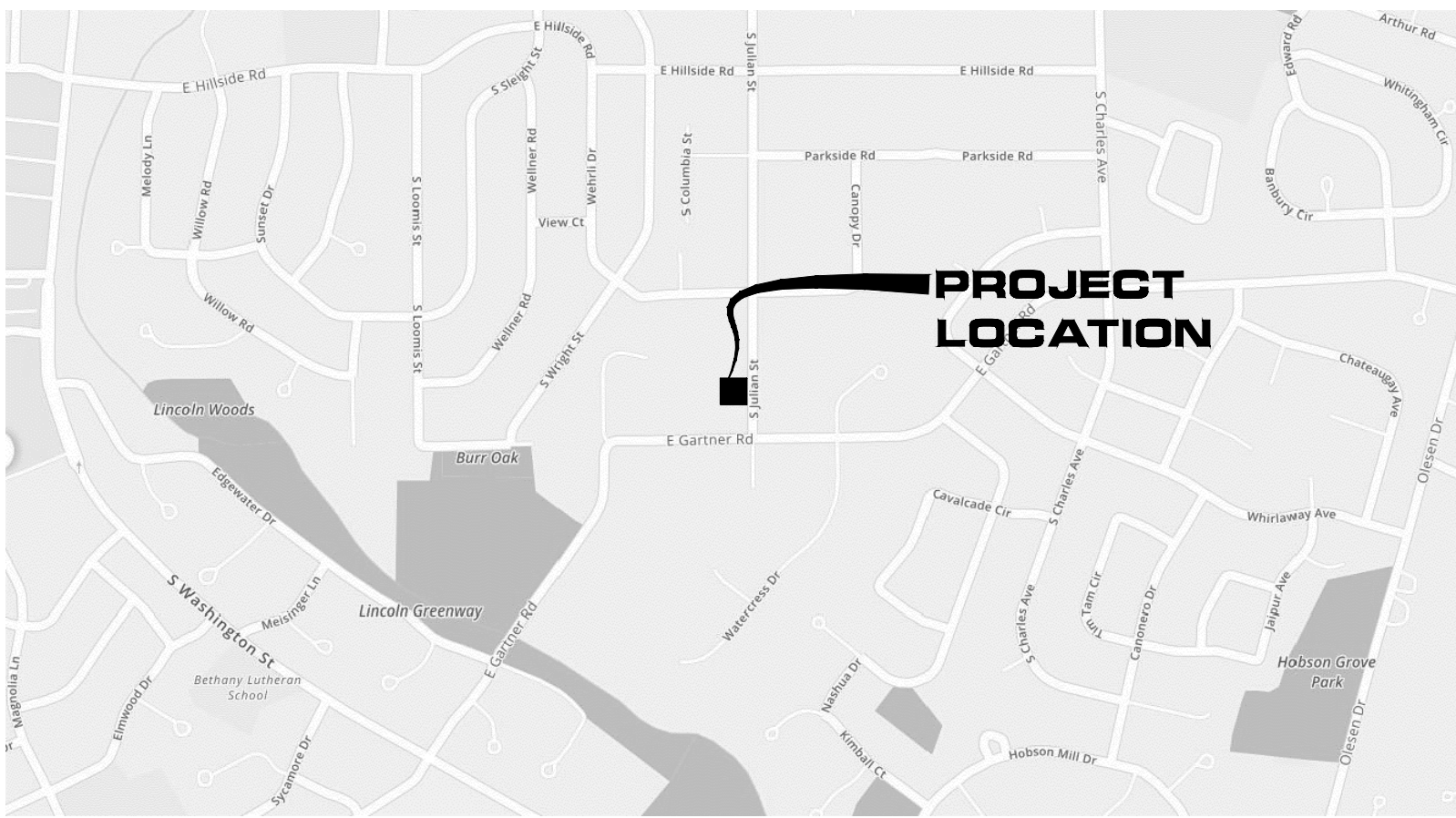
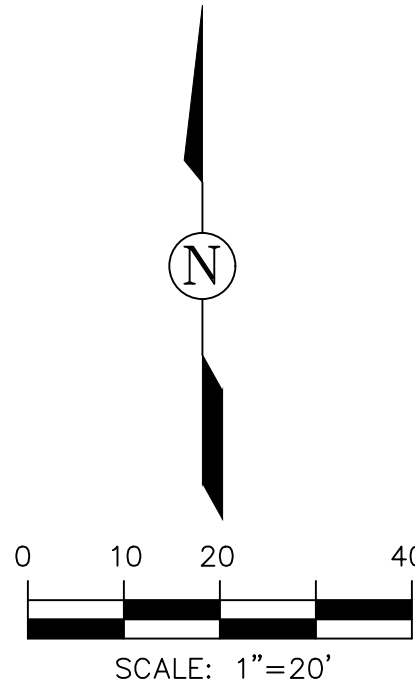


PRELIMINARY/FINAL PLAT OF SUBDIVISION  
OF  
HIDDEN CREEK SUBDIVISION

OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DuPAGE COUNTY, ILLINOIS



LOCATION MAP  
NOT TO SCALE

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 ("P.U.&D.E.") 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.

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, 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 AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS" OR "PCBME". THE GRANT OF SAID PCBME TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND ENFORCE 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. . 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

| PCBME DIMENSION TABLE |          |             |    |             |
|-----------------------|----------|-------------|----|-------------|
| #                     | DISTANCE | BEARING     | #  | BEARING     |
| 1                     | 10.15    | S84°35'44"E | 12 | N88°48'58"W |
| 2                     | 18.89'   | S80°55'05"E | 13 | N68°06'49"W |
| 3                     | 29.54'   | S47°12'08"E | 14 | S26°50'15"W |
| 4                     | 17.75'   | S86°57'49"E | 15 | S08°04'18"W |
| 5                     | 20.55'   | S80°28'16"E | 16 | S53°04'15"W |
| 6                     | 26.73'   | N48°46'40"E | 17 | S88°02'44"W |
| 7                     | 16.09'   | N10°32'26"E | 18 | N78°07'47"W |
| 8                     | 26.28'   | N28°27'57"E | 19 | N53°08'13"W |
| 9                     | 19.97'   | S76°51'39"E | 20 | N76°42'35"W |
| 10                    | 7.22     | N84°08'47"E | 21 | N84°52'32"W |
| 11                    | 7.69'    | S05°35'58"E | 22 | N01°12'03"E |

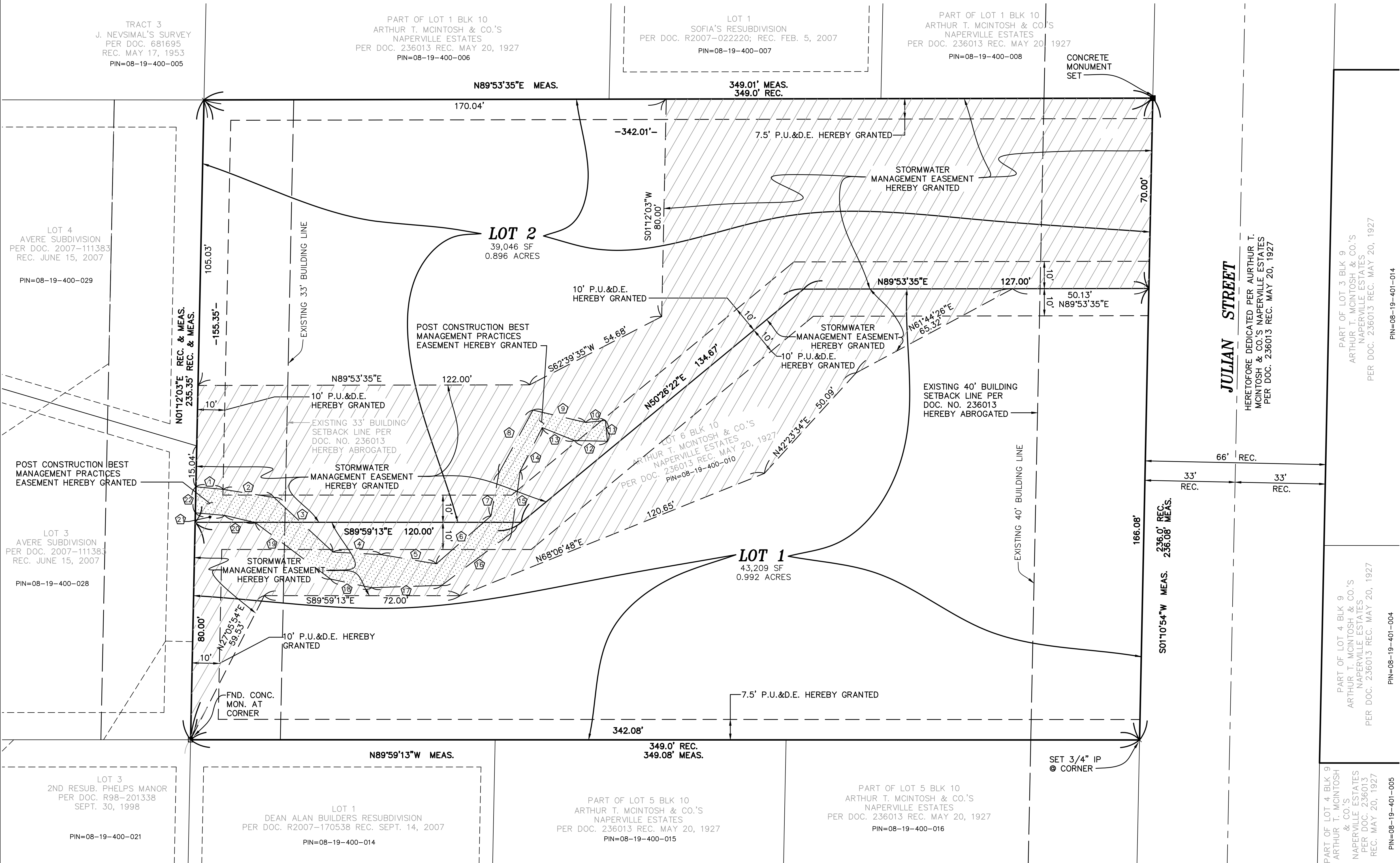
| LEGEND |   |
|--------|---|
|        | SUBDIVISION BOUNDARY  |
|        | EXISTING LOT LINE   |
|        | CENTER LINE   |
|        | PROPOSED LOT LINE   |
|        | PROPOSED EASEMENT LINE  |
|        | PROPOSED RIGHT-OF-WAY LINE  |
|        | EXISTING EASEMENT LINE  |
|        | EXISTING BUILDING SETBACK LINE                                      |
|        | STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED                       |
|        | POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED |

| ABBREVIATIONS |                                      |  |
|---------------|--------------------------------------|--|
| 000.00' MEAS. | MEASURED DATA                        |  |
| 000.00' REC.. | RECORD DATA                          |  |
| P.U. & D.E.   | PUBLIC UTILITIES & DRAINAGE EASEMENT |  |
| PIN           | PERMANENT INDEX NUMBER               |  |

NOTES:

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE).
- DENOTES CONCRETE MONUMENT SET.
- 3/4" I.D. X 24" LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN #3 TO CONFORM TO ILL. COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE HEREBY GRANTED FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 2 FOR SPECIFIC TERMS AND CONDITIONS.
- BASIS OF BEARINGS: WEST LINE OF AVERE SUBDIVISION, RECORDED ON JUNE 15, 2007 AS DOC. NO. R2007-111383, BEING S01°12'03"W

GROSS AREA = 82,255 SQ.FT. OR 1.888 AC.  
NET AREA = 82,255 SQ.FT. OR 1.888 AC.



**ROAKE AND ASSOCIATES**  
Part of Civil & Environmental Consultants, Inc.  
1230 E. Diehl Road, Suite 200, Naperville, IL 60563  
Tel. (877) 963-6026 Fax. (630) 963-6027

PREPARED FOR:  
**M-HOUSE DEVELOPMENT**  
710 EAST OGDEN AVENUE, SUITE 200  
NAPERVILLE, ILLINOIS 60563  
PH. (630) 570-0018

| REVISIONS |      |             |     |      |             |
|-----------|------|-------------|-----|------|-------------|
| NO.       | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|           |      |             |     |      |             |
|           |      |             |     |      |             |
|           |      |             |     |      |             |
|           |      |             |     |      |             |

HIDDEN CREEK SUBDIVISION

PRELIMINARY/FINAL PLAT OF SUBDIVISION

|                       |                  |                      |                  |
|-----------------------|------------------|----------------------|------------------|
| DRN./CKD. BY: PRS/CPV | FILE: 7021PS     | F.LD. BK./PG.: 23/47 | SHEET NO. 1 OF 2 |
| SCALE: 1"=20'         | DATE: 03/20/2020 | JOB NO.: 191-272     |                  |



**STORMWATER MANAGEMENT EASEMENT  
AND COVENANT PROVISIONS**

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOTS 1 AND 2 UNTIL SUCH TIME AS SAID LOTS ARE CONVEYED TO THE PROPERTY OWNERS.

UPON CONVEYANCE, THE PROPERTY OWNERS OF LOTS 1 AND 2 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 PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, AND RULES AND REGULATIONS.

NEITHER THE OWNER, NOR DEVELOPER, NOR THE PROPERTY OWNERS OF LOTS 1 AND 2, 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.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } 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 \_\_\_\_\_ CITY \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_ YEAR \_\_\_\_\_.

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

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

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY \_\_\_\_\_ PRINT NAME \_\_\_\_\_

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME \_\_\_\_\_

\_\_\_\_\_, SAID OWNER, WHO IS PERSONALLY KNOWN TO ME \_\_\_\_\_ TITLE \_\_\_\_\_

TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT

AS SUCH \_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE ME \_\_\_\_\_ TITLE \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ YEAR \_\_\_\_\_ DATE \_\_\_\_\_ MONTH \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
PRINT NAME

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

**MORTGAGEE'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

\_\_\_\_\_, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED \_\_\_\_\_ A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DuPAGE COUNTY, ILLINOIS ON THE

\_\_\_\_\_ OF \_\_\_\_\_ A.D., 20\_\_\_\_ DAY \_\_\_\_\_ 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 ILLINOIS }  
COUNTY OF DuPAGE } 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 \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

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

**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 \_\_\_\_\_, 2020.

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

**DuPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

I, \_\_\_\_\_, 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., 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, M.

\_\_\_\_\_  
RECORDER OF DEEDS

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } 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 LIES IS:

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

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

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

TITLE: \_\_\_\_\_ ITS: \_\_\_\_\_  
PRINT NAME

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 2020. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225  
LICENSE VALID THROUGH NOVEMBER 30, 2021

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

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

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

**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

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 HIDDEN CREEK 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.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2020.

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

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DuPAGE } SS

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 6 IN BLOCK 10 IN ARTHUR T. McINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING A SUBDIVISION IN PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20TH, 1927 AS DOCUMENT 236013 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 18, 1992.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, 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.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_TH DAY OF

\_\_\_\_\_, 2020.

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

**HIDDEN CREEK SUBDIVISION**

**PRELIMINARY/FINAL PLAT OF SUBDIVISION**

DRN./CKD. BY: PRS/CPV FILE: 7021PS FLD. BK./PG.: 100/35  
SCALE: NONE DATE: 03/20/2020 JOB NO.: 191-272

SHEET NO.  
2 OF 2

**ROAKE AND ASSOCIATES**

Part of Civil & Environmental Consultants, Inc.

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



PREPARED FOR:  
**M-HOUSE DEVELOPMENT**  
710 EAST OGDEN AVENUE, SUITE 200  
NAPERVILLE, ILLINOIS 60563  
PH. (630) 570-0018

| REVISIONS |      |             |     |      |             |
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