

PIN 08-19-219-001

706 Parkside Avenue (Current Address)

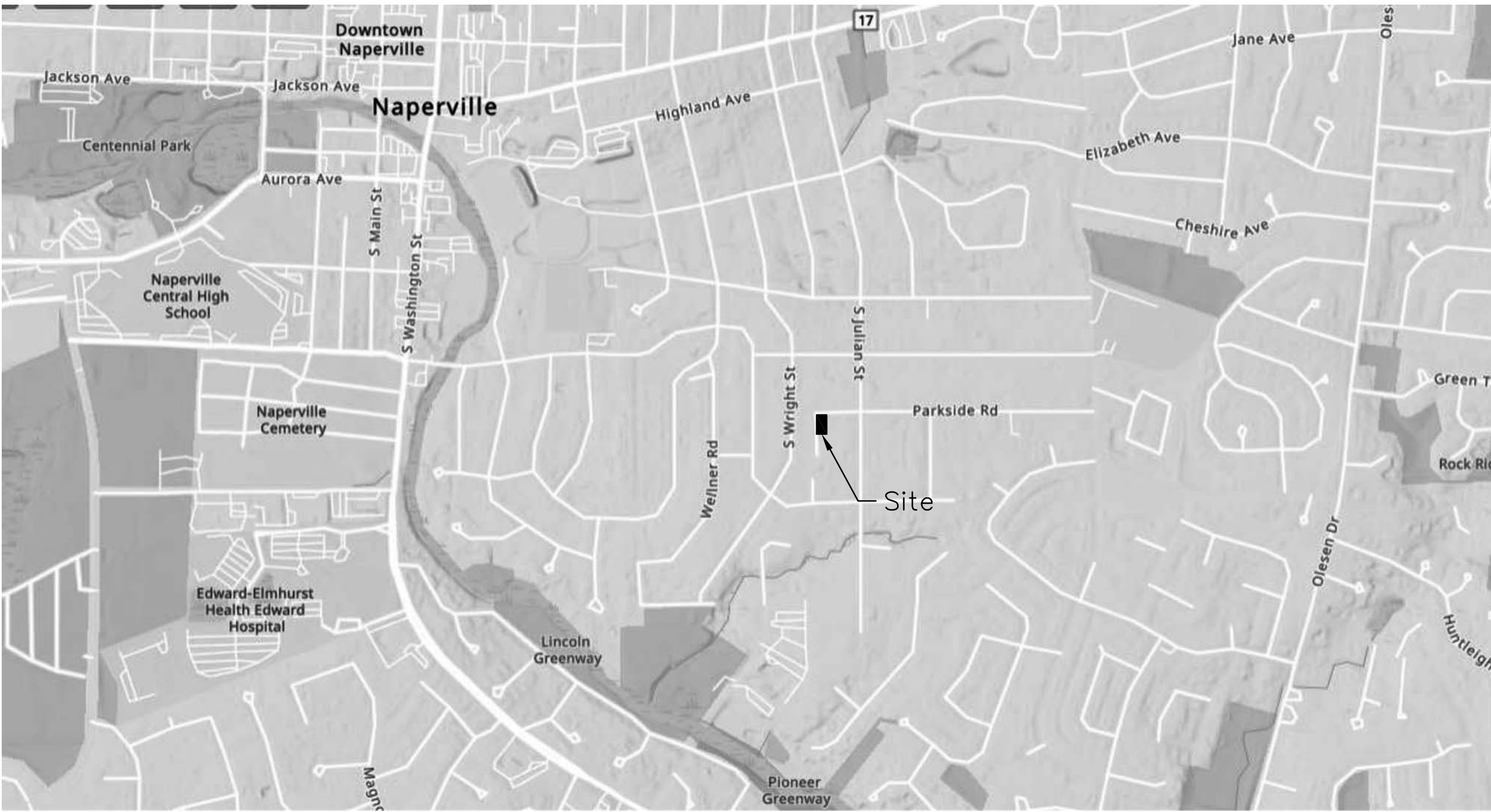
704 Parkside Avenue (Addres subsequent to annexation)

# GABILAND PARK PLAT OF RESUBDIVISION

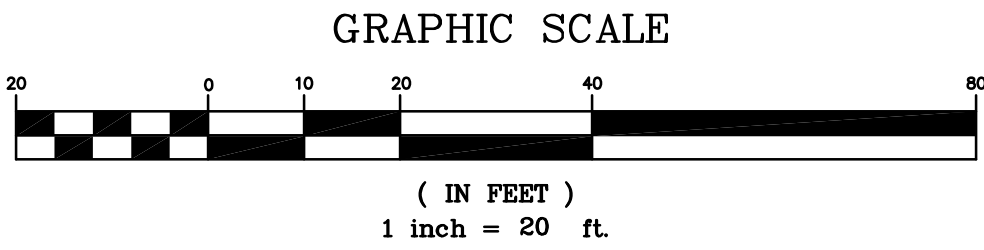
OF

The West 91 feet of Lot 3, in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013, in DuPage County, Illinois. Also known as: Lot 4 in John C. Luebke's Survey, in part of Section 19, Township 38 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

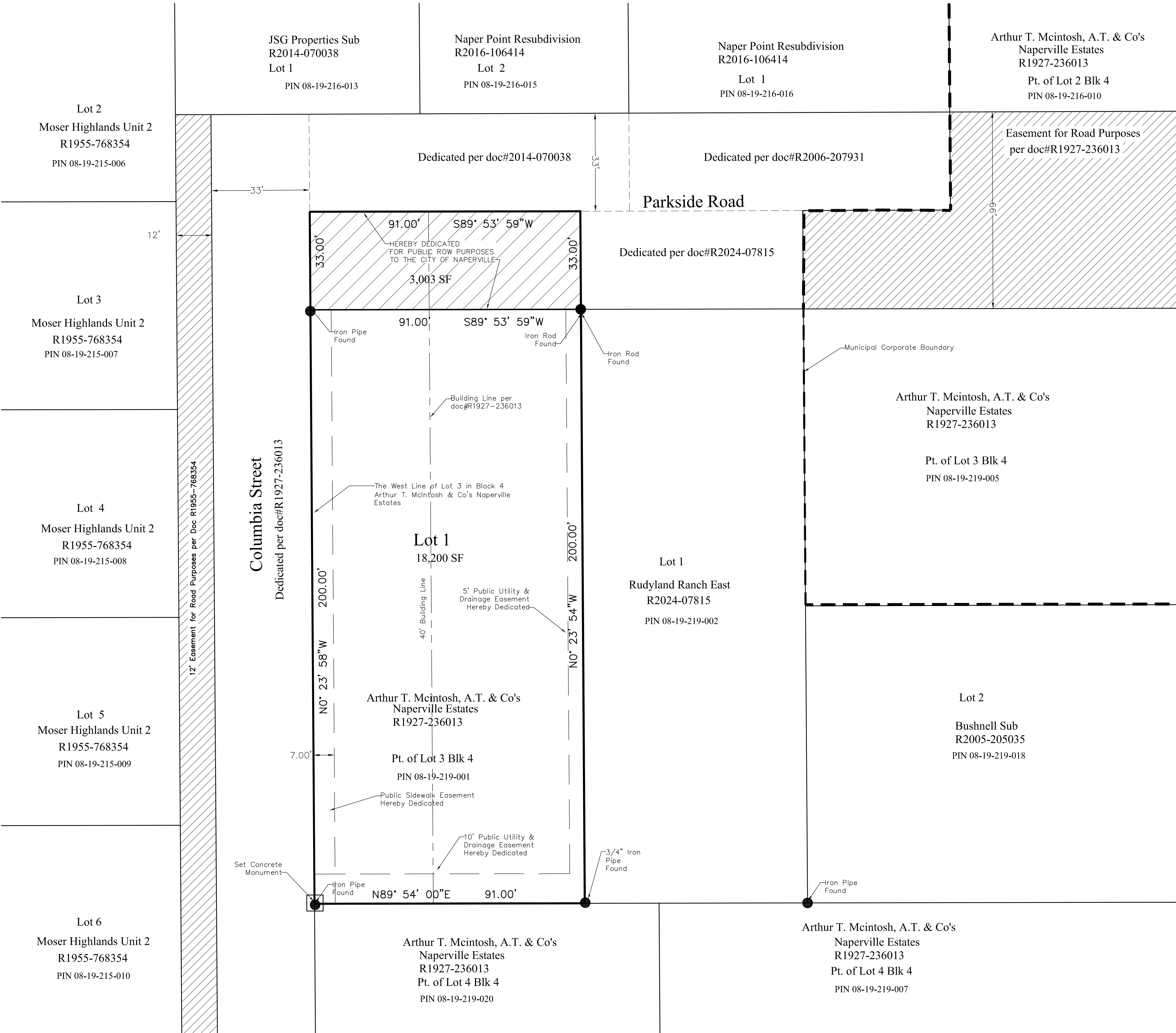
This Plat has been submitted for recording by and RETURN to:  
Name: Naperville City Clerk  
Address: 400 S. Eagle Street  
Naperville, IL 60540



**Area Summary**  
Total Area = 21,203 sf  
Dedicated ROW = 3,003 sf  
Lot Area = 18,200 sf



## Location Map



**BASIS OF BEARING**  
Bearing of the North line of Parkside Road ROW as shown on the Plat of Subdivision for Naper Point Resubdivision per document #R2016-106414.

**BUILDING SETBACK LINE**  
A deviation from the previously platted 40' building setback line along Columbia Street is being requested.

**Abbreviation Legend**  
ROW = Right of Way  
BLK = Block  
doc = Document  
Pt. = Part  
PIN = Property Index Number

**Line Legend**  
----- = Municipal Corporate Boundary  
----- = Property Lines  
----- = Building setback line  
----- = ROW centerline

Taurus Engineering, L.L.C.

All dimensions are in Feet and Decimals thereof.

5N557 Route 59  
Bartlett, IL 60103  
630-549-5506  
tauruseng@sbcglobal.net

Design Firm 184.002441-0002

| Owner's Information                                                                                       | Property Address:                                      | Original Plan Date                                   | Scale: 1"=20' |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------|---------------|
| Bako Generaly Construction, Inc<br>10661 S. Roberts Rd Suite 206<br>Palos Hills, IL 60465<br>773-414-1516 | 706 Parkside Road<br>Naperville, IL<br>Project #25-012 | 3-10-25<br>Revision: Date<br>per City review 4-14-25 |               |

GABILAND PARK PLAT OF RESUBDIVISION

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR THE 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

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 CITY, ILLINOIS, THIS DAY OF MONTH, 20.

BY: ATTEST:

TITLE: TITLE:

NOTARY'S CERTIFICATE

STATE OF )  
 ) SS  
COUNTY OF )

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

TITLE AND 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

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 MONTH, 20.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON MONTH DATE, 20.

City of Naperville Administrative Approval Certificate

State of Illinois )  
 ) SS  
County of DuPage)

Approved in accordance with the Administrative Approval Criteria and Procedures set forth in Section 7-2-5 Naperville Municipal Code.

Dated this day of , 20.

Zoning Administrator  
City of Naperville  
Transportation, Engineering  
and Development Business Group

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 PLAINED 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.

Raymond G. Ulreich

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

062.040213  
STATE REGISTRATION NUMBER

November 30, 2025  
REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME:

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT TITLE TITLE: PRINT TITLE

PUBLIC SIDEWALK EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HEREIN. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE, FOR THE PURPOSE OF SERVING ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT," AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES. THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.

MORTGAGEE CERTIFICATE

STATE OF )  
 ) SS  
COUNTY OF )

PRINT MORTGAGEE NAME, AS MORTGAGEE, UNDER THE

PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DATE

DAY OF MONTH, A.D., 20 YEAR

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 )  
 ) SS  
COUNTY OF )

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 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

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

I, 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 )  
 ) SS  
COUNTY OF DU PAGE )

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

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 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

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 NAME:

BY: AS ATTEST:

ITS: ITS:

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

NOTARY PUBLIC

Surveyor Certificate

This is to certify that I, Raymond G. Ulreich, Illinois Professional Land Surveyor Number 2674, have surveyed and subdivided the following described property as shown by this plat, which is a correct representation of said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

The West 91 feet of Lot 3, in Block 4 in Arthur T. McIntosh and Company's Naperville Estates, being a subdivision of part of Section 19, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1927 as document 236013 in DuPage County, Illinois. Also known as: Lot 4 in John C. Luebke's Survey, in part of Section 19, Township 38 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

I further certify that iron stakes have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated.

I further certify that all regulations enacted by the City Council relative to plats and subdivisions have been complied with in the preparation of this plat and that said plat is within the corporate limits of any City of Naperville.

I further certify that the foregoing property is not located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Panel Number 17043C0144J, effective dated August 1, 2019.

Containing herein 0.487 Acres more or less.

Dated at Bartlett, Illinois, this 14th day of April, 2025.

Raymond G. Ulreich

Illinois Professional Land Surveyor No. 2674  
License Expires 11-30-2026



Surveyor's Authorization to Record

State of Illinois )  
 ) SS  
County of DuPage )

I, Raymond G. Ulreich Registered Land Surveyor No. 2674 do hereby authorize the City of Naperville to record this plat.

Raymond G. Ulreich

Taurus Engineering, L.L.C.

All dimensions are in Feet and Decimals thereof.

5N557 Route 59  
Bartlett, IL 60103  
630-549-5506  
tauruseng@sbglobal.net

Design Firm 184.002441-0002

| Owner's Information                                                                                        | Property Address:                                      | Original Plan Date           | Scale: 1"=30'   |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------|-----------------|
| Bako Generally Construction, Inc.<br>10661 S Roberts Rd Suite 206<br>Palos Hills, IL 60465<br>773-414-1516 | 706 Parkside Road<br>Naperville, IL<br>Project #25-012 | Revision:<br>per City review | Date<br>4-14-25 |

City Project #DEV-0045-2025