

FINAL PLANNED UNIT DEVELOPMENT PLAT

OF

LOT 8 OF THE BRACH / BRODIE PROPERTY UNIT - 1

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

OWNERS CERTIFICATE - LOWE'S PARCEL	OWNERS CERTIFICATE - CAR WASH PARCEL	
STATE OF)) SS COUNTY OF)	STATE OF)) SS COUNTY OF)	CITY COUNCIL CERTIFICATE
THIS IS TO CERTIFY THAT	THIS IS TO CERTIFY THAT	STATE OF ILLINOIS)) SS COUNTY OF Dupage) APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVIL
DATED AT,, THIS DAY OF, A.D., 20 CITY DATE MONTH	DATED AT,, THIS DAY OF, A.D., 20 CITY DATE MONTH	DATED THIS DAY OF, A.D., 20
BY:SIGNATURE	BY:SIGNATURE	BY: ATTEST: MAYOR CITY CLERK
TITLE:PRINT TITLE	TITLE:PRINT TITLE	
NOTARY CERTIFICATE	NOTARY CERTIFICATE	
STATE OF)	STATE OF)	RECORDER'S CERTIFICATE
) SS COUNTY OF)) SS COUNTY OF)	STATE OF ILLINOIS)) SS
I,, A NOTARY PUBLIC IN AND FOR THE COUNTY PRINT NAME	I,, A NOTARY PUBLIC IN AND FOR THE COUNTY PRINT NAME	COUNTY OF DuPAGE)
AND STATE AFORESAID, DO HEREBY CERTIFY THAT	AND STATE AFORESAID, DO HEREBY CERTIFY THAT	THIS INSTRUMENT NO WAS FILED FOR RECORD IN
PRINT NAME TITLE	, AND PRINT NAME TITLE	
, OF SAID OWNER, WHO	, OF SAID OWNER, WHO	THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE DAY OF
PRINT NAME ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH	PRINT NAME ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH	, A.D., 20, AT O'CLOCKM.
AND RESPECTFULLY, APPEARED	AND RESPECTFULLY, APPEARED	RECORDER
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.	TITLE BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.	
GIVEN UNDER MY HAND AND NOTARIAL SEAL	GIVEN UNDER MY HAND AND NOTARIAL SEAL	
THIS DAY OF, A.D., 20 DATE MONTH	THIS DAY OF, A.D., 20 DATE MONTH	
NOTARY PUBLIC SIGNATURE	NOTARY PUBLIC SIGNATURE	
PRINT NAME	PRINT NAME	
MY COMMISSION EXPIRES ON	MY COMMISSION EXPIRES ON	

PERMISSION TO RECORD

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF CITY OF NAPERVILLE TO RECORD THIS PLAT BY OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____, A.D. 202__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686 LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)

(SS COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.896 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0227J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (OTHER AREAS). ZONE X (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 202__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686 LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350 LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.



CITY OF NAPERVILLE PROJECT (23-10000130)

SHEET

2 of 2

CHR.NVIL01

© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

PROJ. MGR.: BAS

PROJ. ASSOC.: MGS

DRAWN BY: BAS

DATE: 12/07/23

SCALE: 1"=50'

LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1

2928 BEEBE DRIVE, NAPERVILLE, IL.

FINAL P.U.D. PLAT



