO. B300. DATED JULY 17, 1998, AND FILED IN THE OFFICES OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY AND THE OFFICES OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY, SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER. BUT THE EASEMENT AREA 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 ALL MAINTENANCE OF THE EASEMENT AREA AND APPURTENANCES. THE CITY OF NAPERVILLE WILL HAVE THE RIGHT BUT NOT OBLIGATION TO PERFORM MAINTENANCE PROCEDURES DEEMED NECESSARY BY THE CITY ENGINEER OF THE CITY OF NAPERVILLE.

THE ABOVE NOTWITHSTANDING, THE TEMPORARY EASEMENT SHALL BE TERMINATED AND EXTINGUISHED ONLY AFTER A PERMANENT DRAINAGE EASEMENT FOR THE CONVEYANCE OF STORMWATER CURRENTLY CONVEYED THROUGH THE TEMPORARY DRAINAGE EASEMENT ON LOT 10 IS GRANTED BY THE PROPERTY OWNER AND RECORDED IN DUPAGE COUNTY.

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE) DELLE TELL COUNTY CLERK OF DU PAGE COUNTY, S DO HEREBY, CORTIFY THAT THERE ARE NO DELINQUENT 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 FÜRTHER 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 CLAR DAY OF TRACE, A.D., 1999

See Doc R99-51936 DUPAGE COUNTY RECORDER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE)

AND WAS RECORDED IN BOOK 190 OF PLATS ON PAGE 122

anny

For Details of this

Statement of Intent

OWNERS CERTIFICATE STATE OF GEORGIA COUNTY OF FULTON INDUSTRIAL DEVELOPMENTS INTERNATIONAL THIS IS TO CERTIFY THAT ____ THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FULTON COUNTY, GEORGIA NOVEMBER.

NOTARY'S CERTIFICATE

STATE OF GRENGICY COUNTY OF FUTLON THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) Henry K) Dresold (TITLE)

President OF Industrial Wevelopments International WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH RESPECTIVELY. APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS,

GIVEN UNDER MY HAND AND SEAL Charlotte Robinson NOTARY PUBLIC
Notary Public, Gy innett Co つうこう うまれる
あり Commission Expires いるにも ションル

FOR THE USES AND PURPOSES THEREIN SET FORTH.

SCHOOL DISTRICT STATEMENT

the following school districts:

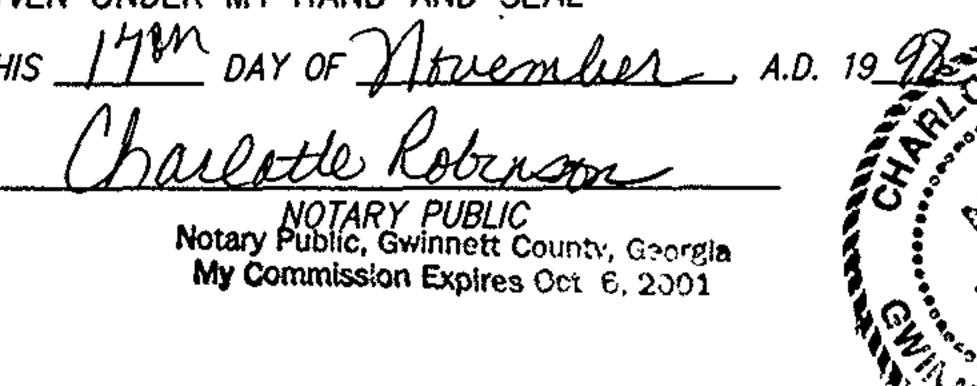
Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement, for Prairie Point Corporate Park Unit Three, in the City of Naperville, DuPage County, Illinois. To the best of the owner's knowledge the school district in which the tract of land lies, is in

Indian Prairie Community Unit_District 204 780 Shoreline Drive Aurora, Illinois 60504 HENRY D. "GREG" GREGORY

NOTARY'S CERTIFICATE STATE OF GLORGIAL COUNTY OF FULLOW

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _ (TITLE) _ Vresident (NAME) + EMPLIED-LINEGERY OF Industrial Developments International WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED

TO THE FOREGOING INSTRUMENT AS SUCH RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL



SURVEYORS CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DU PAGE) This is to certify that I, Douglas R. McClintic, an Illinois Professional Land Surveyor No. 2992, have surveyed and subdivided the following described property: THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF PRAIRIE POINT CORPORATE PARK UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1997 AS DOCUMENT NO. R97—151592, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 PER DOCUMENT NO. 314666 WITH THE NORTH LINE OF LAND CONVEYED TO DUPAGE COUNTY PER DOCUMENT NO. R98-30560; THENCE 20.88 FEET, ALONG SAID EAST LINE, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4142.56 FEET, A CHORD BEARING OF NORTH 02 DEGREES 17 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 20.88 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 3 (FERRY ROAD); THENCE SOUTH 75 DEGREES 36 MINUTES 39 SECONDS EAST ALONG SAID NORTHERLY LINE, 25.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 20 MINUTES 27 SECONDS WEST, 1066.69 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 88 DEGREES 52 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 3646.35 FEET TO THE CENTER LINE OF FERRY CREEK; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE WEST LINE OF RAY W. MACDONALD COUNTY CLERK'S ISACKSON ASSESSMENT PLAT, RECORDED AS DOCUMENT NO. R67-10233; THENCE SOUTH 09 DEGREES 38 MINUTES 29 SECONDS WEST ALONG SAID LINE AND THE WEST LINE OF LOT 1 IN WM. H. ELDER'S ASSESSMENT PLAT, RECORDED AS DOCUMENT NO. R64-1479 AND THE EAST LINE OF SAID PRAIRIE POINT CORPORATE PARK UNIT TWO, 1264.3 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID PRAIRIE POINT CORPORATE PARK UNIT TWO; THENCE NORTH 83 DEGREES 56 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2. 369.70 FEET TO THE EAST LINE OF CORPORATE LANE, RECORDED AS DOCUMENT R97-151592; THENCE THE FOLLOWING 13 COURSES ALONG SAID CORPORATE LANE: 1) NORTH 02 DEGREES 08 MINUTES 26 SECONDS WEST, 125.00 FEET TO A POINT ON A CURVE;

2) THENCE 134.90 FEET, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 429.50 FEET TO A POINT OF TANGENCY. 3) THENCE NORTH 14 DEGREES 07 MINUTES 52 SECONDS EAST, 225.16 FEET TO A POINT OF CURVATURE; 4) THENCE 581.99 FEET, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 370.50 FEET TO A POINT OF TANGENCY: 5) THENCE NORTH 75 DEGREES 52 MINUTES 08 SECONDS WEST, 433.00 FEET; 6) THENCE SOUTH 14 DEGREES 07 MINUTES 52 SECONDS WEST, 41.00 FEET; 7) THENCE SOUTH 75 DEGREES 52 MINUTES 08 SECONDS EAST, 433.00 FEET TO A POINT OF CURVATURE; 8) THENCE 517.58 FEET ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF

329.50 FEET TO A POINT OF TANGENCY; 9) THENCE SOUTH 14 DEGREES 07 MINUTES 52 SECONDS WEST, 225.16 FEET TO A POINT OF CURVATURE; 10) THENCE 147.77 FEET, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS 470.50 FEET; 11) THENCE SOUTH 01 DEGREES 42 MINUTES 03 SECONDS EAST, 132.64 FEET TO A POINT ON A CURVE; 12) THENCE 133.40 FEET, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 424.50 FEET TO A POINT OF TANGENCY;

13) THENCE SOUTH 14 DEGREES 07 MINUTES 52 SECONDS WEST, 149.83 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 3 (FERRY ROAD); THENCE 44.83 FEET, ALONG SAID NORTHERLY LINE, BEING A CURVE, CONCAVE TO THE NORTH, HAVING HAVING A RADIUS OF 3150.00 FEET, A CHORD BEARING OF NORTH 76 DEGREES 16 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 44.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 75 DEGREES 51 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY LINE, 2732.92 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE: THENCE NORTH 75 DEGREES 36 MINUTES 39 SECONDS WEST ALONG SAID NORTHERLY LINE, 1103.86 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE: THENCE NORTH 68 DEGREES 00 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY LINE, 151.33 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE: THENCE NORTH 75 DEGREES 36 MINUTES 39 SECONDS WEST ALONG SAID NORTHERLY LINE, 140.00 FEET TO SAID POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I further certify that the above described property is within the corporate limits of the City of Naperville, Illinois, which has adopted a City plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended. I further certify that the property shown hereon is located in Zone X (areas determined to be outside 500—year floodplain) and Zone X (areas of 500—year flood; areas of 100—year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected b leevees from 100—year flood) according to the Flood Insurance Rate Maps Community Panel Number's 170213 0006 C and 170213 0007 C, maps revised May 18, 1992.

Illinois Professional Land Surveyor No. 35-2992

Revised: 10/22/98 EASEMENT ADDED Revised: 10/09/98 LOT ADDED Revised: 09/10/98 Easements Revised: 07/24/98 Corporate Lane Revised: 07/17/98 Limits,Lot Nos. & Easements PREPARED: 05/29/98

SURVEY ORDER NO. <u>B208</u> ORDERED BY: industrial Developments International

035-002992 PROFESSIONAL

LAND SURVEYOR

ILLINOIS

JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS • SURVEYORS 739 Roosevelt Rd., Suite 100 Glen Ellyn, IL 60137 (630) 942-9000

INDUSTRIAL DEVELOPMENTS INTERNATIONAL

ONE LINCOLN CENTER, SUITE 1060

OAKBROOK TERRACE, ILLINOIS 60181

OWNER:

TEL: 630.916.2300

PLAT

J. P. "RICK" CARNEY DU PAGE COUNTY RECORDER P. O. BOX 936 WHEATON, ILLINOIS 60189

|--|

J.P. "RICK" CARNEY DUPAGE COUNTY RECORDER

JAN.12,2001 PLAT

11:28 AM -- 03 -- 101 -- 006

DATE OF INSTRUMENT: 10-25-	
INSTRUMENT	\square CHECK \nearrow CREDIT CARD \preceq
	TITLE: Prarie Point Corporate Park Unit # 3 Relubdivession 3
DOCUMENT TYPE:	Unit # 3 Relubdivession 3
SUBDIVISION	ant Thewalivesion 5
☐ ANNEXATION	
☐ VACATION	IST PARTY:
☐ DEDICATION	
ORDINANCE	**************************************
☐ EASEMENT	
DECLARATION	2ND PARTY:
RESOLUTION	
	g L 104/1 Prairie Point Conforme SEC. 3 TWP. 38 RANGE
	6 UNIT NO
07-03-204-0	
_,	
SUBMITTED BY:	ACCOMPANYING PAPERS:
	□ YES 🕱 NO
воок	MAIL TO: Depositelle, all Clesh.
PAGE	P.O. Bol 3820
NUMBER OF PAGES	Hous Eagle It
	napervelle, 21 60566

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020 400 S. EAGLE STREET NAPERVILLE, IL.

60566-7020

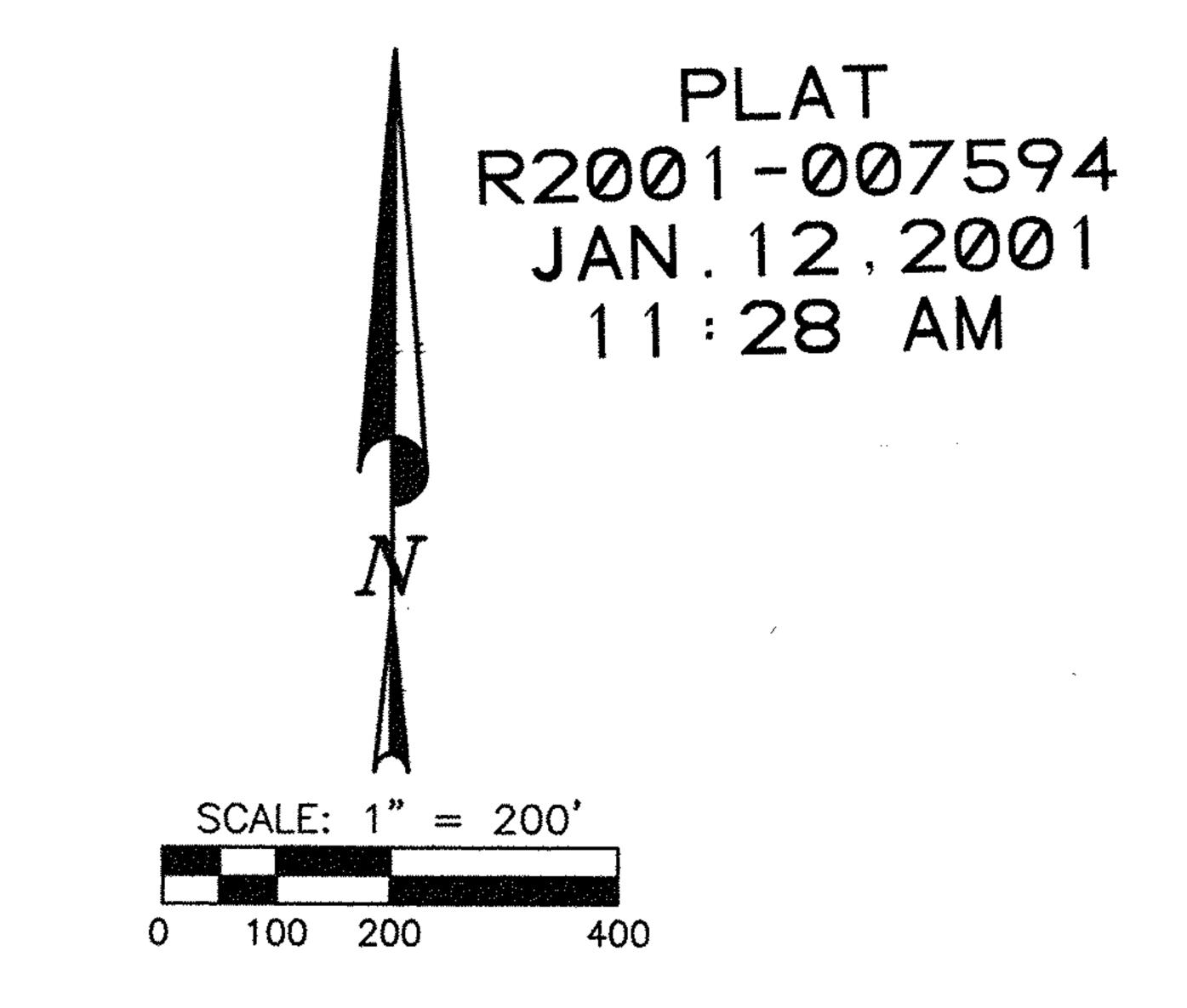
FINAL PLAT OF RESUBDIVISION

PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF LOTS 10 AND 11 OF PRAIRIE POINT CORPORATE PARK UNIT THREE RECORDED AS DOCUMENT NO. R99-051936, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THE DEVELOPMENT LOCATION MAP BELOW IS PROVIDED FOR ORIENTATION PURPOSES ONLY. REFER TO THE ATTACHED SHEETS 2 OF 4 AND 3 OF 4 OF THIS PLAT FOR DETAILED DATA.

P.I.N. 07-03-101-006P.I.N. 07-03-204-002



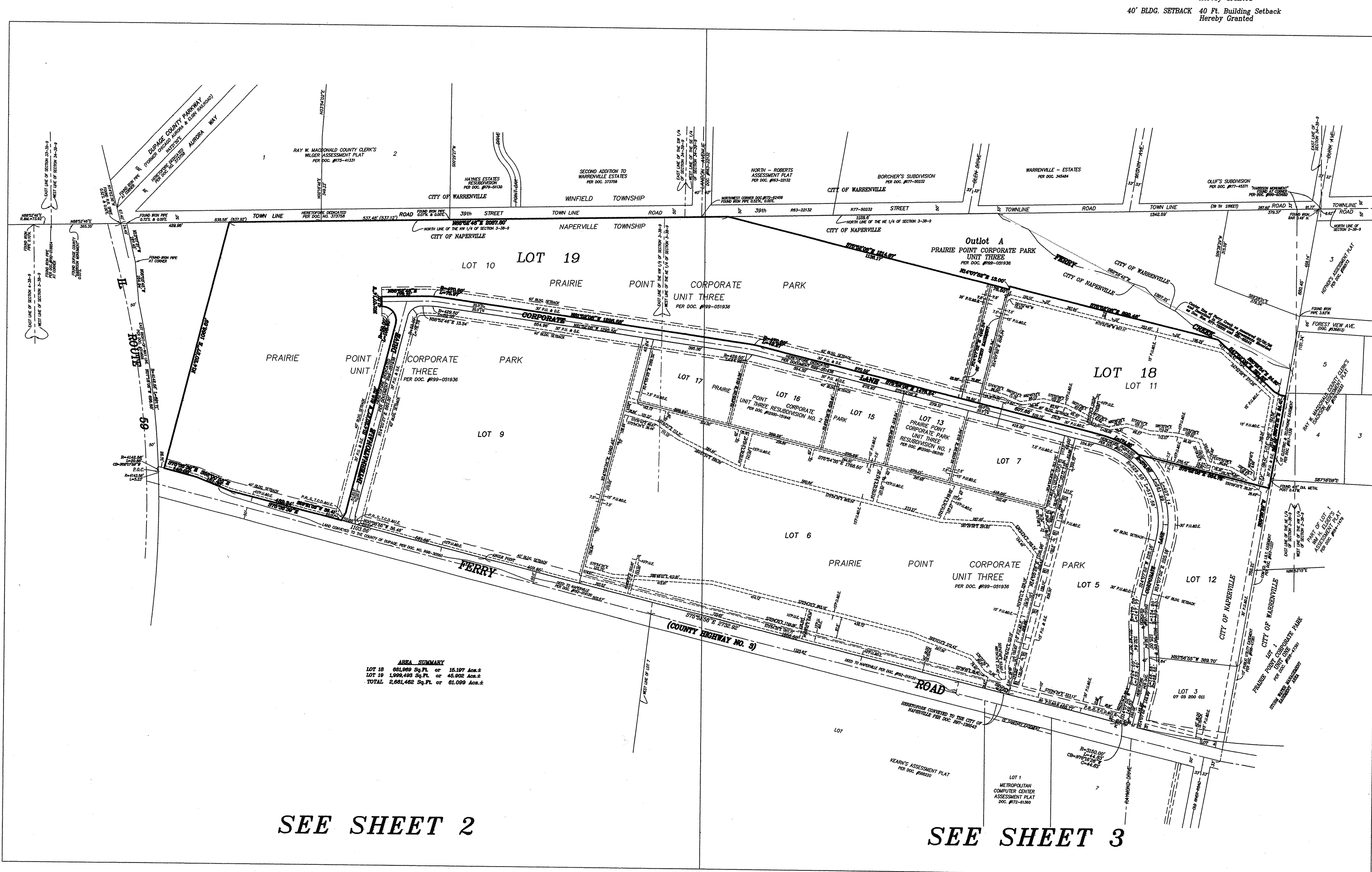
BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ESTABLISHED BY "GPS METHODS" AND REFERENCED TO THE CITY OF NAPERVILLE CONTROL MONUMENTS.

5/8"X24" CAPPED IRON ROD TO BE SET AT ALL CORNERS UNLESS NOTED OTHERWISE

NOTE: Different Text Styles are used to clarify Existing from Granted. Public Utilities and Drainage Easement per Prairie Point Corporate Park Unit Three Unless Otherwise Noted.

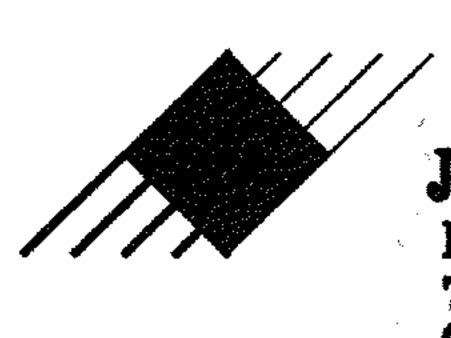
40' BLDG. SETBACK 40 Ft. Building Setback per Prairie Point Corporate Park Unit Three Unless Otherwise Noted. Hereby Granted

Public Utilities and Drainage Easement



SEE SHEET 4 FOR CERTIFICATES

OWNER: PRAIRIE POINT L.L.C. 3424 PEACHTREE ROAD, N.E. SUITE 1500 ATLANTA, GEORGIA 30326 TEL: 404-479-4058



JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS • SURVEYORS 739 Roosevelt Rd., Suite 100 Glen Ellyn, IL 60137 (630) 942-9000

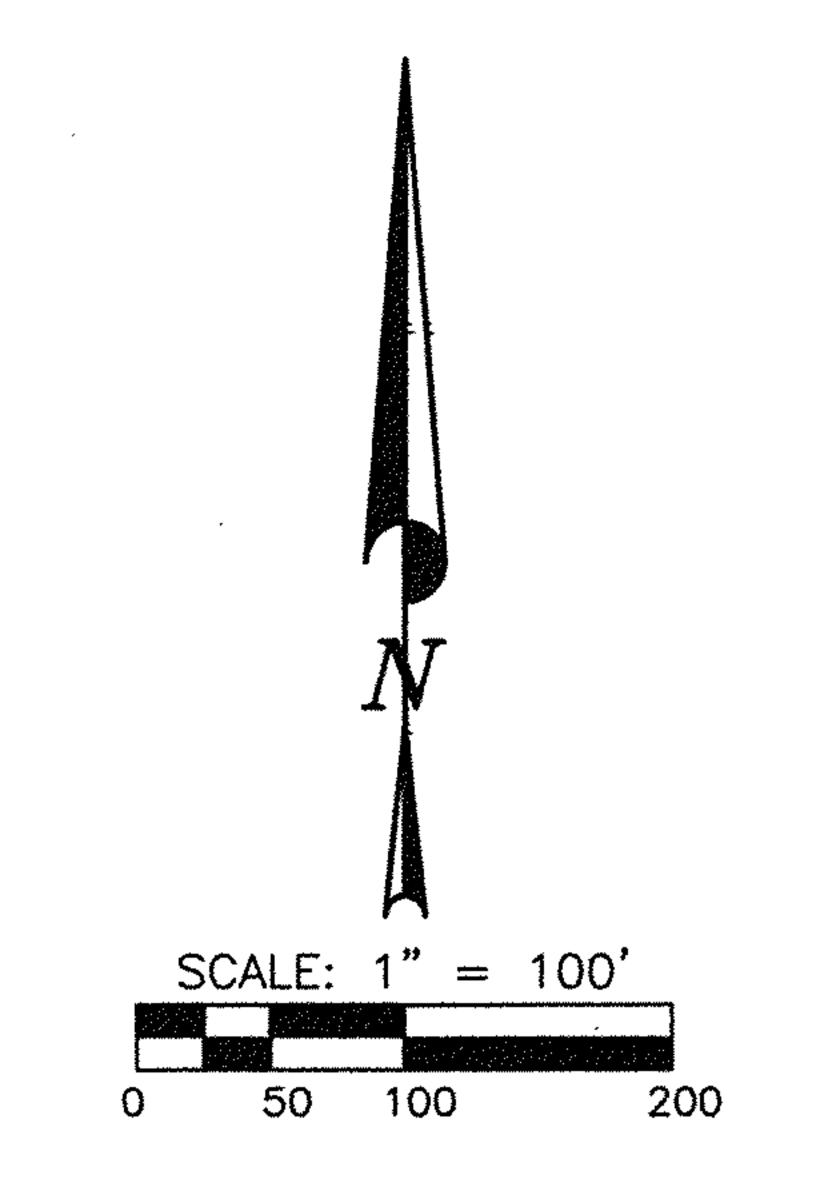
Revised 10-25-00 Per City Review Comments Dated 10-25-00 Revised 10-12-00 Per City Review Comments Dated 10-11-00 Prepared 10-04-00


SURVEY ORDER NO. <u>C 4 3 8 (C222)</u> ORDERED BY: Industrial Developments International THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL.
60566-7020

FINAL PLAT OF RESUBDIVISION

PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF LOTS 10 AND 11 OF PRAIRIE POINT CORPORATE PARK UNIT THREE RECORDED AS DOCUMENT NO. R99-051936, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.





JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS • SURVEYORS
739 Roosevelt Rd., Suite 100
Glen Ellyn, IL 60137
(630) 942-9000

R2001_007594

Sheet 2 of 4

Revised 10-25-00 Per City Review Comments Dated 10-25-00
Revised 10-12-00 Per City Review Comments Dated 10-11-00
Prepared 10-04-00

SURVEY ORDER NO. <u>C 4 3 8 (C222)</u>
ORDERED BY: <u>Industrial Developments International</u>

FINAL PLAT OF RESUBDIVISION THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK PRAIRIE POINT CORPORATE PARK ADDRESS: P.O. BOX 3020 400 S. EAGLE STREET NAPERVILLE, IL. UNIT THREE RESUBDIVISION NO. 3 60566-7020 BEING A RESUBDIVISION OF LOTS 10 AND 11 OF PRAIRIE POINT CORPORATE PARK UNIT THREE RECORDED AS DOCUMENT NO. R99-051936, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. SCALE: 1" = 100'50 100 WARRENVILLE - ESTATES NORTH - ROBERTS ASSESSMENT PLAT PER DOC. 345484 BORCHER'S SUBDIVISION OLUF'S SUBDIVISION PER DOC. #R63-22132 PER DOC. #R77-50232 PER DOC. #R77-45371 "HARRISON MONUMENT" FOUND AT CORNER-PER DOC. #R90-031682 CITY OF WARRENVILLE NORTHWEST CORNER DOC.#R72-62459 FOUND IRON PIPE 0.52'N., 0.00'E. TOWNLINE 287.60' ROAD (39 TH STREET) TOWN LINE ROADSTREET 3 TOWNLINE R77-50232 R63-22132 39th 1342.59 1128.6'
—NORTH LINE OF THE NE 1/4 OF SECTION 3-38-9 NORTH LINE OF SECTION 2-38-9 CITY OF NAPERVILLE Outlot PRAIRIE POINT CORPORATE PARK FERRY UNIT THREE CITY OF WARRENVILLE. PER DOC. #R99-051936 N14°07'52"E 13.00' CITY OF NAPERVILLE CORPORATE PARK UNIT THREE PER DOC. #R99-051936 FOUND IRON PIPE 3.83'W. & FOREST VIEW AVE. (DOC. #536813) N75'52'08"W 907.11'--PER DOC. #R2000-151946 PER DOC. #R2000-083181 S87'18'08"E FOUND 4.5" DIA. METAL POST 0.43'W. PRAIRIE POINT CORPORATE PARK UNIT THREE LOT PER DOC. #R99-051936 (COUNTY HIGHWAY NO. 3) N83°56'55"W 369.70' 07 03 200 011 NOTE: Different Text Styles are used to clarify Existing from Granted. Public Utilities and Drainage Easement per Prairie Point Corporate Park Unit Three P.U.&D.E. Unless Otherwise Noted. 40' BLDG. SETBACK 40 Ft. Building Setback per Prairie Point Corporate Park Unit Three Unless Otherwise Noted. P.U.&D.E. Public Utilities and Drainage Easement Hereby Granted 40' BLDG. SETBACK 40 Ft. Building Setback Hereby Granted OWNER: METROPOLITAN PRAIRIE POINT L.L.C. COMPUTER CENTER 3424 PEACHTREE ROAD, N.E. SUITE 1500 ASSESSMENT PLAT ATLANTA, GEORGIA 30326 DOC. #R72-61360 TEL: 404-479-4058

JACOB & HEFNER ASSOCIATES, P.C.
ENGINEERS • SURVEYORS
739 Roosevelt Rd., Suite 100
Glen Ellyn, IL 60137
(630) 942-9000

R2001-007594 Sheet 3 of 4

Revised 10-25-00 Per City Review Comments Dated 10-25-00 Revised 10-12-00 Per City Review Comments Dated 10-11-00 Prepared 10-04-00

SURVEY ORDER NO. <u>C 4 3 8 (C222)</u>
ORDERED BY: <u>Industrial Developments International</u>

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: P.O. BOX 3020

60566-7020

400 S. EAGLE STREET NAPERVILLE, IL.

FINAL PLAT OF RESUBDIVISION

PRAIRIE POINT CORPORATE PARK UNIT THREE RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF LOTS 10 AND 11 OF PRAIRIE POINT CORPORATE PARK UNIT THREE RECORDED AS DOCUMENT NO. R99-051936, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UNDERGROUND UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS. AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS AND OTHER APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONS 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 BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, PARKING, INGRESS-EGRESS, LOADING DOCKS, DRIVEWAYS 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.

ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENTS HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF

THE ABOVE NOT WITHSTANDING, THE CITY OF NAPERVILLE, OR ITS DESIGNEES, SHALL, UPON COMPLETION OF ANY WORK AUTHORIZED BY THIS GRANT, RESTORE THE TEMPORARY AND PERMANENT EASEMENT PREMISES TO THE SAME SURFACE CONDITION THAT EXISTED PRIOR TO BEGINNING OF THE WORK.

EASEMENTS 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.

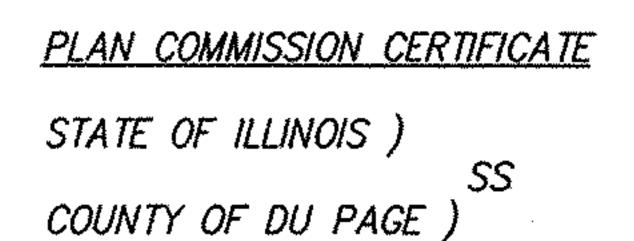
SCHOOL DISTRICT BOUNDARY STATEMENT

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

PRAIRIE POINT L.L.C. IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF RESUBDIVISION, 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 RESUBDIVISION LIES IS:

Indian Prairie School District 204 780 Shoreline Drive

Aurora, IL 60504



APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING

HELD THE DAY OF Occ. 6 A.D., 2000.

CITY COUNCIL CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DU PAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MAPERVILLE, ILLINOIS, AT A MEETING HELD THE DAY OF DECEMBER, A.D., 2000.

CITY TREASURER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE)

, 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.

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

DIRECTOR OF THE CITY OF NAPERVILLE DEPARTMENT OF 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 27th DAY OF DECEMber, A.D., 2000.

STATE OF BLOUGER.

PRAIRIE POINT L.L.C. THIS IS TO CERTIFY THAT _ THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE

SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

NOTARY'S CERTIFICATE STATE OF Georgia

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

TO THE FOREGOING INSTRUMENT AS SUCH RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

GIVEN UNDER MY HAND AND SEAL

Charlotte Rationson

SURFACE WATER STATEMENT

STATE OF ILLINOIS) COUNTY OF DUPAGE)

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 THE 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 3 EN DAY OF PARTIES

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

IN DUPAGE COUNTY, ILLINOIS.

This is to certify that I, Douglas R. McClintic, an Illinois Professional Land Surveyor No. 2992, have surveyed and resubdivided the following described property: LOTS 10 AND 11 OF PRAIRIE POINT CORPORATE PARK UNIT THREE, RECORDED AS DOCUMENT NO. R99-051936, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,

I further certify that the above described property is within the corporate limits of the City of Naperville, Illinois, which has adopted a comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended. I further certify that the property shown hereon is located in Zone X (areas determined to be outside 500—year floodplain) and Zone X (areas of 500—year flood; areas of 100—year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by leevees from 100—year flood) according to the Flood Insurance Rate Maps Community Panel Numbers 170213 0006 C and 170213 0007 C, maps revised May 18, 1992.

and the state of t

<u>October</u> Illinois Professional Land Surveyor No. \$5-2992

R2001-007594 Revised 10-25-00 Per City Review Comments Dated 10-25-00 Revised 10-12-00 Per City Review Comments Dated 10-11-00

DU PAGE COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE) I, GARYGE LING, 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 CLERE AT WHEATON,

DUPAGE COUNTY RECORDER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF DU PAGE) THIS INSTRUMENT ROOF OF DU PAGE COUNTY, ILLINOIS, ON THE 12 CO DAY OF January, A.D., 2001 AT 11:28 O'CLOCK AM, AND WAS RECORDED IN BOOK ______ OF PLATS ON PAGE ______.

PRAIRIE POINT L.L.C. 3424 PEACHTREE ROAD, N.E. SUITE 1500 ATLANTA, GEORGIA 30326 TEL: 404-479-4058

OWNER:

JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS • SURVEYORS 739 Roosevelt Rd., Suite 100 Glen Ellyn, IL 60137 (630) 942-9000

ILLINOIS, THIS 12 DAY OF January A.D., 2001.

RECORDER OF DEEDS

Prepared 10-04-00

SURVEY ORDER NO. <u>C 4 3 8 (C222)</u> ORDERED BY: <u>Industrial Developments International</u>

Sheet 4

LAND SURVEYOR