



	AREA SUMMARY
GROSS LOT AREA: NET LOT AREA:	35,151 S.F. (0.81 ACRES) 35,151 S.F. (0.81 ACRES)
EASEMENT AREA: PU & DE	2,620 S.F. (0.06 ACRES)

ABBREVIATIONS

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R)	RECORD DATA
M)	MEASURED DATA
9U & DE	PUBLIC UTILITY &
	DRAINAGE EASEMENT
ΊΡ	FOUND IRON PIPE (WITH

LEGEND:

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_

PROPERTY LINE ADJACENT PROPERTY LINE BUILDING SETBACK LINE RIGHT-OF-WAY CENTERLINE EXISTING EASEMENT PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED MONUMENTATION FOUND CONCRETE MONUMENT SET

SIZE)

REVISION RECORD DATE DESCRIPTION 03/17/2022 REVISED PER CITY REVIEW, DATED 03/03/2022 Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027 WWW.Cecinc.com PREPARED FOR: M HOUSE DEVELOPMENT
03/17/2022 REVISED PER CITY REVIEW, DATED 03/03/2022
Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027 WWW.cecinc.com PREPARED FOR:
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M-HOUSE DEVELOPMENT 710 E. OGDEN AVENUE, STE 250 NAPERVILLE, ILLINOIS 60563
AWN BY: CPIV CHECKED BY: DRM APPROVED BY: DRM
TE: JANUARY 25, 2022 DWG SCALE: 1"=20' PROJECT NO: 317-542
DRAWING NO.:
PRELIMINARY/FINAL PLAT OF SUBDIVISION
DRAWING NO.:
E. OGDEN AVENUE, STE 250

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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, 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 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 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.

DuPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS > COUNTY OF DUPAGE \$ SS

, COUNTY CLERK OF DuPAGE 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 >	22
STATE OF ILLINOIS } COUNTY OF DUPAGE \$	55

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE ______, 20___,

AT_____ O'CLOCK ____M,

RECORDER OF DEEDS

STATE OF ILLINOIS _} SS COUNTY OF DUPAGES THIS IS TO CERTIFY THAT

SIGNATURE

STATE OF ILLINOIS COUNTY OF DUPAGE SS

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

TITLE PRINT NAME TITLE SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH______ AND TITLE _____ RESPECTFULLY, 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 OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF_____, 20__. DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON ______, 20____, 20____, MONTH DATE YEA

STATE OF _____ \ss COUNTY OF _____

, AS	MORTGAGEE, UND	ER THE PROVIS	IONS OF A	CERTAIN	MORT
DATED,	A.D., 20 A	ND RECORDED I	N THE RECO	ORDER'S (OF D
OFFICE OF	COUNTY, ILLINO	IS ON THE	DAY DATE		
OF, A MONTH HEREBY CONSENTS TO AND OF THE EASEMENT(S) DEPIC	YEAR APPROVES THE				
DATED THIS	DAY OF		A.D.,	20	
PRINT MORTGAGEE NAME: _					
BY:	ATTI	EST:			
ITS:	ITS:				

MC)
STATE OF	
COUNTY OF	
THE UNDERSIGNED, A NOTARY CERTIFY THAT	F

(TITLE) ______ OF ______ 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) ____ RESPÉCTIVELY, 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

GIVEN UNDER MY HAND AND SEAL

NOTARY PUBLIC _____

OWNER'S	CERTIFICATE

ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNERS, HAVE 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 OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20__. CITY DATE MONTH YEAR

NOTARY'S CERTIFICATE

MORTGAGEE'S CERTIFICATE

RTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS

YEAR

PROVES THE SUBDIVISION OF THE LAND AND THE GRANTING HEREON.

DRTGAGEE NOTARY'S CERTIFICATE

---- }ss

PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY

(NAME) ______ (TITLE)______

OF _____ AND (NAME) _____

OF SAID ______, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS _____, A.D., 20__.

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE. DATED THIS _____ DAY OF _____, A.D., 20____,

ZONING ADMINISTRATOR

CITY OF NAPERVILLE TRANSPORTATION, ENGINEERING AND DEVELOPMENT BUSINESS GROUP

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

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_____, 20___,

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS COUNTY OF DUPAGE SS

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

ARE THE OWNERS OF THE PROPERTY 1. THAT 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 OWNERS' 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

OWNERS: _____ _____ ATTEST: _____ SIGNATURE TITLE: ______ ITS: ______ ITS: ______

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20___, DATE MONTH YEAR

NOTARY PUBLIC

SURFACE	WATER STATEMENT
STATE OF ILLINOIS COUNTY OF DuPAGE SS	
WILL NOT BE CHANGED BY THE CO THEREOF, OR, THAT IF SUCH SURFA REASONABLE PROVISION HAS BEEN SURFACE WATERS INTO PUBLIC ARE. RIGHT TO USE, AND THAT SUCH SU ACCORDANCE WITH GENERALLY ACCE	AND BELIEF, THE DRAINAGE OF SURFACE WATERS NSTRUCTION OF THIS SUBDIVISION OR ANY PART ACE WATER DRAINAGE WILL BE CHANGED, MADE FOR COLLECTION AND DIVERSION OF SUCH AS, OR DRAINS WHICH THE SUBDIVIDER HAS A JRFACE WATERS WILL BE PLANNED FOR IN EPTED ENGINEERING PRACTICES SO AS TO REDUCE IE ADJOINING PROPERTY BECAUSE OF THE J.
DATED THIS DAY OF	, 20
ILLINOIS LICENSED PROFESSIONAL E LICENSE VALID THROUGH NOVEMBER	
OWNER NAME:	
BY: SIGNATURE	ATTEST:
TITLE:	TITLE:PRINT_TITLE

PRINT NAME

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LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS COUNTY OF DuPAGE SS

THIS IS TO STATE THAT DOUGLAS R. MCCLINTIC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN. TITLED '722 WOODLAWN 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 DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 20___, 20___.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS > SS SS COUNTY OF DuPAGE \$

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

THE WEST 149 FEET OF LOT 1 IN BLOCK 10 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

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6. AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0144J. DATED AUGUST 1, 2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20___,

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2022

