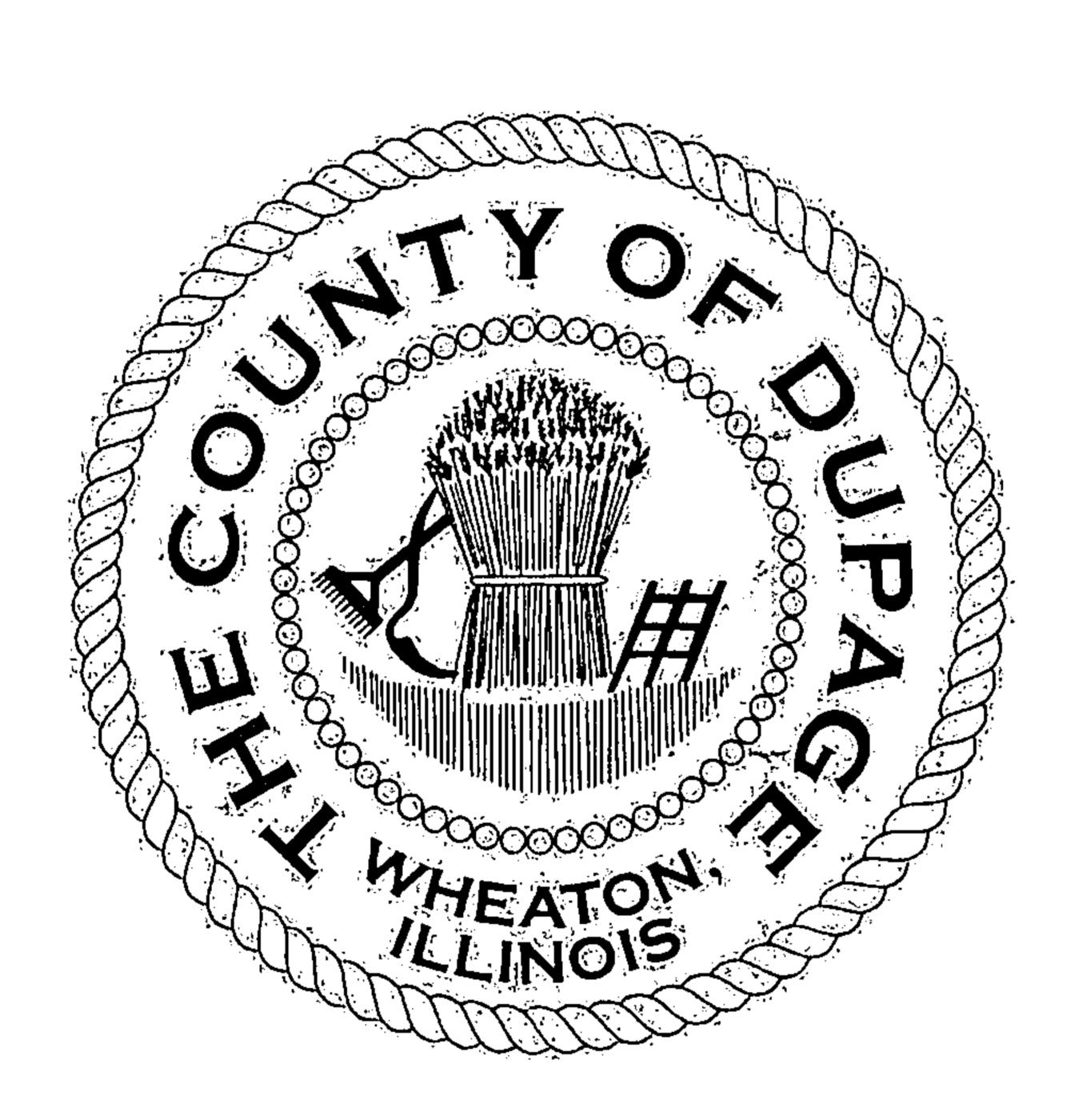


#### RECORDING COVER PAGE

KATHLEEN V. CARRIER DUPAGE COUNTY RECORDER

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
01/20/2021 11:59 AM
RHSP

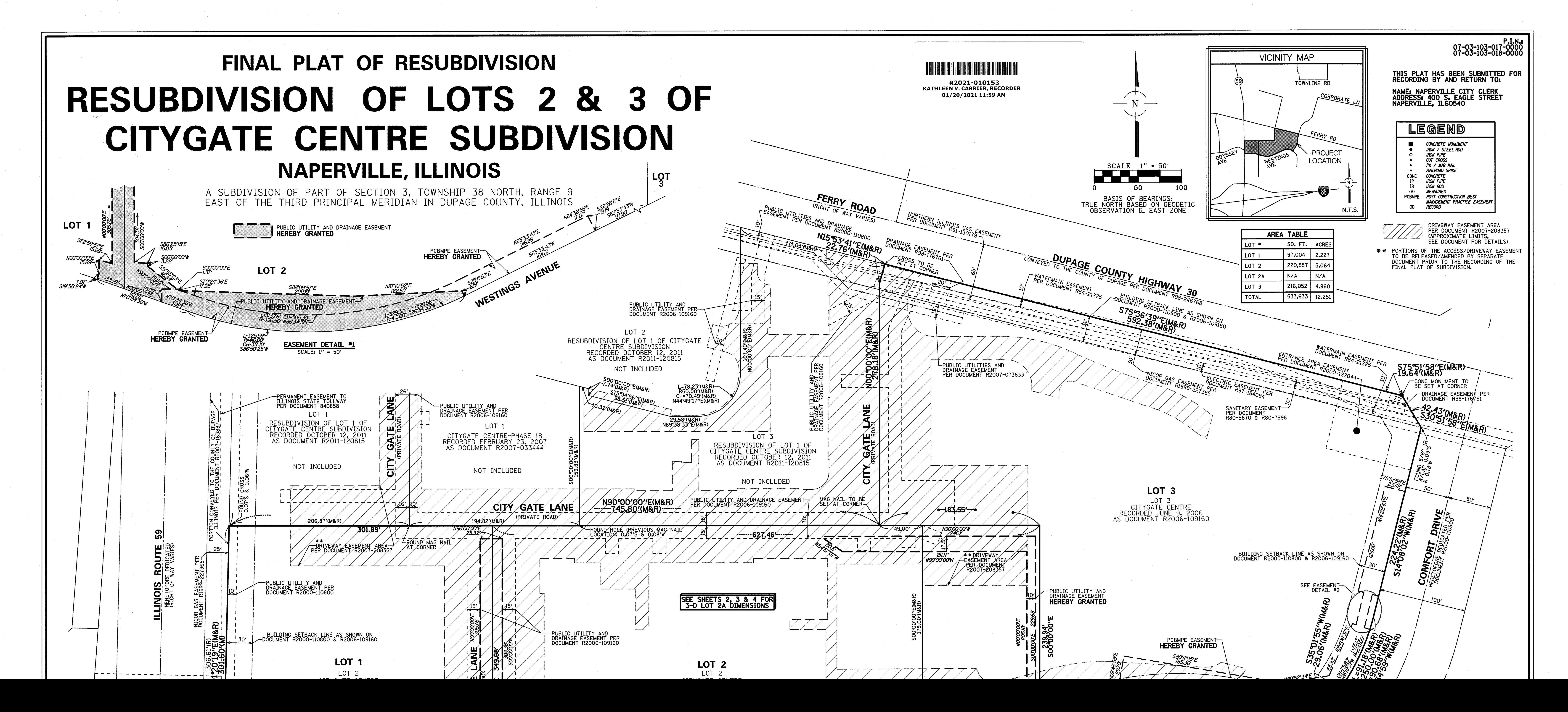
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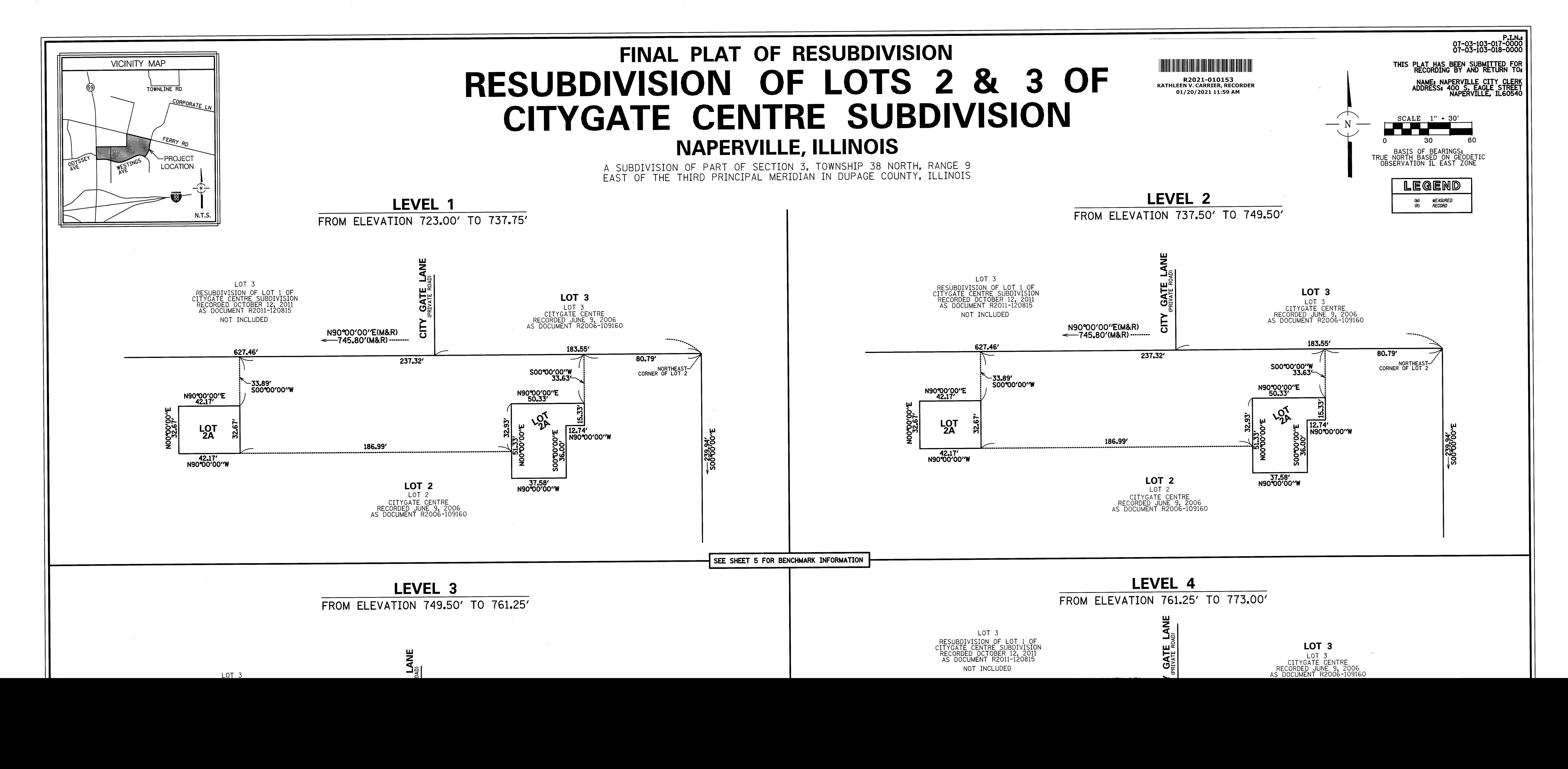


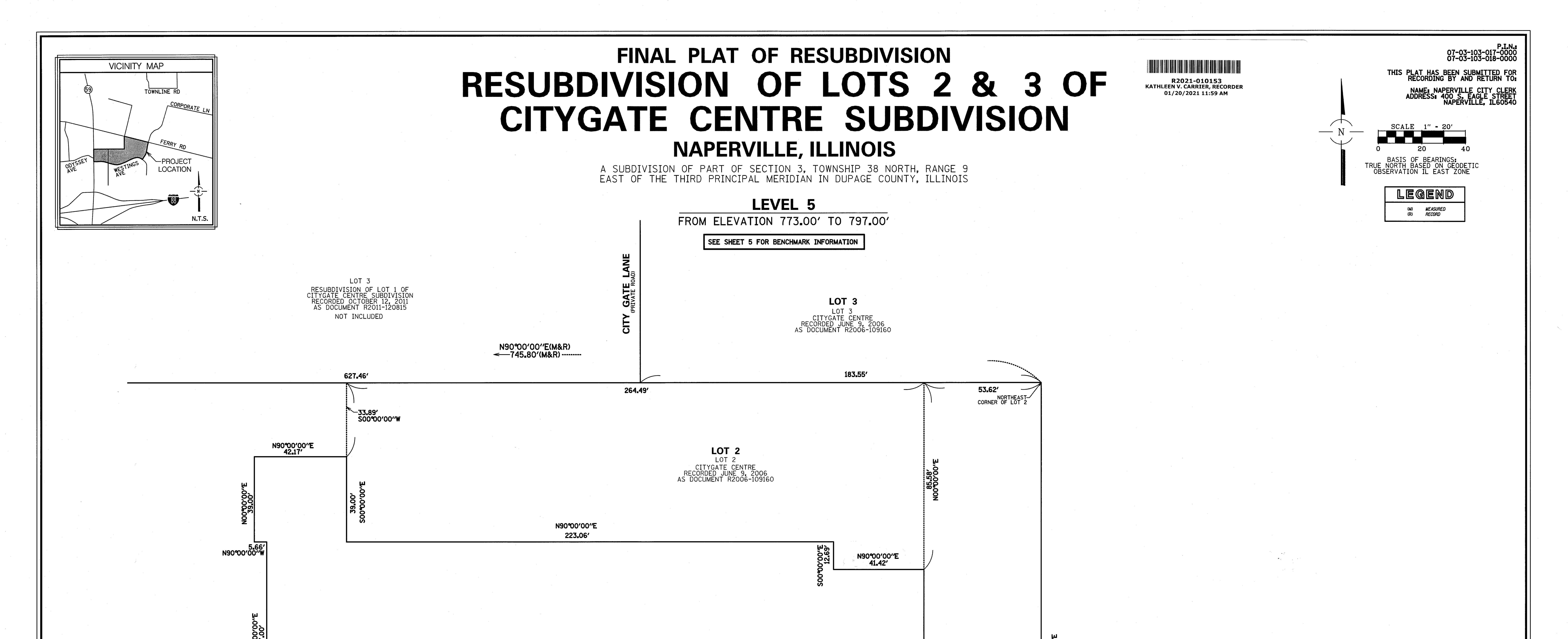
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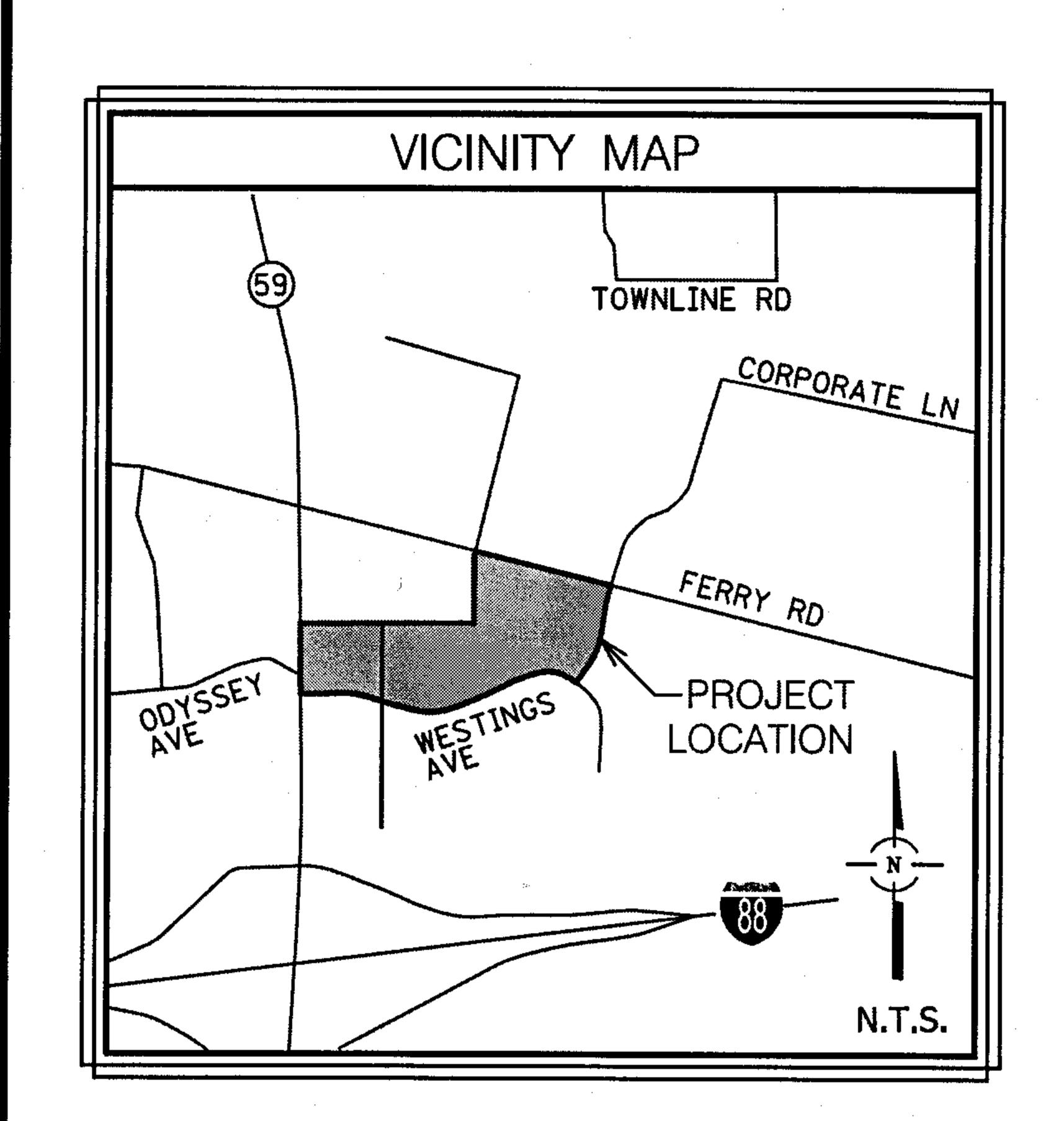
KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER 421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 12/1/2020









## FINAL PLAT OF RESUBDIVISION

## RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION

### NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

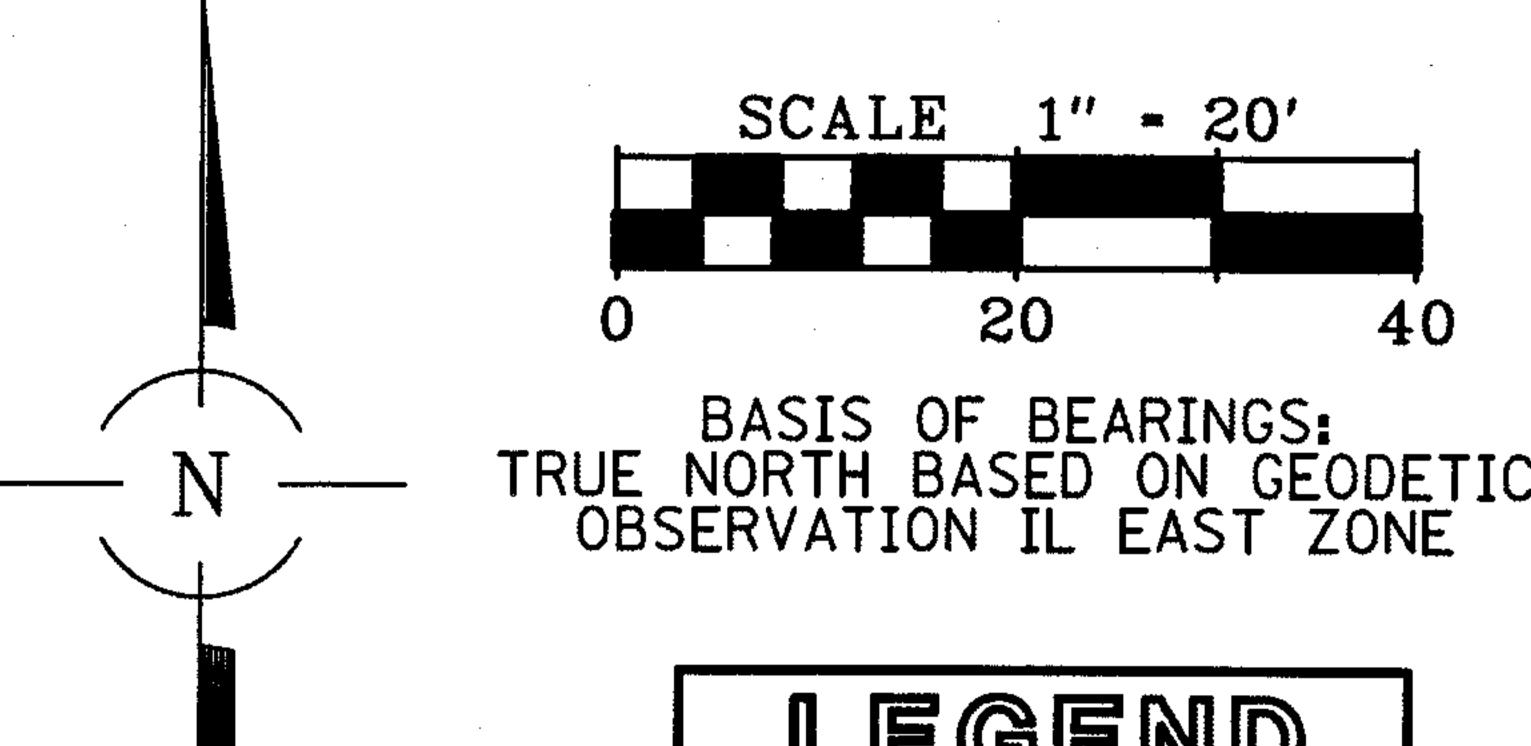
#### ISOMETRIC VIEW

FROM ELEVATION 723.00' TO 797.00'

SEE SHEET 5 FOR BENCHMARK INFORMATION

07-03-103-017-0000 07-03-103-018-0000

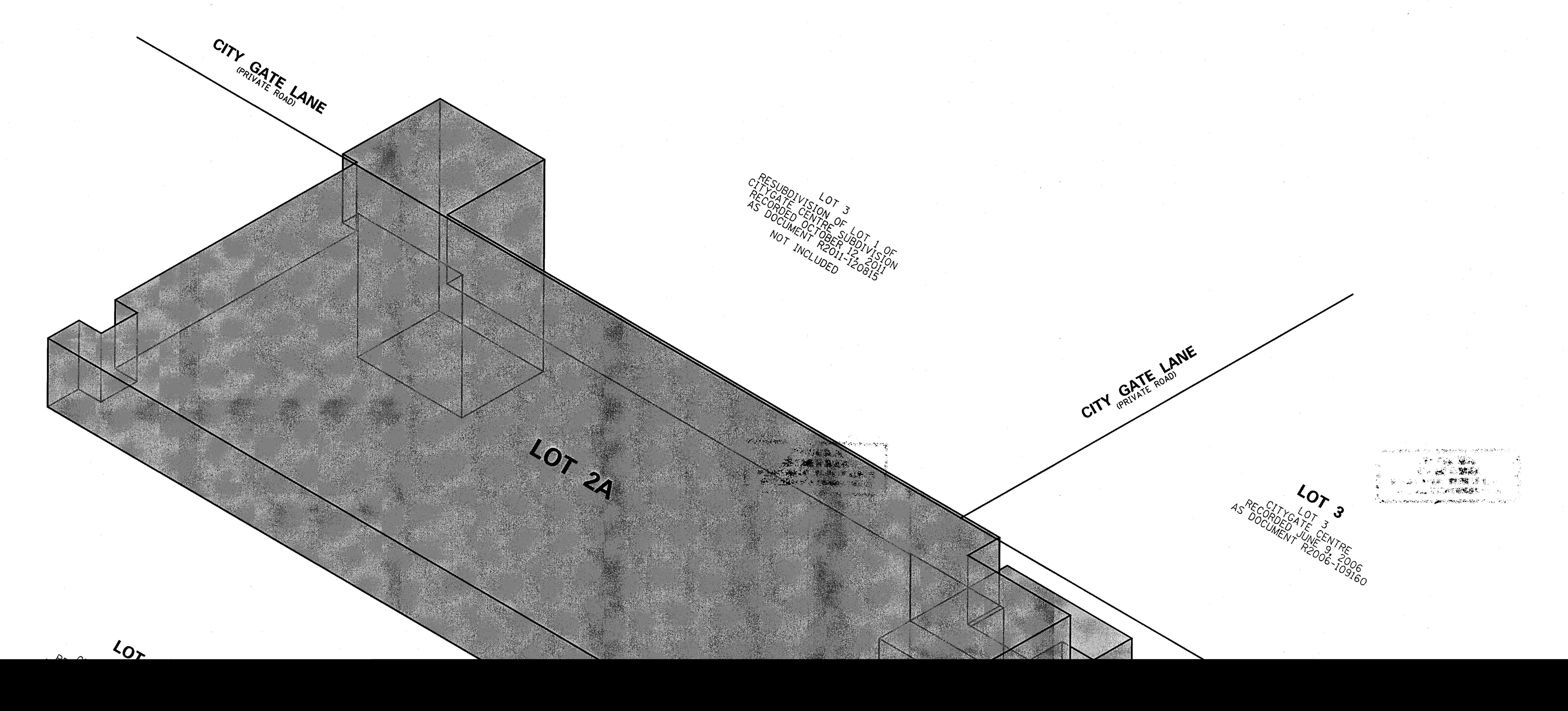
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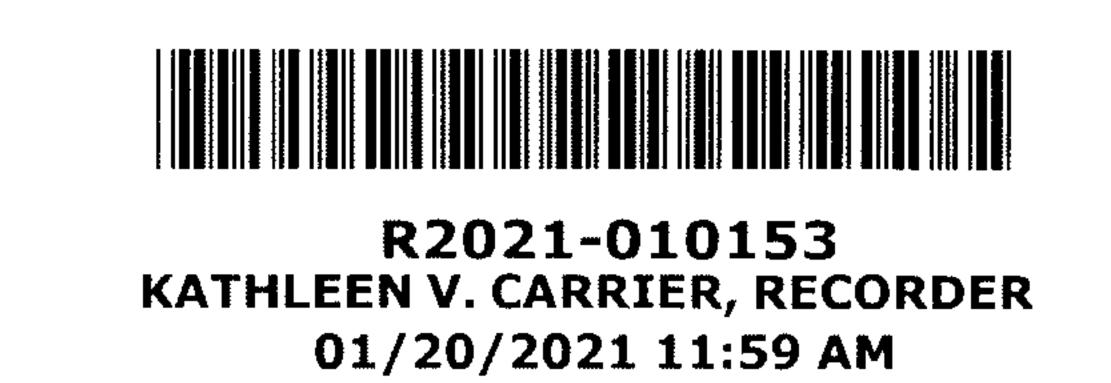
LEGEND

(M) MEASURED
(R) RECORD

R2021-010153 KATHLEEN V. CARRIER, RECORDE



### FINAL PLAT OF RESUBDIVISION

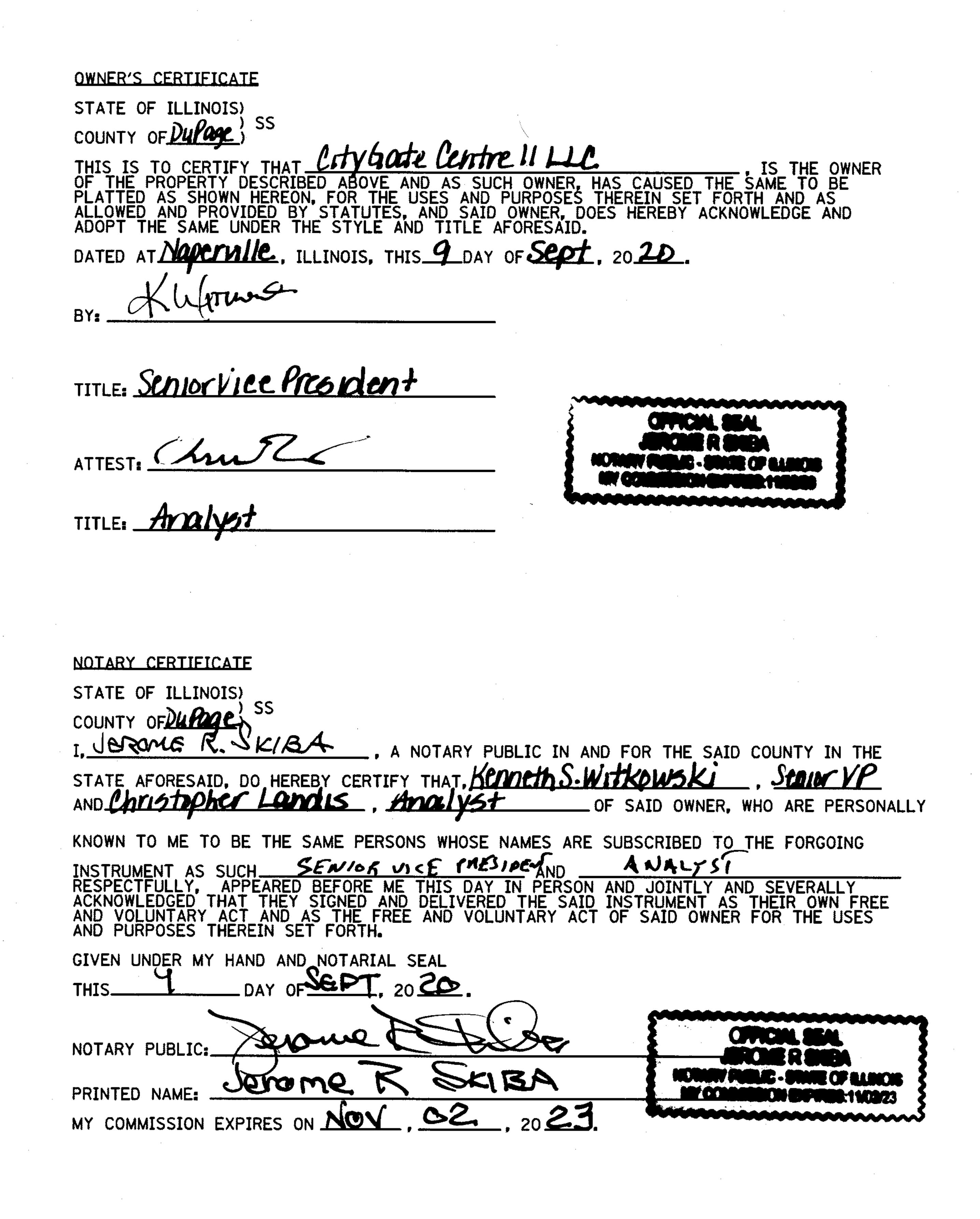


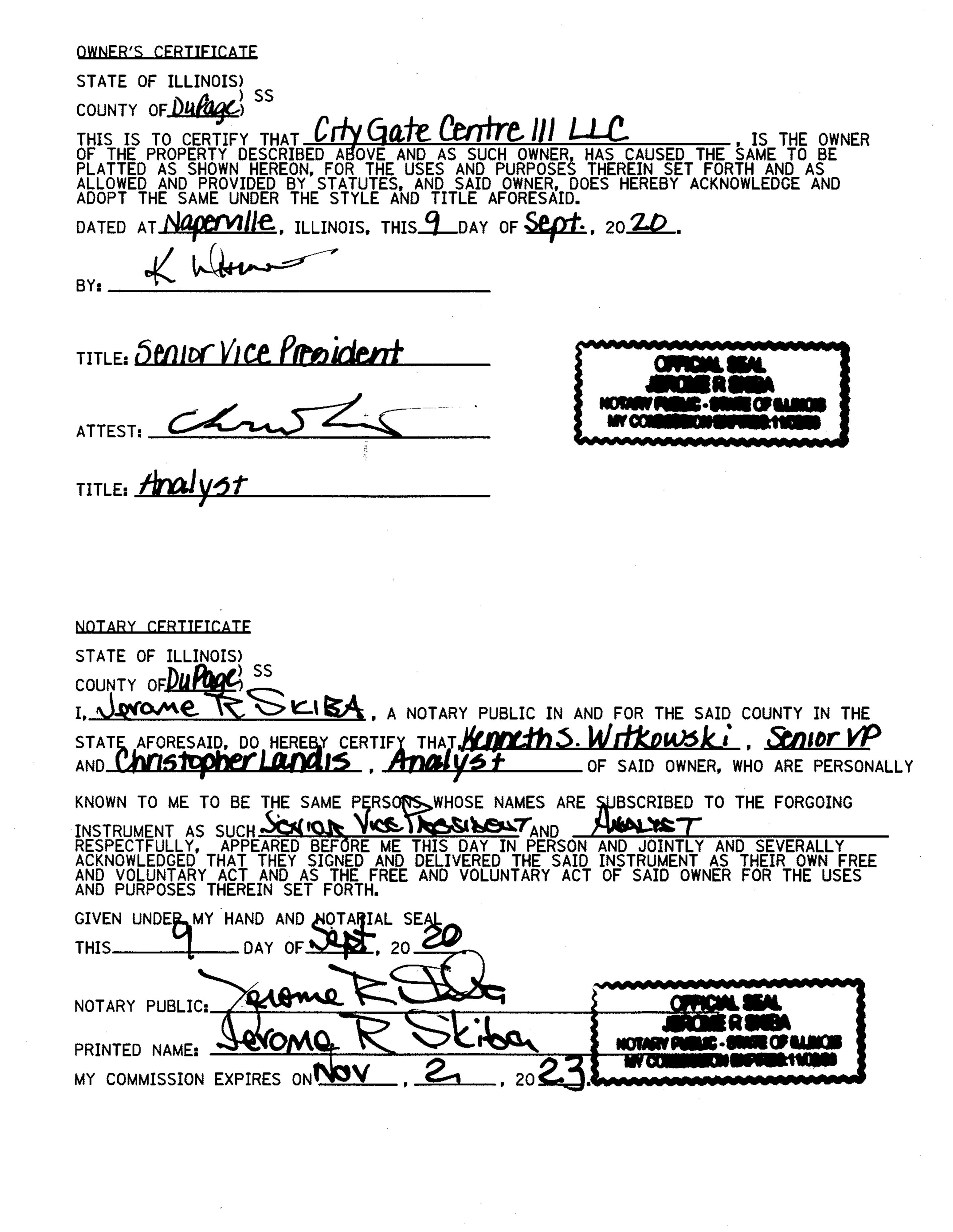
# RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION

NAPERVILLE, ILLINOIS

A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE  STATE OF ILLINOIS)  SS  COUNTY OF	
THIS IS TO CERTIFY THAT  OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OW PLATTED AS SHOWN HEREON, FOR THE USES AND PURP ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER ADOPT THE SAME UNDER THE STYLE AND TITLE AFORE	NER, HAS CAUSED THE SAME TO BE OSES THEREIN SET FORTH AND AS ER, DOES HEREBY ACKNOWLEDGE AND
DATED AT, ILLINOIS, THISDAY OF _	J
BY <sub>#</sub>	
TITLE:	
ATTEST:	
TITLE:	
NOTARY CERTIFICATE	
STATE OF ILLINOIS) SS	
COUNTY OF)	TALLAND FOR THE CATO COUNTY THE THE
I,, A NOTARY PUBLIC STATE AFORESAID, DO HEREBY CERTIFY THAT,	
AND,	
KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES	S ARE SUBSCRIBED TO THE FORGOING
RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PLACEMENT OF ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE	PERSON AND JOINTLY AND SEVERALLY SAID INSTRUMENT AS THEIR OWN FREE RY ACT OF SAID OWNER FOR THE USES
GIVEN UNDER MY HAND AND NOTARIAL SEAL	
THIS DAY OF, 20,	
NOTARY PUBLIC:	
PRINTED NAME:	
MY COMMISSION EXPIRES ON, 20	
·	
SCHOOL DISTRICT BOUNDARY STATEMENT	





SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED. BEING DULY SWORN. UPON HIS/HERMOATH DEPOSES AND STATES AS

SCHOOL DISTRICT BOUNDARY STATEMENT

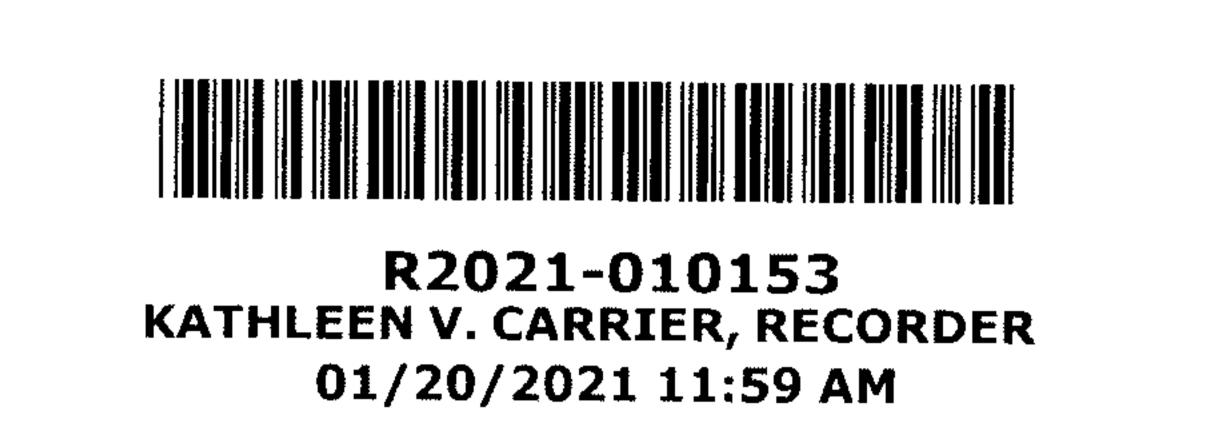
THE UNDERSIGNED BEING DULY SWORN UPON HIS/HER DATH DEPOSES AND STATES AS

### FINAL PLAT OF RESUBDIVISION

# RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION



A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

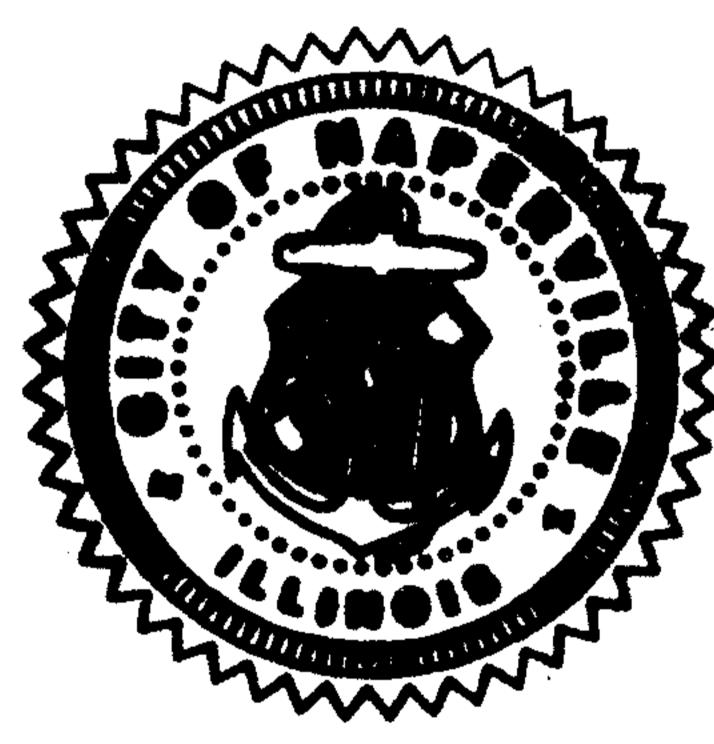
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE DAY OF MAY, 20 10 .

CITY OF NAPERVILLE

NAPERVILLE

NAPERVILLE

CITY CLERK



CITY TREASURER'S CERTIFICATE

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS:

EASEMENTS ARE HEREBY RESERVED FOR AND CRANTED 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 "("PUBLE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, 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 WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER 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, BUIL SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PLARTOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RICHTS. 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 INCRESS, EGRESS AND THE PERFORMANCE OF MUNIC

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EASEMENT PROVISION:

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THIS PLAT AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS"OR "PCBMPE", NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD MODIFY THE FLOW OF STORMWATER OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT THE CONSENT OF THE CITY OF NAPERVILLE.

THE GRANT OF SAID PCBMPE TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO CONTAINMENT BERMS, BIO-TREATMENT SWALES, DRYWELLS, INCLUDING BUT NOT LIMITED TO OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PLANT COMMUNITIES.

IN THE EVENT ANY OWNER FAILS TO MAINTAIN THE PCBMP FACILITY AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR PCBMPS SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES ON SAID EASEMENT AREAS.

IN THE EVENT THE CITY OF NAPERVILLE BHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE PCBMP EASEMENT, THE ACTUAL COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETEN

SURFACE WATER DRAINAGE STATEMENT

LEUNOTH S. WITTLE WSKI, SVR.
OWNER'S REPRESENTATIVE

PROPERTY DESCRIPTION:

LOTS 2 AND 3 OF CITYGATE CENTRE, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP
38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 9, 2006 AS DOCUMENT NO. R2006-109160, DUPAGE COUNTY,

THERE IS A PERMANENT ACCESS CONTROL COVENANT OVER THE UNDERLYING LOTS 1 & 2 PER THE FINAL PLAT OF SUBDIVISION CITY GATE CENTRE RECORDED JUNE 9,2006 AS DOCUMENT NUMBER R2006-109160

"DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM ILLINOIS ROUTE 59 ONTO LOTS 1 AND 2 AS SHOWN ON PLAT HEREON DRAWN, THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT."

THE ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE HAS BEEN OMITTED AT THE DIRECTION OF CLIENT'S ATTORNEY SINCE NO NEW ACCESS IS PROPOSED OR REQUESTED FOR THIS PROJECT AND PER THE ABOVE COVENANT.

THE DUPAGE COUNTY HIGHWAY ENGINEERING CERTIFICATE HAS BEEN OMITTED AT THE DIRECTION OF CLIENT'S ATTORNEY SINCE NO NEW ACCESS IS PROPOSED OR REQUESTED FOR THIS PROJECT TO AND FROM FERRY ROAD.

SURVEYORS AUTHORIZATION CERTIFICATE

I, JERRY P. CHRISTOPH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3540

DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DU PAGE COUNTY, ILLINOIS.

SOURCE BENCHMARKS:

DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT:
BENCHMARK: NAPERVILLE 208

STATE OF ILLINOIS)

STATE OF ILLINOIS)

STATE OF ILLINOIS)

STATE OF ILLINOIS)