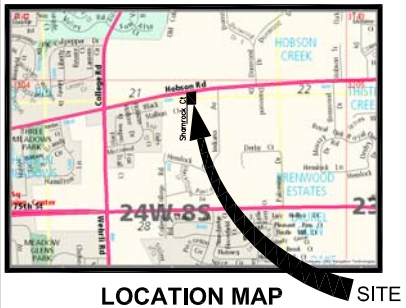
M:\CAD Projects\2011\2011-018\dwg\2011-018 SUB PLAT.dwg, SUB PLAT, 8/22/2012 10:08:09 AM, SJP

P.I.N. 08-28-200-018

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

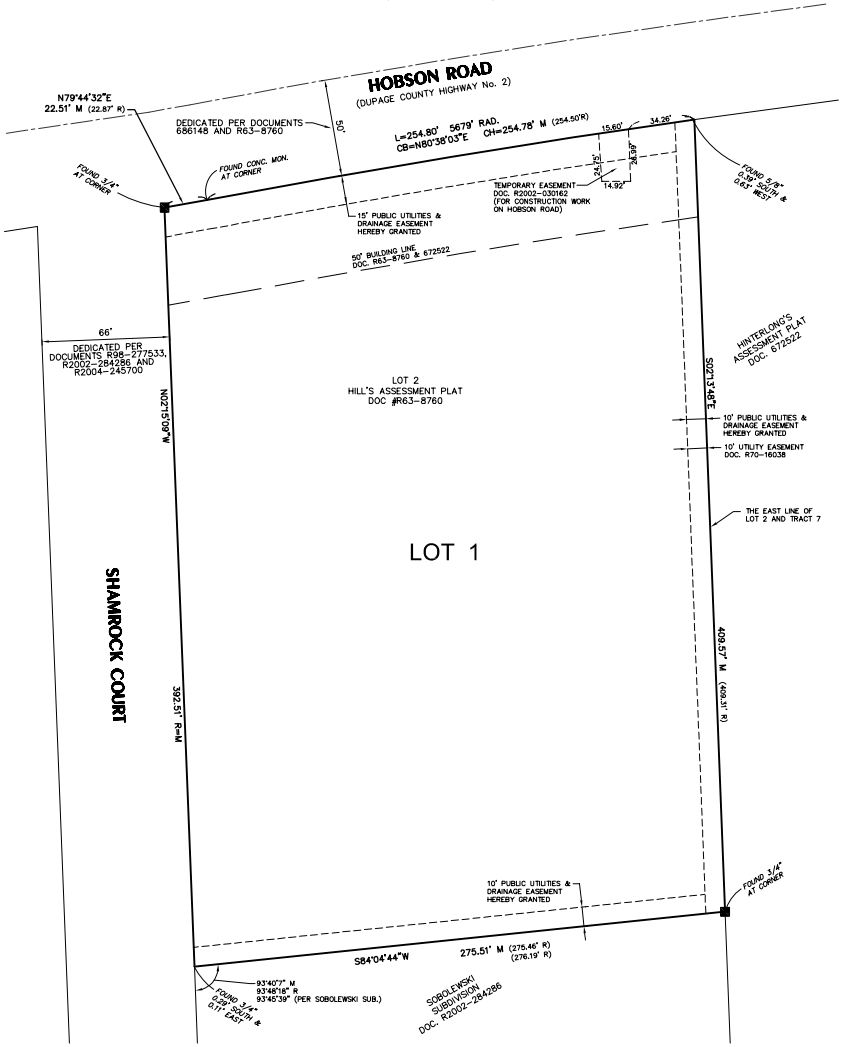
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR HARTER SUBDIVISION

PART OF SECTIONS 21, 22 AND 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



SCALE: 1" = 30'

BASIS OF BEARING – ASSUMED

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

SITE DATA

CURRENT ZONING: UNINCORPORATED

LOT 1: 110,582 S.F = 2.5386 AC.

ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
P.U.& D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT

LEGEND

- SUBDIVISION BOUNDARY LINE
- R.O.W. LINE
- PROPERTY LINE
- BUILDING LINE
- EASEMENT LINE
- CONCRETE MONUMENT

SURVEYOR'S NOTES:

1. 3/4 INCH DIAMETER x 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. 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.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS IS TO STATE THAT I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 2 OF HILL'S ASSESSMENT PLAT OF TRACT 7 IN HINTERLONG'S ASSESSMENT PLAT OF PART OF SECTIONS 21, 22 AND 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HILL'S ASSESSMENT PLAT RECORDED MARCH 25, 1963 AS DOCUMENT R63-8760, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2, 355.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE 409.31 FEET TO THE SOUTHERLY LINE OF HOBSON ROAD AS NOW PLATTED AND RECORDED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF HOBSON AS NOW PLATTED AND RECORDED 277.37 (RECORD) 277.25 FEET (MEASURED) TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, 392.51 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 93 DEGREES 48 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 276.19 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. 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 AMMENDED.

I, FURTHER STATE THAT THE LAND AREA INCLUDED IN THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS COMMUNITY PANEL NUMBER 17043C0805H AND 17043C0808H EFFECTIVE DATE DECEMBER 16, 2004 ZONE "X" UNSHADED, IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

DATED THIS _____DAY OF _____A.D., 20_____

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2012

OWNER:

TOM HARTER, SR.
1134 KINZIE COURT
NAPERVILLE, ILLINOIS
PHONE NO.: (630) 276-0514
E-MAIL: THARTERSR@MICRODG.COM

CITY OF NAPERVILLE PROJECT NUMBER 12-1-80

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
TEL.: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

REVISED: 8-20-12 PER CITY REVIEW 8-15-12
REVISED: 7-24-12 PER CITY REVIEW 6-26-12
PREPARED: 3-9-12

SHEET No. 1 of 2 JOB No.: 2011-018

HARTER SUBDIVISION-PRELIMINARY/FINAL PLAT OF SUBDIVISION

P.I.N. 08-28-200-018

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

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR HARTER SUBDIVISION

PART OF SECTIONS 21, 22 AND 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HARTER INVESTMENT STRATEGIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20_____

OWNER NAME: HARTER INVESTMENT STRATEGIES LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
THOMAS F. HARTER, SR.

ITS: MANAGER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE
(PRINT NAME)
STATE AFORESAID, DO HEREBY CERTIFY THAT THOMAS F. HARTER, SR. PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY AS OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, A.D., 20_____

_____
NOTARY SIGNATURE

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF _____)

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20_____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE ____ DAY OF _____, A.D., 20_____, AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF EASEMENTS DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____.

MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF_____)

I _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, A.D., 20_____

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT HARTER INVESTMENT STRATEGIES LLC, AN ILLINOIS 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 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 NAME: HARTER INVESTMENT STRATEGIES LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
THOMAS F. HARTER, SR.

ITS: MANAGER

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

_____
NOTARY PUBLIC

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20_____

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, DBA AT&T ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREA MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA 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 RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN 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 EASEMENTS 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 FOR 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 WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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 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_____

_____
SIGNATURE
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

OWNER NAME: HARTER INVESTMENT STRATEGIES LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
THOMAS F. HARTER, SR.

ITS: MANAGER

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE 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

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
SS
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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, IL
THIS _____ DAY OF _____, A.D., 20_____

_____
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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: _____ ATTEST: _____
MAYOR CITY CLERK

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS IS TO STATE THAT I _____, AN ILLINOIS PROFESSIONAL
PRINT NAME
LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEROIN DRAWN

TITLED _____
PRINT SUBDIVISION NAME

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 _____ COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL

THIS _____DAY OF _____A.D., 20_____

_____
SIGNATURE
ILLINOIS PROFESSIONAL LAND SURVEYOR _____

LICENSE EXPIRATION/RENEWAL DATE: _____

CITY OF NAPERVILLE PROJECT NUMBER 12-1-80

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
TEL.: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

REVISED: 8-20-12 PER CITY REVIEW 8-15-12
REVISED: 7-24-12 PER CITY REVIEW 6-26-12
PREPARED: 3-9-12

SHEET No. 2 of 2 JOB No.: 2011-018

HARTER SUBDIVISION-PRELIMINARY/FINAL PLAT OF SUBDIVISION

M:\CAD Projects\2011\2011-018\dwg\2011-018 SUB PLAT.dwg, 2ND, 8/22/2012 10:07:44 AM, SJP