CENTRUM NAPERVILLE SUBDIVISION

PER DOC. R2010-087525

DUPAGE FARMS

-5' PUBLIC UTILITIES & DRAINAGE

S86"16'28"W MEAS.

─8' PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

EASEMENT HEREBY GRANTED

LOT 10 BLOCK 4 DUPAGE FARMS -

PER DOC. 390671

5' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED

N8676'51"E MEAS.

-5' PUBLIC UTILITIES & DRAINAGE PER DOC. 390671

-8' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED

EASEMENT HEREBY GRANTED

 $^{igspace}$ 5' PUBLIC UTILITIES & DRAINAGE

15' PUBLIC UTILITIES &

15' PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

/30' SETBACK LINE

PER DOC. 390671

DRAINAGE EASEMENT

HEREBY GRANTED

EASEMENT HEREBY GRANTED

15' PUBLIC UTILITIES &

DRAINAGE EASEMENT

HEREBY GRANTED

-30' SETBACK LINE

(SEE NOTE 10)

DRAINAGE EASEMENT

HEREBY GRANTED

# **FOR**

## LEIGH SUBDIVISION

### NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

15' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED-

PUBLIC UTILITIES & DRAINAGE

S86"16'51"W\_

11,204 S.F.

15' PUBLIC UTILITIES & DRAINAGE EASEMENT

HEREBY GRANTED -

- 5' PUBLIC UTILITIES & DRAINAGE

S86°16'51"W 220.61'

<u>| S86°16'51"W 213.66'</u>

LOT 11 BLOCK 4

DUPAGE FARMS

PER DOC. 390671

8' PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED-

15' PUBLIC UTILITIES & DRAINAGE EASEMENT

HEREBY GRANTED -

10,857 S.F.

LOT 4

10,471 S.F.

15' PUBLIC UTILITIES &

DRAINAGE EASEMENT HEREBY GRANTED

EASEMENT HEREBY GRANTED

LOT

11,551 S.F.

EASEMENT HEREBY GRANTED

8' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED

S03°43'09"E

45.49

S32°03'10"E

SŤORMWÁTEŔ

MANAGEMENT AND

POST CONSTRUCTION

BEST MANAGEMENT

PRACTICES

EASEMENT

HEREBY GRANTED

STORMWATER

MANAGEMENT AND

POST CONSTRUCTION

BEST MANAGEMENT

PRACTICES

EASEMENT

5.00'~

HEREBY GRANTED

### THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 SOUTH EAGLE STREET NAPERVILLE, IL 60540

T. AND O. RESUBDIVISION

PER DOC. R82-30010

LOT 23 BLOCK 4

DUPAGE FARMS

PER DOC. 390671

LOT 22 BLOCK 4 DUPAGE FARMS

PER DOC. 390671

LOT 21 BLOCK 4 DUPAGE FARMS PER DOC. 390671

EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE -

- 5' PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

----5' EASEMENT PER

-5' EASEMENT PER DOC. 390671

5' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED

-5' PUBLIC UTILITIES & DRAINAGE

-5' PUBLIC UTILITIES & DRAINAGE

EASEMENT HEREBY GRANTED

| 0.24'N. & 0.12'W.

EASEMENT HEREBY GRANTED

0.19'N. & 0.13'W.

5' EASEMENT PER

DOC. 390671

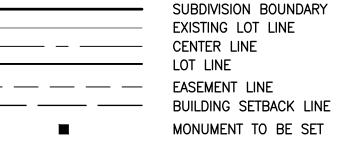
DOC. 390671



ADDRESSES: 5S275 AND 5S311 NAPERVILLE ROAD

#### BASIS OF BEARINGS: ILLINOIS STATE PLANE - EAST ZONE (TRUE NORTH)

#### **LEGEND**



LIMITS OF STORMWATER MANAGEMENT EASEMENT AND POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT

EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE

#### **ABBREVIATIONS**

HEREBY GRANTED

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
Α.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	Ε	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		
PU&DE	PUBLIC UTILITIES &		

DRAINAGE EASEMENT

- 1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- 3. ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
- 4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- 5. FLOODPLAIN ZONE NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 170213 0009 C, DATED OF MAY 18, 1992.
- 6. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
- DENOTES CONCRETE MONUMENT TO BE SET.
- 8. SURVEYED LAND IS DETERMINED TO BE WITHIN THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. LIMITS EXTEND BEYOND AREA SHOWN.
- 9. NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION [OR FINAL PLANNED UNIT DEVELOPMENT PLAT] PER SECTION 7-3-5:5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5:5.2.1.1 OF THE NAPERVILLE MUNICIPAL
- 10. SEVEN (7) FEET OF PROPERTY HEREBY DEDICATED AS PUBLIC RIGHT OF WAY. THEREFORE, THE EXISTING 30-FOOT BUILDING SETBACK LINE WILL BE REDUCED TO A 23-FOOT PLATTED SETBACK LINE AS MEASURED FROM THE NEW FRONT LOT LINE AFTER RIGHT OF WAY DEDICATION.

#### **AREA SUMMARY TABLE**

GROSS BOUNDARY AREA	45,490 S.F. (1.044 AC.)
ROW DEDICATION	<u>1,408 S.F. (0.032 AC.)</u>
NET AREA	44,082 S.F. (1.012 AC.)
LOT 1	11,551 S.F. (0.265 AC.)
LOT 2	11,204 S.F. (0.257 AC.)
LOT 3	10,857 S.F. (0.249 AC.)
LOT 4	10,471 S.F. (0.240 AC.)
EASEMENTS:	

EXISTING: 5' EASEMENT

> PROPOSED EASEMENTS: STORMWATER MANAGEMENT 8,074 S.F. (0.185 AC.) 14,376 S.F. (0.330 AC.) PUBLIC UTILITIES & DRAINAGE

CITY PROJECT NO. 19-10000026

999 S.F. (0.023 AC.)

ROAKE AND ASSOCIATES, INC. Part of Civil & Environmental Consultants, Inc.

L'AND DESCRIBED

BY DEED

PER DOC. R2009-187541

LOT 1

IROQUOIS COMMONS

SUBDIVISION

PER DOC. R84-25162

**LEGAL DESCRIPTION** 

LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.



FOUND CROSS 0.10'S. & ONLINE

0.11'E. &

7' R.O.W.

DEDICIATED —

ARC:

**HEREBY** 

ONLINE -

APER

Ħ

WHEATON ROAD)

R0

1/2" FIP

0.11'S. & ONLINE -

PREPARED FOR: NAPERVILLE WHEATON LLC 127 AURORA AVENUE NAPERVILLE, ILLINOIS 60540 TEL. (630) 355-4600 FAX. (630) 352-3610

REVISIONS DESCRIPTION NO. DATE DESCRIPTION 1 05/20/19 REV. PER CITY RVW DATED 04/03 2 06/19/19 REV. PER CITY RVW DATED 06/10

LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION DRN./CKD. BY:MAJ/JGC/MEF | FILE: 7727PS FLD. BK./PG.: **275/25** SHEET NO. OF **2** 03/01/19 1"=20' DATE: JOB NO.: **772.007** 

1230 E. Diehl Road, Suite 200, Naperville, IL 60563 Tel. (877) 963-6026 Fax. (630) 963-6027

UPON CONVEYANCE, THE PROPERTY OWNERS OF LOTS 1 THROUGH 4 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNÉD IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS.

NEITHER THE OWNER, NOR DEVELOPER, NOR THE PROPERTY OWNERS OF LOTS 1 THROUGH 4, 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 SAID EASEMENT AREAS.

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:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON SAID EASEMENT AREA.
- 2. ENTERING ONTO SAID EASEMENT AREA 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.
- 3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON SAID EASEMENT AREA WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID EASEMENT AREA BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID EASEMENT AREA 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 EASEMENT AREA. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL OF SAID EASEMENT AREA FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON SAID EASEMENT AREA 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 SAID EASEMENT AREA 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 PROPERTY OWNERS FAILS TO MAINTAIN THE STORMWATER DETENTION/ RETENTION FACILITIES ON SAID EASEMENT AREA AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID EASEMENT AREA, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON SAID EASEMENT AREA.

THE INDIVIDUAL OWNERS 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 SAID EASEMENT AREA, 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 SAID EASEMENT AREA.

ALL OF THE ABOVE-STATED 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.

#### POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT AND COVENANT PROVISIONS

BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCESSORS 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 AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS" OR "PCBMPE". 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 CONTAINMENT BERMS, BIO-TREATMENT SWALES, INLETS, STORM DRAINS, AND NATIVE PRAIRIE VEGETATION AS DEPICTED ON THE FINAL PLAT OF SUBDIVISION AS A SUPPORTING DOCUMENT TO DEVELOPMENT APPLICATION NO. 19-10000026. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD 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

Tel. (877) 963-6026 Fax. (630) 963-6027

#### **OWNER'S CERTIFICATE**

STATE OF ILLINOIS COUNTY OF DUPAGE SS

THIS IS TO CERTIFY THAT \_ 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.

#### **NOTARY'S CERTIFICATE**

STATE OF ILLINOIS COUNTY OF DUPAGE SS \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_\_ OF PRINT NAME \_\_\_\_\_, SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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

PRINT NAME MY COMMISSION EXPIRES ON \_\_\_\_\_\_, 20\_\_\_\_\_, MONTH DATE YEAR

NOTARY PUBLIC SIGNATURE

#### 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.

#### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE }SS APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_.

#### DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF DUPAGE

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 COUNTY OF DUPAGE	} ss	
THIS INSTRUMENT _		WAS FILED FOR RECORD
IN THE RECORDER'S	OFFICE OF DUPAGE COUNTY, ILLINOIS	
ON THE	DAY OF	, 20,
AT 0'C	LOCKM,	

RECORDER OF DEEDS

#### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS SS SS

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 OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT. PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION

> NAPERVILLE COMMUNITY UNIT DISTRICT 203 203 W. HILLSIDE ROAD NAPERVILLE, ILLINOIS 60540-6589

SIGNATURE SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_.

DATE MONTH YEAR

**NOTARY PUBLIC** 

#### **CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS COUNTY OF DUPAGE 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 \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_,

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

#### SURFACE WATER STATEMENT

STATE OF ILLINOIS COUNTY OF DUPAGE SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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	, 20	
LLINOIS LICENSED PROFESSIONAL EN ICENSE VALID THROUGH NOVEMBER		062-046225 REGISTERED PROFESSIONAL ENGINEER
OWNER COMPANY NAME:		OF ILLING
3Y:	_ ATTEST:	
SIGNATURE		SIGNATURE
TTLE:	_ TITLE:	
PRINT NAME		PRINT TITLE

#### LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS COUNTY OF DUPAGE

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 LEIGH 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.

√EN	UNDER	MY	HAND	AND	SEAL	THIS		DAY	OF
, 20									

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2020

#### **SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS COUNTY OF DUPAGE \$

DRN./CKD. BY:MAJ/JGC/MEF | FILE:

1"=20'

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.

LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS. BEING A SUBDIVISION OF PART OF SECTION 8. TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, 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 170213 0009 C, DATED MAY

LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

FLD. BK./PG.: **275/25** 

JOB NO.: **772.007** 

SHEET NO.

2 of 2

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002. LICENSE EXPIRES APRIL 30. 2021. UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

7727PS

03/01/19

DATE:

GIVEN UNDER MY HAND AND SEAL THIS DAY	OF III	R. McQ 035-002992 PROFESSIONAL LAND
LLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2020		SURVEYOR NAPERVILLE, IL.

REVISIONS NO. DATE DESCRIPTION DATE DESCRIPTION 1 05/20/19 REV. PER CITY RVW DATED 04/03/1 06/19/19 NO REVISION THIS SHEET

ROAKE AND ASSOCIATES, INC. Part of Civil & Environmental Consultants, Inc. 1230 E. Diehl Road, Suite 200, Naperville, IL 60563



PREPARED FOR: NAPERVILLE WHEATON LLC 127 AURORA AVENUE NAPERVILLE, ILLINOIS 60540 TEL. (630) 355-4600 FAX. (630) 352-3610