

THIS IS TO CERTIFY THAT

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, NOS CAUSED THE SAME TO BE PLATTED AS FOWN HERDON, 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 THE AFORESAID.

CERTIFY THAT

A NOTARY PUBLIC IN AND FOR 500D COUNTY IN THE STATE &FORESARD, DO HERE
OF SADD OWNER, WIND AGE REPRODUCTLY VISION TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIPED TO THE FORECOME INSTRUMENT AS SUCH
RESPECTFULLY, APPRAGED BEFORE ME THIS DAY IN PERSON AND JOINITY, AND SEVERALLY
AGNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SADD INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT
AND AS THE PERSON AND VOLUNTARY ACT OF SADD OWNER FOR THE USES AND FUNDESS THEREIN SET TORSE
OF THE STATE OF THE ST

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

\_\_\_\_\_ ATTEST: \_\_\_\_\_CITY CLERK

A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HERERY

SIGNATURE ATTEST:

PRINT TITLE: \_\_\_\_

OWNER'S CERTIFICATE

NOTARY CERTIFICATE

GIVEN UNDER MY HAND AND NOTARIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_

CITY COUNCIL CERTIFICATE STATE OF ILLINOIS )
SS

STATE OF ILLINOIS

THIS INSTRUMENT

AT \_\_\_\_O'CLOCK \_\_\_\_M. RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_DAY OF \_\_\_\_\_\_\_, A.D., 20\_\_\_\_ 

STATE OF ILLINOIS

MAYOR

DUPAGE COUNTY RECORDER'S CERTIFICATE

NOTARY PUBLIC SIGNATURE

STATE OF ILLINOIS)

### MAJOR CHANGE TO FINAL PLANNED UNIT DEVELOPMENT PLAT FOR

## LOT 1 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6

NAPERVILLE, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

#### FINAL PUD STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING A MAJOR CHANGE TO THE PUD WITH THE INTENT TO LOCATE A KLA SCHOOL ON LOT 1 OF THE RE-SUBDIVISION OF LOTS 5 FEITINGER IS REQUESTING A WIGHON CHAPMER IT THE PUBLIC AND THE RESERVE THE CONTROL OF THE RESOLUTION O EASEMENTS. THE CHARACTER OF THE BRACH BRODIE PUD IS VARIED, WITH ELEVATIONS UTILIZING MODERN DESIGN ELEMENTS AND TRADITIONAL SIDING, BRICK, AND STONE MATERIALS. KLA SCHOOL IS LOCATED ON BEEBE DRIVE, WILL PROVIDE MUCH-NEEDED DAYCARE AND EDUCATIONAL OPPORTUNITIES FOR SOUTHWEST NAPERVILLE RESIDENTS, AND WILL UTILIZE MODERN BRICK AND STONE TO COMPLEMENT THE EXISTING ARCHITECTURE OF THIS COMMERCIAL CENTER.

# LOT 2 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6 (PLAT NOT YET RECORDED) VACANT (FUTURE COMMERCIAL) AFFECTED AREA -BEEBE N89 08 02 E 270.50 R=M N89'47'38"W 224.19' R=M CH=S44'40'23"W 64. CH=S44'40'12"W 64.95' R R=45.50'

#### ABBREVIATION TABLE

- N = NORTH
- N = NORTH
  S = SOUTH
  E = EAST
  W = WEST
  S.F. = SQUARE FEET
- DOC DOCUMENT

#### **LEGEND**

LOT BOUNDARY LINE EASEMENT LINE

FLOODPLAIN ZONE SANITARY SEWER WITH MANHOLE

VALVE IN VAULT

STORM SEWER INI FT TYPE A

> MANHOLE, TYPE A WITH CLOSED LID MANHOLE, TYPE A WITH OPEN LID

GREASE TRAP DIDE BOLLARD

HANDICAP PARKING SPACE CURB & GUTTER

SIDEWALK LIMITS OF AFFECTED AREA

#### **BENCHMARKS**

CITY OF NAPERVILLE SURVEY MONUMENT 525, 3D TOP SECURITY MONUMENT CONSISTING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 5° PIVO SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF 75TH STREET AND EN

CITY OF NADEDVILLE SLIDVEY MONLIMENT 10M 3D TOD SECURITY STING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 6" PVC SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF RICKERT ROAD AND

#### SITE BENCHMARK:

A RANDOM CROSS ON THE TOP OF CURB OPPOSITE THE FIRE HYDRANT SOUTH OF THE SOUTHEAST CORNER OF LOT 5.

REVISED: 4/15/21 PREPARED: 3/2/21

BASIS OF BEARING = ILLINOIS STATE PLANE COORDINATES

EAST ZONE SYSTEM

THIS PLAT HAS BEEN SUBMITTED FOR

RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK

GRAPHIC SCALE

#### LEGAL DESCRIPTION

LOT 1 OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT IN DUPAGE COUNTY, ILLINOIS.

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL

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2. AND DISTANCES ARE ALONG ALL CURVES.

3. THERE ARE WELLAND AREAS ON AND NEAR THE SUBJECT PROPERTY.

4. IRON PIESE PLACED AT ALL CORNERS.

5. SANITARY SEWERS, STOMN SEWERS, AND WATER ARE PRIVATE UTILITIES.

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6. REFER TO IN ESUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A

5. SEPARATE DOCUMENT. TRANSFORMER AND PRIMARY CARELS TO BE

6. GRANTED BY THE SUBDIVISION PLAT FOR BRADFORD COMMONS

1. RESUBDIVISION OF UTILS 3. B.

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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) SS COUNTY OF DU PAGE)

I. MARK S. STIMAC. AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587. HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 511-128 AS HEREFOFORE AND HEREAFTER AMENDED.

I HERERY STATE THAT THE PROPERTY IS IN ZONE "Y" AS IDENTIFIED BY THE FEDERA HERREBY STATE THAT PROPERTY IS NOTOR: "X AS DESTRIBLED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTHON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, COMMUNITY PANEL NUMBER 1704302027, EFFECTIVE DATE AUGUST 1, 2019, ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

GIVEN UNDER MY HAND AND SEAL AT

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587

ARS ESTATE, LLC 3644 WHITE EAGLE DRIVE NAPERVILLE, IL 60564

CITY OF NAPERVILLE PROJECT NO. 21-10000034



INTECH CONSULTANTS, INC. ENGINEERS / SURVEYORS

1989 UNIVERSITY LANE, SUITE D — LISLE, ILLINOIS

TEL: (630) 964-5656 FAX: (630) 964-5052

E-MAI: CADBINTECHONSULTANTS.OM

ILLINOIS REGISTRATION No. 184-001040

SHEET No. 1 of 1 JOB No.: 2020-004

## WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, -YARD HEIGHT/BULK LIMITATIONS NO. OF VEHICLE NO. OF BICYCLE TOTAL GROSS MINIMUM MAXIMUM FLOOR AREA RATIO PARKING SPACES PARKING SPACES FLOOR AREA 52,273 S.F. B-2 PUD NOT REQUIRED 0.325