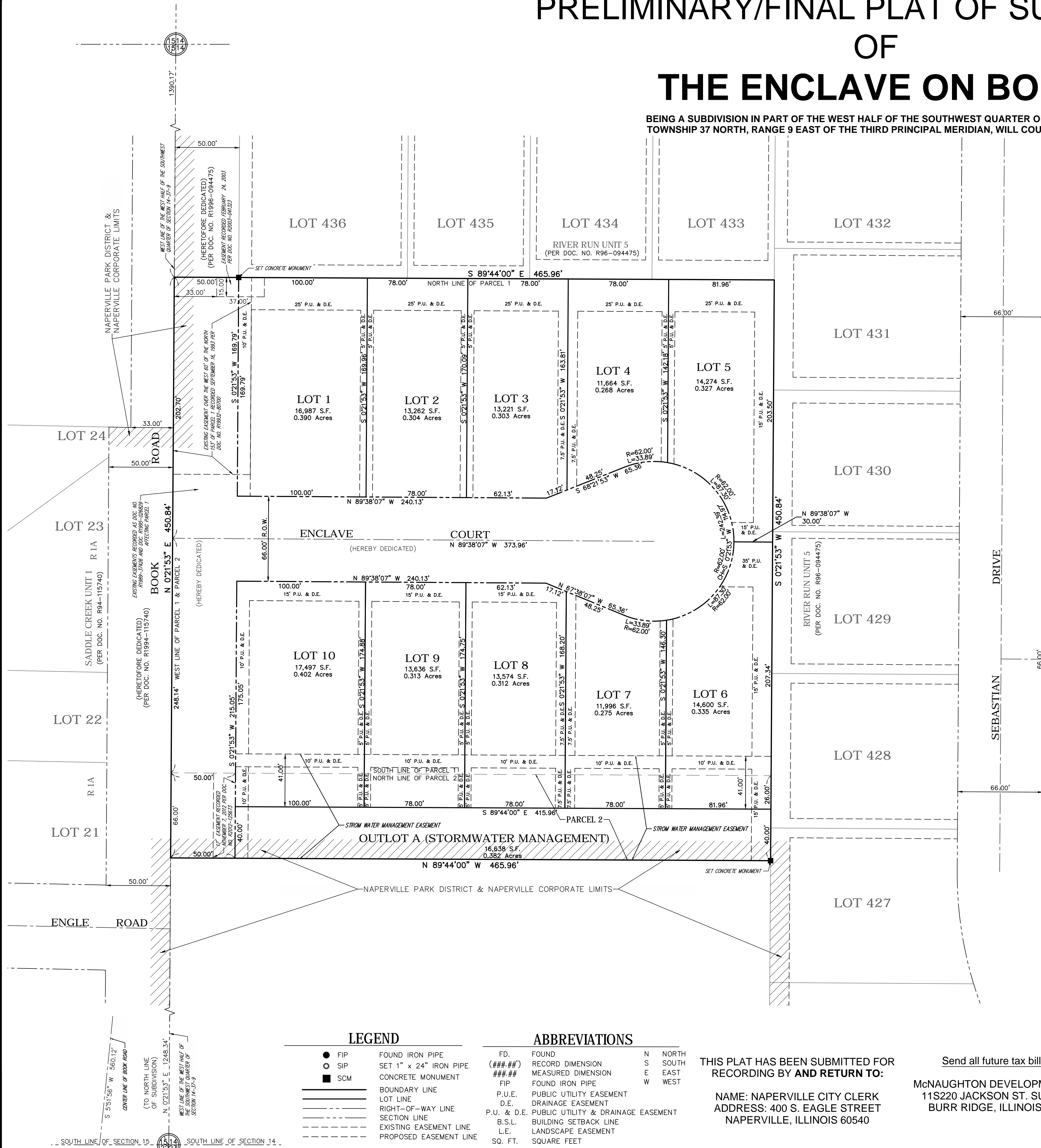
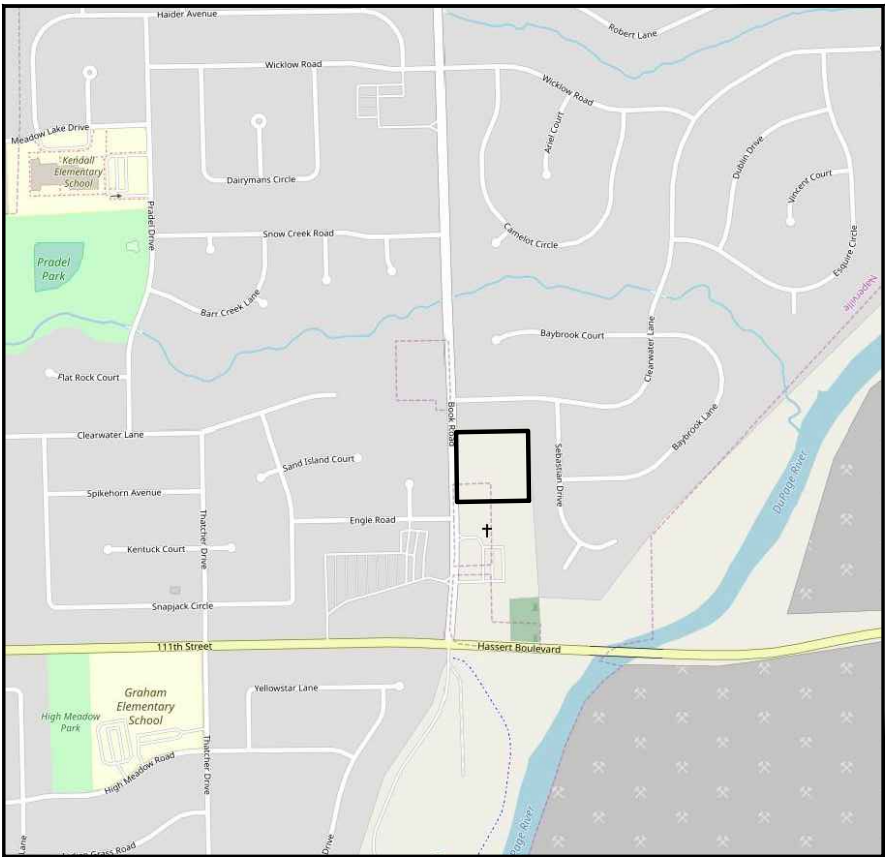


PRELIMINARY/FINAL PLAT OF SUBDIVISION  
OF  
THE ENCLAVE ON BOOK

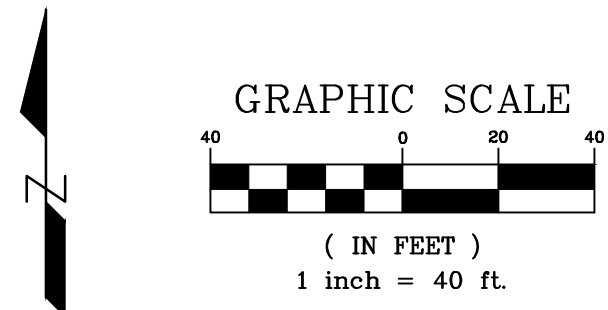
BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



RESERVED FOR: WILL COUNTY RECORDER



VICINITY MAP  
NOT TO SCALE



BASIS OF BEARING

THE BASIS OF BEARINGS IS WEST LINE  
OF THE RECORDED RIVER RUN UNIT 5.  
N 00° 21' 53" E.

PARCEL IDENTIFICATION  
NUMBER

PARCEL ONE: 07-01-14-300-005  
PARCEL TWO: 07-01-14-300-013

LOT & RIGHT OF WAY AREA DATA

GROSS AREA:	210,074 SQ. FT. OR 4.823 ACRES
BUILDABLE LOTS (10):	140,712 SQ. FT.
INTERIOR OUTLOT (1)	16,638 SQ. FT.
STREET ROW (TO BE DEDICATED):	52,724 SQ. FT.

GENERAL NOTES

- ALL AREAS ARE PLUS OR MINUS.
- ALL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO BOOK ROAD FROM LOT 1 OR LOT 10.
- THERE SHALL BE AT MOST ONE VEHICULAR ACCESS TO BOOK ROAD FROM SPARKLE'S COURT AS DEPICTED HERE ON.
- ALL OTHER ACCESSES SHALL BE FROM INTERNAL CIRCULATION.
- THE CURRENT OR SUBSEQUENT TITLE HOLDERS OF OUTLOTS A SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-5-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.
- LOT DIMENSIONS & AREAS ARE APPROXIMATIONS AND WILL VARY AT THE TIME OF FINAL PLATTING.

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

NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, ILLINOIS 60540

Send all future tax bills to:

McNAUGHTON DEVELOPMENT INC  
115220 JACKSON ST. SUITE 101  
BURR RIDGE, ILLINOIS 60527

LEGEND

- FIP FOUND IRON PIPE
- SIP SET 1" x 24" IRON PIPE
- SCM CONCRETE MONUMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

- FD. FOUND
- (###.###) RECORD DIMENSION
- ###.### MEASURED DIMENSION
- FIP FOUND IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.E. LANDSCAPE EASEMENT
- SQ. FT. SQUARE FEET
- L ARC DIMENSION
- R RADIUS DIMENSION
- N NORTH
- S SOUTH
- E EAST
- W WEST

REVISIONS		NO.	DATE	DESCRIPTION	BY
		1	02-14-19	PER CITY OF NAPERVILLE REVIEW	DSR
		2	03-04-19	PER CITY OF NAPERVILLE REVIEW	DSR

McNAUGHTON DEVELOPMENT  
115220 JACKSON ST. SUITE 101  
BURR RIDGE, ILLINOIS 60527  
630-325-3400

PLAT OF SUBDIVISION  
FOR  
THE ENCLAVE ON BOOK  
BOOK ROAD  
NAPERVILLE, ILLINOIS

DesignTek Engineering, Inc.  
Consulting, Civil Engineering & Land Surveying  
9930 W. 190th Street, Suite L  
Mokena, IL 60448  
(708) 326-4961  
Fax: (708) 326-4692  
IL Prof. Lic. No.: 184-003740



PROJECT INFORMATION

Project No.: 18-0050  
Scale: 1" = 40'  
Date: 01/18/19  
Field Date: FIELD DATE  
Drawn By: DSR  
Checked By: DSR

1  
OF  
2



PRELIMINARY/FINAL PLAT OF SUBDIVISION  
OF  
THE ENCLAVE ON BOOK

BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

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 \_\_\_\_\_, ILLINOIS, THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_  
CITY DATE MONTH  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

\_\_\_\_\_, AND \_\_\_\_\_, PRINT NAME 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  
TITLE TITLE  
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 \_\_\_\_\_, 20\_\_\_\_  
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_  
MONTH DATE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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

- 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
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT  
OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

INDIAN PRAIRIE SCHOOL DISTRICT 204  
780 SHORELINE DRIVE  
AURORA, IL 60504

OWNER NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

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

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

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

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIRMAN SECRETARY

MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

\_\_\_\_\_, AS MORTGAGEE, UNDER THE  
PRINT MORTGAGEE NAME

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND

RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
MONTH 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

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 READINGS,  
EXAMINING, INSPECTING, INSTALLING, OPERATING, 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.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS INSTRUMENT, NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE  
RECORDER'S OFFICE OF WILL COUNTY,

ILLINOIS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT

\_\_\_\_\_, O'CLOCK \_\_\_\_ M AND

WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_

WILL COUNTY RECORDER

WILL COUNTY CLERK'S CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, COUNTY CLERK OF WILL 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 JOLIET, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

WILL COUNTY CLERK

WILL COUNTY TAX MAPPING CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO  
HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION  
WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO  
BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED

ON TAX MAP # \_\_\_\_\_ AND IS IDENTIFIED AS PERMANENT REAL ESTATE

TAX INDEX NUMBER (PIN) \_\_\_\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

DIRECTOR

STORMWATER MANAGEMENT EASEMENT AND COVENANT

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE STORMWATER MANAGEMENT MAINTENANCE OF STORMWATER  
MANAGEMENT DETENTION/RETENTION AREAS ON LOT "A" UNTIL SUCH TIME AS SAID LOT IS CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

UPON CONVEYANCE, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE  
PERFORMED ALL MAINTENANCE ON SAID LOT "A" AND ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS  
SO THAT THEY FUNCTION AS HYDRAULICALLY, AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES,  
ORDINANCES, AND RULES AND REGULATIONS.

NEITHER THE OWNER, NOR DEVELOPER, NOR THE HOMEOWNERS' ASSOCIATION, OR ANY OF THEIR AGENTS, OR CONTRACTORS SHALL  
DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF  
NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT "A."

THE HOMEOWNERS' 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 STORMWATER MANAGEMENT DETENTION /RETENTION AREAS ON LOT "A" AS WELL AS  
FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON THE ENTIRETY OF LOT "A."

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS,  
SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES,  
OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE  
RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

- SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER  
MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON LOT "A."
- ENTERING ONTO LOT "A" OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE  
RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
- CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS  
OR ANY OTHER MATERIALS ON LOT "A" WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOT "A" BY THE OWNER, OR THE OWNER'S SUCCESSORS IN  
INTEREST, BUT SAID LOT "A" MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE  
AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID  
LOT "A". THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND  
THROUGH ALL OF LOT "A" FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY  
FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON LOT "A" ONLY AFTER SUBMITTING AND RECEIVING  
APPROVAL OF ENGINEERING PLANS FROM THE CITY ENGINEER OR THE CITY ENGINEER'S DESIGNEE. THE CITY OF NAPERVILLE SHALL, UPON  
COMPLETION OF ANY MUNICIPAL UTILITY WORK ON LOT "A" RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE  
CONDITION THAN THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.

IF EITHER THE OWNER, DEVELOPER OR THE HOMEOWNERS' ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION / RETENTION  
FACILITIES ON LOT "A" AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE  
OR STORMWATER FACILITIES ON LOT "A," SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE PROPERTY TO PERFORM  
MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON LOT "A."

THE INDIVIDUAL OWNER(S) OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR  
SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL  
ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT "A," IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL  
TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE  
COLLECTION OF SUCH COSTS.  
THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS  
DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TEN (10%) PERCENT AND ALL ATTORNEYS' FEES, SHALL  
CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF  
COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED,  
OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER  
DRAINAGE OR STORMWATER FACILITIES ON LOT "A."

ALL OF THE ABOVE-STATE OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND  
RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE  
DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT I, DAVID S. REIFKE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003712, HAVE SURVEYED AND  
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE NORTH 384.84 FEET OF THE SOUTH 1248.34 FEET OF THE WEST 465.96 FEET OF THE WEST HALF OF THE  
SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,  
ILLINOIS.

PARCEL 2: THE NORTH 66.00 FEET OF THE SOUTH 863.50 FEET OF THE WEST 465.96 FEET OF THE WEST HALF OF THE  
SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,  
ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL  
DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES  
FAHRENHEIT. ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF  
NAPERVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY 65 ILCS  
5/11-12-6, AS NOW AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT IRON PIPES 1" (O.D.) X 24" WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT  
AND BEND POINTS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF THE FINAL GRADING, AND  
THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP  
(FIRM) OF WILL COUNTY AND INCORPORATED AREAS, MAP NUMBER 17197C0045F, MAP REVISED SEPTEMBER 22, 1999.

FURTHERMORE, I DESIGNATE THE CITY OF NAPERVILLE TO ACT AS MY AGENT, FOR THE PURPOSE OF RECORDING THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

DAVID S. REIFKE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003712  
LICENSE EXPIRES ON NOVEMBER. 30, 2020

PARCEL IDENTIFICATION  
NUMBER

PARCEL ONE: 07-01-14-300-005  
PARCEL TWO: 07-01-14-300-013

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE
1	02-14-19	PER CITY OF NAPERVILLE REVIEW	DSR	
2	03-04-19	PER CITY OF NAPERVILLE REVIEW	DSR	

McNAUGHTON DEVELOPMENT  
115220 JACKSON ST. SUITE 101  
BURR RIDGE, ILLINOIS 60527  
630-325-3400

PLAT OF SUBDIVISION.  
FOR  
THE ENCLAVE ON BOOK  
BOOK ROAD  
NAPERVILLE, ILLINOIS

DesignTek Engineering, Inc.  
Consulting Civil Engineering & Land Surveying  
9930 W. 190th Street, Suite L  
Mokena, IL 60448  
(708) 326-4961  
Fax: (708) 326-4962  
IL Prof. Lic. No.: 184-003740



PROJECT INFORMATION

Project No.: 18-0050

Scale: 1" = 40'

Date: 01/18/19

Field Date: FIELD DATE

Drawn By: DSR

Checked By: DSR

2 OF 2