

FINAL PLANNED UNIT DEVELOPMENT PLAT NAPERVILLE CROSSINGS COMMUNITY

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT LENNAR HOMES, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____, HAS CAUSED THE SAME TO BE SURVIVED AND PLATED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALIGNED AND PROVIDED BY STATUTES; AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STATUTE AND TITLE APFORESAID.

DATED THIS _____ DAY OF _____, A.D., 20____
BY: _____
TITLE: _____
ATTEST: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PRINT NAME _____
TITLE _____

AND _____

PRINT NAME _____

TITLE _____

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

TITLE _____

AND _____

TITLE _____

RESPECTFULLY APPEARED 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 _____, A.D., 20____ AT _____, ILLINOIS.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
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: _____ MAYOR
ATTEST: _____ CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORESTALLED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE AMENDED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE AMENDED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOULET, ILLINOIS,
THIS _____ DAY OF _____, A.D., 20____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL)
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 OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
NORAN PRINCE SCHOOL DISTRICT 204
780 SHORELINE DRIVE
AURORA, IL 60504

OWNER NAME: _____

BY: _____

ATTEST: _____

ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC _____

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
THIS INSTRUMENT _____ 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 _____
RECORDER OF DEEDS _____

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, _____ COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE AMENDED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE AMENDED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOULET, ILLINOIS,
THIS _____ DAY OF _____, A.D., 20____

COUNTY CLERK _____

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, _____ DIRECTOR OF THE TAX MAPPING AND PLATING OFFICE TO 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 PAGE 07-01-24-E AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN):
07-01-04-410-044
07-01-04-410-066
07-01-04-410-076
DATED THIS _____ DAY OF _____, A.D., 20____
DIRECTOR _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER REFERRED TO AS THE "PROPERTY") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY OR AT ILLINOIS POWER AND LIGHT COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES OWNING JURISDICTION OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED HERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENT SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, MAINTAIN, OPERATE, REPLACE, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND SEWER, COMMUNITY 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, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTEE'S PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.
THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THIS SHALL NOT BE USED FOR GARAGES, SHEDS, LANDSCAPING AND OTHER AFORESAID USES OR RIGHTS.
ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODES, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

HOMEOWNERS' ASSOCIATION STORMWATER MANAGEMENT OPERATION AND MAINTENANCE RESPONSIBILITIES

ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "AREAS", INCLUDING DETENTION FACILITIES, DETENTION AREAS, SPACES, DRAINAGE SWALES, CATCH BASINS, INLETS, MANHOLES, BASIN OUTLETS, STORM SEWER SERVICE (DOWN PUMP DRAWN) PIPES, DRAINAGE STRUCTURES, DETENTION BASINS, RETENTION BASINS (INCLUDING SLOPE STABILIZATION AND LANDSCAPING) AND ALL OTHER STORMWATER RELATED FACILITIES NOT LOCATED IN THE CITY OF NAPERVILLE, ILLINOIS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AS MAY BE FURTHER DEFINED IN THE HOMEOWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (THE "HOMEOWNERS' ASSOCIATION").
IN ACCORDANCE WITH AND WITHOUT LIMITATION UPON, THE FOREGOING OBLIGATIONS AND RESPONSIBILITIES THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN LOT 13 AS SHOWN ON THIS PLAT.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
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 INTERCEPTION 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 DATE _____

OWNER'S SIGNATURE _____

OWNER'S PRINTED NAME _____

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-02094, DO HEREBY GRANT PERMISSION TO RECORD THIS PLAT OF SUBDIVISION.
DATED THIS _____ DAY OF _____, 20____
JEFFREY D. DEBANCO
EMAIL: jdebanco@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-02094, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATED FOR THE OWNER THEREOF THE FOLLOWING PARCELS OF REAL PROPERTY AND THAT THE PLAT HEREON JOINTLY IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:
PARCEL 1:
LOTS 9 AND 13 IN NAPERVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
PARCEL 2:
LOT 13 IN NAPERVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
PROPERTY CONTAINS 395,444 SQUARE FEET OR 9.078 ACRES MORE OR LESS.
WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF NAPERVILLE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.
WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, LOTS 9 & 13 OF THE HEREIN DESCRIBED PROPERTY FALL WITHIN ZONE "X" AREAS OF MINOR FLOOD HAZARD AND LOT 13 IS WITHIN ZONE "A" AREAS OF SPECIAL FLOOD ELEVATION (SFE) ACCORDING TO THE INTERACTIVE MAP ON FEMA WEBSITE. A MAP HAS NOT BEEN PRINTED FOR PANEL 17197000500 DATED 2-10-2019 AS NOTED ON FEMA WEBSITE.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____ IN ROSEMONT, ILLINOIS.

JEFFREY D. DEBANCO
EMAIL: jdebanco@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2020

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET NAPERVILLE, IL 60560

SHEET 2 OF 2
CITY PROJECT NO. 19-10000068
MCL PROJECT NO. 3687
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ILLINOIS FIRM LICENSE 184-00294

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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: **LENNAR**
Lennar Homes
1141 East Main Street, Suite 108
East Dundee, IL 60118
Phone: 224-293-3100 Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY	SCALE
	DESIGNED	RNM	
	DRAWN	MRD	
	APPROVED	JDD	
	DATE	07-26-19	
	SCALE	1"=50'	

**FINAL PLANNED UNIT DEVELOPMENT PLAT
NAPERVILLE CROSSINGS COMMUNITY
NAPERVILLE, ILLINOIS**