

FINAL PLAT OF SUBDIVISION FOR

NAPER COMMONS-PHASE 1

BEING A PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH,
RANGE 10, AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

NOTE:
KEY/MAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

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

TOTAL AREA OF SUBDIVISION
9.846 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
PART OF 05-32-300-014
PART OF 08-05-207-036
PROPERTY RECENTLY
SUBDIVIDED AND NO ADDRESS
LISTED ON COUNTY/CITY WEB
SITES. UNDERLYING ADDRESS
PER NOKIA CAMPUS
SUBDIVISION IS
2000 LUCENT LANE,
NAPERVILLE, ILLINOIS 60563

SHEET 1 OF 5



SITE
LOCATION

VICINITY MAP

UNSUBDIVIDED
E.L.N. 05-32-101-010
OWNER: FOREST PRESERVE
DISTRICT OF DUPAGE COUNTY

UNSUBDIVIDED
E.L.N. 05-32-300-006
OWNER: FOREST PRESERVE
DISTRICT OF DUPAGE COUNTY

UNSUBDIVIDED
E.L.N. 05-32-300-003
OWNER: FOREST PRESERVE
DISTRICT OF DUPAGE COUNTY

UNSUBDIVIDED
E.L.N. 05-32-300-004
OWNER: FOREST PRESERVE
DISTRICT OF DUPAGE COUNTY

OUTLOT A
E.L.N. 05-32-300-013
OWNER: NS MPG, INC.

LOT 3
E.L.N. 08-05-207-035
OWNER: NS MPG, INC.

NOKIA CAMPUS
SUBDIVISION
PER DOC. R2020-085330

LINE	BEARING	LENGTH
L1	S 24°08'43" W	216.21'
L2	N 65°41'32" W	100.00'
L3	N 71°01'33" W	150.61'
L4	N 83°17'50" W	65.97'
L5	S 79°35'31" W	103.61'
L6	N 07°17'31" E	17.00'
L7	N 19°06'13" W	57.84'
L8	N 70°53'47" E	66.00'
L9	N 79°35'31" E	160.26'
L10	N 83°11'53" E	70.74'
L11	S 83°52'23" E	114.14'

CURVE	RADIUS	LENGTH	CHORD BEARING
C1	183.00'	54.65'	S 88°08'51" W
C2	117.00'	36.14'	N 88°26'31" E
C3	32.00'	14.74'	N 05°54'21" W

LOT NO.	AREA (S.F.)	AREA (AC.)
162	10,684	0.245
163	14,562	0.334
164	14,768	0.339
165	12,990	0.299
166	14,760	0.338
167	13,076	0.300
168	4,371	0.100
169	4,371	0.100
170	6,541	0.150
171	8,759	0.201
172	6,541	0.150
173	8,759	0.201
174	6,541	0.150
175	8,759	0.201
176	6,579	0.151
177	12,125	0.278
OUTLOT K	35,532	0.816
OUTLOT L	7,677	0.176
OUTLOT M	5,572	0.128
OUTLOT N	80,913	1.868
OUTLOT O	26,928	0.618
OUTLOT P	45,462	1.044
OUTLOT Q	46,880	1.076
OUTLOT R	4,442	0.102

PUBLIC UTILITY AND DRAINAGE
EASEMENTS ARE EQUAL TO AREA
OF OUTLOTS

LEGEND
— SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
— LOT LINE/PROPERTY LINE (Solid Line)
— ADJACENT LOT LINE/PROPERTY LINE (Thin Solid Line)
--- EXISTING EASEMENT LINE (Short Dashed Line)
--- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
--- CENTERLINE (Single Dashed Line)
--- QUARTER SECTION LINE (Double Dashed Line)
--- SECTION LINE (Triple Dashed Line)
--- NAPERVILLE MUNICIPAL BOUNDARY LINE (Notched Line)
■ SET CONCRETE MONUMENT
■ UNDERLYING SUBDIVISION PARCEL NUMBER

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF
CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER
DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
P.U. & D.E. — INDICATES PUBLIC UTILITY AND
DRAINAGE EASEMENT HEREBY GRANTED.
SEE PROVISIONS CONTAINED HEREIN.
S.S.E. — INDICATES SANITARY SEWER EASEMENT HEREBY GRANTED.
TO THE COUNTY OF DUPAGE, SEE PROVISIONS CONTAINED
HEREIN.
THE MEASURED BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT
OF SUBDIVISION FOR NOKIA CAMPUS PER DOCUMENT R2020-085330.
GAP IN LOT NUMBERS DUE TO THE PREDEFINED LOT NUMBERING WITHIN
THE ENTIRE NAPER COMMONS DEVELOPMENT.
FP — FOUND IRON PIPE (# AS SHOWN)
FR — FOUND IRON ROD (# AS SHOWN)
OUTLOTS K, L, M, N, O, P, Q AND R TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.
NOTE 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 POINT BASIS PRIOR TO
ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN
THE PLATTED AREA PER SECTION 7-3-05.2.2 OF THE NAPERVILLE
MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING
STRUCTURE.

PERMANENT ACCESS CONTROL COVENANT

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM NAPERVILLE ROAD
(COUNTY HIGHWAY #23) ONTO OUTLOT I AND LOT 177 AS SHOWN ON
THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE
PERMANENT.

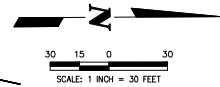
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 402138 FILE NAME: SUBPLAT 1
DRAWN BY: AUB FLD. BK. / PG. NO.: D42
COMPLETION DATE: 04-29-21 JOB NO.: 402138
REVISED 06-17-21/AJB PER CITY COMMENTS DATED 05-26-21
REVISED 06-29-21/AJB UPDATED STREET NAMES
REVISED 07-09-21/AJB PER CITY COMMENTS DATED 07-07-21
REVISED 07-13-21/AJB REVISED STREET NAMES

NAPER COMMONS-PHASE 1 FINAL PLAT OF SUBDIVISION
CITY OF NAPERVILLE PROJECT NO. 21-10000001
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EXHIBIT C



LOT 3

WIND CAMPUS
SUBDIVISION
PER DOC. R2020-085330

JOSIAH ROAD
HERE TO BE DEDICATED
PER DOC. R2021-
(FORMERLY LUCENT LANE AS
SHOWN ON THE PLAT AND AS SET
OUT ON ORDINANCE 21-
PER DOC. R2020-085330

MATCH LINE SEE SHEET 3
EXHIBIT C

NOTE: A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT
IS HEREBY GRANTED OVER ALL OF OUTLOT K



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www.cemcon.com

DISC NO.: 402138 FILE NAME: SUBPLAT 1
DRAWN BY: AJB FLD. BK. / P.O. NO.: D42
COMPLETION DATE: 04-29-21 JOB NO.: 402138
REVISED 06-17-21\AJB PER CITY COMMENTS DATED 05-26-21
REVISED 06-29-21\AJB UPDATED STREET NAMES
REVISED 07-09-21\AJB PER CITY COMMENTS DATED 07-07-21
REVISED 07-13-21\AJB REVISED STREET NAMES

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MATCH LINE-SEE SHEET 2

JOSIAH ROAD
HERETOFORE DEDICATED
PER DOC. R2021-_____
(FORMERLY KNOWN AS LUCENT LANE AS
DEPICTED ON THE PLAT OF DEDICATION PER
DOC. R2021-_____ AND AS SET FORTH
ON ORDINANCE 21-_____)_____

LOT 3
NOKIA CAMPUS
SUBDIVISION
PER DOC. R2020-085330

WEATHERBEE LANE
HERETOFORE DENIED

PER DOC. R2021-_____
(FORMERLY KNOWN AS LUCENT LANE AS
DEPICTED ON THE PLAT OF DEDICATION
DOC. R2021-_____
ON ORDINANCE 21-_____, AND AS SET FORTH

EXHIBIT C

NOTE: A BLANKET PUBLIC UTILITY AND DRAINAGE
EASEMENT IS HEREBY GRANTED OVER ALL
OF OUTLOTS L, M AND N

_____ P.I.N.: 08-05-207-009
OWNER: DANADA WOODS TOWNHOMES

_____ P.I.N.: 08-05-207-019
OWNER: DANADA WOODS TOWNHOMES

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DISC NO.: 402138 FILE NAME: SUBPLAT 1
DRAWN BY: AJB FLD. BK. / PG. NO.: D42
COMPLETION DATE: 04-29-21 JOB NO.: 402.138
REVISED 06-17-21 AJB PER CITY COMMENTS DATED 05-26-21
REVISED 06-29-21 AJB UPDATED STREET NAMES
REVISED 07-09-21 AJB PER CITY COMMENTS DATED 07-07-21
REVISED 07-13-21 AJB REVISED STREET NAMES

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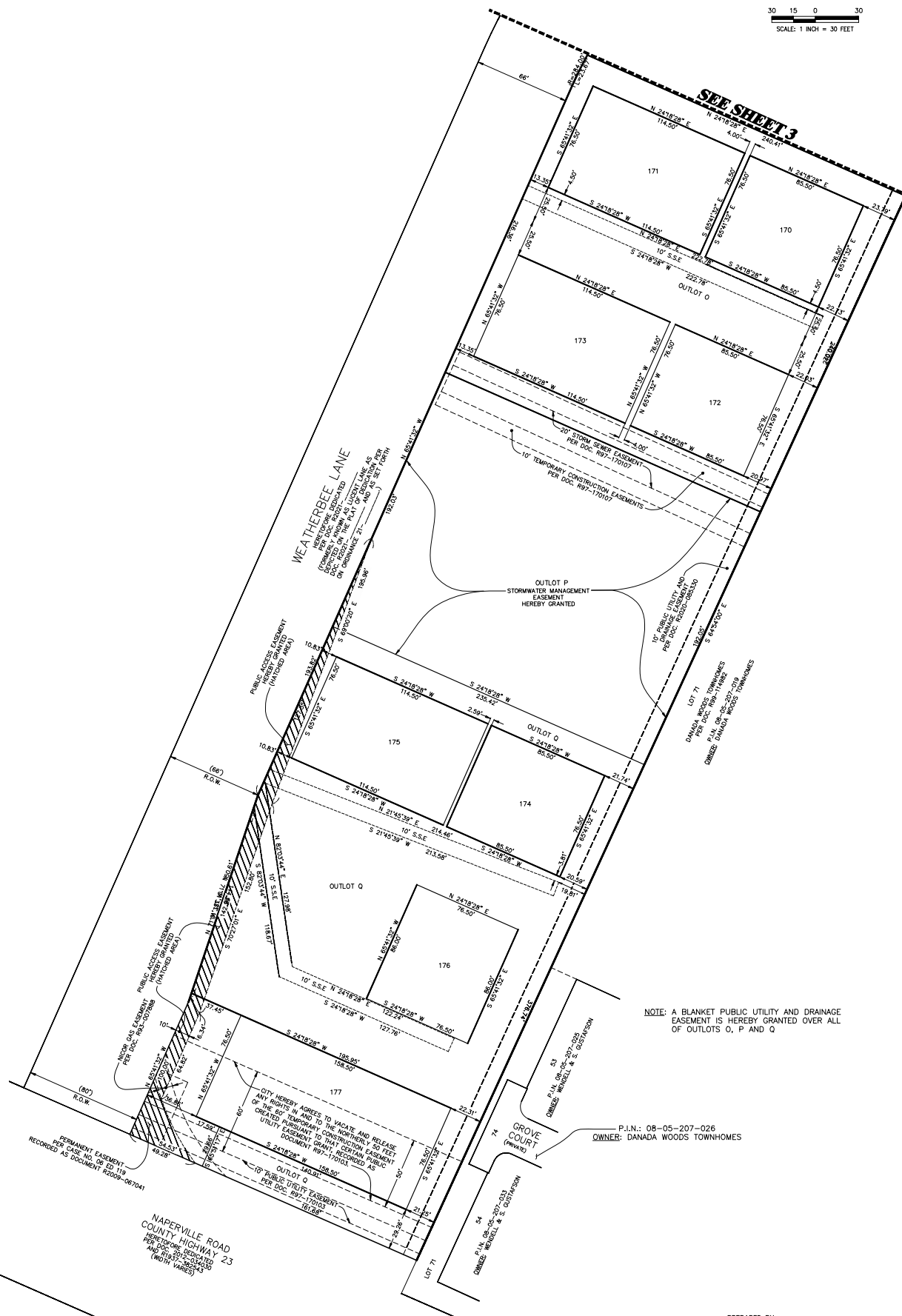
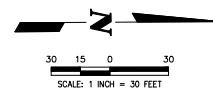


EXHIBIT C



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REVISED 07-09-21\AIB PER CITY COMMENTS DATED 07-07-21
REVISED 07-13-21\AIB REVISED STREET NAMES

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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATED 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 SCHMIDT, ILL. THIS ____ DAY OF ____ A.D., 2021.
(DATE) (MONTH)
PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
1100 E. SCHMIDT ROAD
SUITE 300
SCHMIDT, ILL. 60173
OWNER: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____ AND _____
PRINT NAME TITLE

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 _____ AND _____, TITLE _____, TITLE _____, RESPECTIVELY,
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., 2021.
NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON ____ MONTH ____ DATE ____ 20____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 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 ARE:
COMMUNITY UNIT SCHOOL DISTRICT #200
130 WEST PARK AVENUE
WHEATON, IL 60189
NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT #203
503 WEST HILLSIDE ROAD
NAPERVILLE, IL 60540
OWNER NAME: _____
BY: _____ ATTEST: _____
ITS: _____ ITS: _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ A.D., 2021.

NOTARY PUBLIC

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., 2021.
BY: _____ MAYOR _____ CITY CLERK _____
ATTEST: _____

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
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 APPOINTED 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

DUPage COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
THIS INSTRUMENT ____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPage COUNTY, ILLINOIS, ON THE ____ DAY OF ____ A.D. 2021 AT ____ O'CLOCK ____ M.
RECORDER OF DEEDS

DUPage COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
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 ____ 20____.

COUNTY CLERK
DUPage COUNTY PUBLIC WORKS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPage)
I, _____, SUPERINTENDENT OF THE COUNTY OF DUPage DEPARTMENT OF PUBLIC WORKS & OPERATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS AND THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE COUNTY OF DUPage DEPARTMENT OF PUBLIC WORKS.
DATED AT _____, DUPage COUNTY, ILLINOIS, THIS ____ DAY OF ____ 2021.

SUPERINTENDENT

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPage)
I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #025-003072, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT #2020-085330, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERNMOST CORNER OF SAID LOT 4 ON THE WEST LINE OF NAPERVILLE ROAD CONTIGUOUS WITH DANADA WOODS TOWNHOMES RECORDED AS DOCUMENT #1999-114382; THENCE SOUTH 24 DEGREES 08 MINUTES 43 SECONDS WEST, 216.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF _____, DEDICATED PER PLAT RECORDED AS DOCUMENT 2021-____; (THE FOLLOWING TEN COURSES ARE ALONG THE BOUNDARY OF SAID RIGHT OF WAY LINE: 1) THENCE NORTH 65 DEGREES 41 MINUTES 32 SECONDS WEST, 100.00 FEET; 2) THENCE NORTH 71 DEGREES 01 MINUTES 33 SECONDS WEST, 150.61 FEET; 3) THENCE NORTH 68 DEGREES 41 MINUTES 32 SECONDS WEST, 535.74 FEET; 4) THENCE NORTHWESTERLY, 336.84 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 284.00 FEET AND A CHORD BEARING NORTH 29 DEGREES 29 MINUTES 41 SECONDS WEST; 5) THENCE NORTH 06 DEGREES 42 MINUTES 10 SECONDS EAST, 608.19 FEET; 6) THENCE NORTH 83 DEGREES 17 MINUTES 50 SECONDS WEST, 65.97 FEET; 7) THENCE SOUTHWESTERLY, 54.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 183.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 08 MINUTES 51 SECONDS WEST; 8) THENCE SOUTH 79 DEGREES 35 MINUTES 31 SECONDS WEST, 103.61 FEET; 9) THENCE WESTERLY, 36.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.00 FEET AND CHORD BEARING SOUTH 88 DEGREES 26 MINUTES 31 SECONDS WEST; 10) THENCE NORTH 82 DEGREES 42 MINUTES 29 SECONDS WEST, 901.66 FEET; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, 17.00 FEET; THENCE NORTHERLY, 14.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET AND A CHORD BEARING NORTH 05 DEGREES 54 MINUTES 21 SECONDS WEST; THENCE NORTH 19 DEGREES 06 MINUTES 13 SECONDS WEST, 57.84 FEET; THENCE NORTH 70 DEGREES 03 MINUTES 47 SECONDS EAST, 66.00 FEET; THENCE SOUTH 82 DEGREES 42 MINUTES 29 SECONDS EAST, 872.30 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 31 SECONDS EAST, 160.26 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 50 SECONDS EAST, 114.74 FEET TO AN EASTERLY LINE OF SAID LOT 4; (THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY LINE OF SAID LOT 4): 1) THENCE SOUTH 06 DEGREES 07 MINUTES 37 SECONDS WEST, 722.62 FEET; THENCE SOUTH 64 DEGREES 54 MINUTES 00 SECONDS EAST, 975.13 FEET TO THE POINT OF BEGINNING, IN DUPage COUNTY, ILLINOIS.

BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 17043C0153J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, AND LETTER OF MAP REVISION DATED APRIL 26, 2021, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X AS DESIGNATED AND DEFINED BY FEMA.
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 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS ____ DAY OF ____ A.D., 2021.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2022

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPage)
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 SUBDIVISION 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., 2021.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER COMPANY NAME: _____

BY: _____ PRINT

ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE

STRIP STYLE 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 DBA NICOR GAS, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" (AREAS) ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, MAINTAIN, REPAIR, INSPECT, MAINTAIN, AND OPERATE COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, 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 AGENCIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR SEWERS, 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, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REMOVING, REPLACING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, TOGETHER WITH NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

BLANKET STYLE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE, INCLUDING BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METER) ATTACHED THERETO, ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, 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 PROPERTY, 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 GRANTORS 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 SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE 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.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, AND 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) E.M.E.) ON THE PLAT FOR THE PURPOSES OF:
1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING/INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES CONSISTENT WITH THE INTENDED DESIGN OF THE STORMWATER FACILITIES;
2. ENTERING ONTO THE S.M.E. AND, AS REASONABLY NECESSARY, 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;
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER OBSTACLES THAT INTERFERE WITH THE S.M.E. WHICH INTERFERE WITH THE OPERATION OF THE STORMWATER FACILITIES.

NO PERMANENT BUILDINGS MAY BE CONSTRUCTED IN THE S.M.E., BUT THE S.M.E. MAY BE USED FOR OTHER PURPOSES, SPECIFICALLY INCLUDING A SHARED USE PATH, THAT DO NOT THEN OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON OR UNDER THE S.M.E.

OWNER SHALL HAVE FULL RESPONSIBILITY FOR THE S.M.E. AREAS SHOWN ON THE PLAT UNTIL SUCH TIME AS SAID AREAS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION, UPON CONVEYANCE, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE AND 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 THE HOMEOWNERS' ASSOCIATION, OR ANY OF THEIR AGENTS, CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES OF THE S.M.E. 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.

IF EITHER THE OWNER OR THE HOMEOWNERS' ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OF THE S.M.E. 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 OUTLOTS.

THE INDIVIDUAL OWNER(S) OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEASEES, 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 THE S.M.E. IN PERFORMING THE ABOVE REFERENCED WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S 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, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION IN EQUITY OF A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.

PUBLIC ACCESS EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIANS AND NON-MOTORIZED VEHICLES (EXCEPT FOR MOTORIZED CHAIRS USED BY DISABLED PERSONS) IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC, ON, OVER, THROUGH, ALONG AND ACROSS THE MULTI-PURPOSE TRAIL, CONSTRUCTED WITHIN ANY OF THE AREAS OF THE PLAT HEREON DESIGNATED AS "PUBLIC ACCESS EASEMENT", SAID EASEMENT SHALL BE 16 FEET IN WIDTH MEASURED EIGHT FEET FROM THE CENTERLINE OF THE MULTI-PURPOSE TRAIL, AS CONSTRUCTED, HOWEVER NO PART OF SAID EASEMENT SHALL IMPEDE OR EXTEND BEYOND THE PROPERTY DESIGNATED AS AN OUTLOT AS SHOWN HEREON AND ON WHICH THE MULTI-PURPOSE TRAIL IS CONSTRUCTED. SAID EASEMENT IS SUBJECT TO (i) THE RULES AND REGULATIONS FOR THE USE OF THE EASEMENT AREA, WHICH RULES AND REGULATIONS SHALL BE ESTABLISHED BY THE HOMEOWNERS' ASSOCIATION, WHICH MAY BE AMENDED FROM TIME TO TIME BY THE HOMEOWNERS' ASSOCIATION SUBJECT TO THE APPROVAL OF THE CITY OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT AND (ii) THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ALL LOT COVEENANTS WHICH SHALL BE MADE OF RECORD, WHICH MAY BE AMENDED FROM TIME TO TIME AS PROVIDED THEREIN.

SANITARY SEWER PROVISIONS

A NON EXCLUSIVE PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF DUPage, AND ITS ASSIGNS AND SUCCESSORS, OVER THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT AND, OR PUBLIC UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, REPAIR, REMOVE, OR REMOVE, FROM TIME TO TIME, A SANITARY SEWER MAIN AND RELATED APPURTENANCES AND FACILITIES USED IN CONNECTION WITH THE CONVEYANCE AND DISTRIBUTION OF THE SANITARY SEWER IN, UNDER, ACROSS, ALONG AND, OR, UPON SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS THEREON. THE RIGHTS GRANTED BY THIS INSTRUMENT INCLUDE THE AUTHORITY TO REMOVE TREES, SHRUBS AND ROOTS AS MAY BE REASONABLY REQUIRED TO INSTALL OR TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES, NO OBSTRUCTIONS OR IMPROVEMENTS OF ANY TYPE SHALL BE PLACED OVER OR ACROSS SANITARY SEWER MAINS, APPURTENANCES OR FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF NAPERVILLE. SHALL SUCH OBSTRUCTIONS OR IMPROVEMENTS BE LOCATED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE GRANTORS' SANITARY SEWER MAINS, APPURTENANCES, FACILITIES AND/OR EASEMENTS.

PREPARED BY:



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EXHIBIT C