PRELIMINARY / FINAL PLAT OF SUBDIVISION

KETTELL'S OGDEN AVENUE PLAT OF SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.'S
08-07-316-001
08-07-316-002

COUNTY RECORDER

BASIS OF BEARINGS

BASIS OF BEARINGS IS ASSUMED, HOLDING
THE EAST LINE OF BRAINARD STREET AS
NORTH 02 DEGREES 28 MINUTES 06 SECONDS WEST

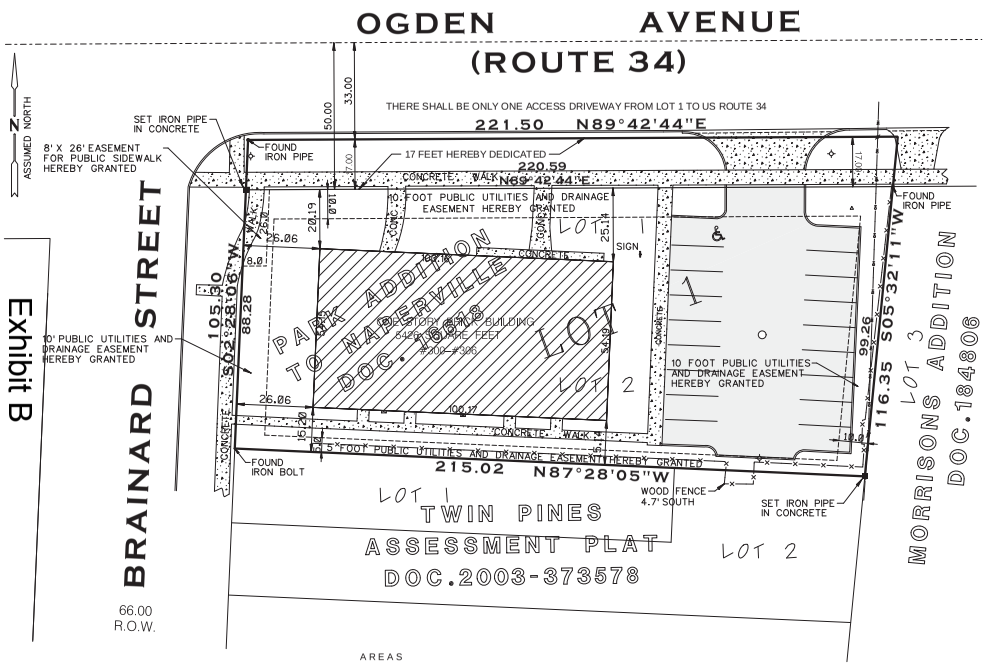

Exhibit B

AREAS

LOT 1 - 20,382 SQUARE FEET - 0.4679 ACRES

ROAD DEDICATION - 3,758 SQUARE FEET

UTILITIES 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 AGREEMENT FROM 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 "PU&DE" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO 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 RIGHT OF ACCESS ACROSS THE 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 UTILITES, 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 BUT NOT LIMITED TO WATER, STORM AND SANITARY SERVICE AND MAINTENANCE. FURTHER, THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR THE 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 UTILTIY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THIS LIMITED ACCESS EASEMENT SHALL NOT IMPEDE THE CONSTRUCTION OR EXISTENCE OF CURRENT OR FUTURE BUILDINGS OR STRUCTURES ON THE PROPERTY DESCRIBED HEREIN.

SIDEWALK EASEMENT PROVISIONS

A PERMANENT PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ITS SUCCESSORS AND ASSIGNS OVER THE AREA MARKED "PUBLIC SIDEWALK EASEMENT" OR "P.S.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT AND REPAIR THE PUBLIC SIDEWALK WITHIN THE SUBJECT EASMENT AREA TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPUTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG, AND THOUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR PEDESTRIAN TRAFFIC AND FOR THE NECESSARY MEN AND EQUIPMENT TO 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 PUBLIC SIDEWALKS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR LAWNS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORSAID USES OR RIGHTS.

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

DU PAGE COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED

FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID,

ON THE _____ DAY OF _____, 20_____, AT

_____O'CLOCK _____M.

BOOK_____OF PLATS ON PAGE_____

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2, BLOCK 1, OF PARK ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT 16618, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF 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 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE UNSHADED "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS, COMMUNITY-PANEL NUMBER 17043C0801H, DATED DECEMBER 16, 2004.

IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS_____

DAY OF _____, 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO. 3059
LICENSE EXPIRATION DATE: NOVEMBER 30, 2016
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

20 0 20 40
GRAPHIC SCALE - FEET

OWNER:

ROBERT KETTELL CONSTRUCTION CO.
8 S. DERBY DRIVE
NAPERVILLE, IL 60540
630-983-7855

CITY PROJECT #14-10000143

Rev.	Date	Description	By
3	1/21/15	FINAL REVIEW	DS
2	1/6/15	NAPERVILLE REVIEW OF 12/23/14	DS
1	11/24/14	CITY OF NAPERVILLE REVIEW	

PRELIMINARY/FINAL PLAT OF SUBDIVISION
KETTELL'S OGDEN AVE. PLAT OF SUBD.

LOCATION: #300-#306 OGDEN AVENUE NAPERVILLE, IL

PREPARED FOR: ROBERT KETTELL CONSTRUCTION CO. 8 S. DERBY DRIVE NAPERVILLE, IL 60540

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING · CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
OVER A CENTURY OF SERVICE TO OUR CLIENTS
207 S. NAPERVILLE ROAD WHEATON, IL 60187
(630)668-7603 FAX: (630)682-1760
Email: wmaltd@wmaltd.com
DESIGN FIRM LICENSE NO. 184-003101

JOB #:	DATE:	SCALE:
43573	7/29/14	1"=20'
SURV: GA	DR AWN: DS	DESIGN:
FILE #: D - 32185 - CONS.		SHEET #: 1 OF 2

PRELIMINARY / FINAL PLAT OF SUBDIVISION

KETTELL'S OGDEN AVENUE PLAT OF SUBDIVISION

COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT ROBERT KETTELL CONSTRUCTION CORPORATION, AN ILLINOIS CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS _____ DAY OF _____ 20_____.
DAY MONTH

OWNER NAME: THE ROBERT KETTELL CONSTRUCTION CORPORATION

BY:_____
SIGNATURE

_____
PRINT NAME

ATTEST:_____
SIGNATURE

_____
PRINT NAME

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE
PRINT NAME

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, AND _____
PRINT NAME PRINT NAME

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

SUCH_____AND _____,
PRNT TITLE PRINT TITLE

RESPECTFULLY, 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 CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____20____
DAY MONTH.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 _____, 20_____.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION/RENEWAL DATE

_____
OWNER OR ATTORNEY

CITY TREASURER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, AS 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 _____, 20_____.

_____
CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

THE _____ DAY OF _____, 20_____

BY:_____
MAYOR

ATTEST:_____
CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, COUNTY CLERK OF DU PAGE 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.

IFURTHER CERTIFY THAT IHAVE 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

CITY PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION

AT A MEETING HELD THE _____DAY OF _____, 20_____.

BY:_____
CHAIRMAN

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF, "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S, "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", WILL BE REQUIRED BY THE DEPARTMENT.

_____
SIGNATURE

_____, 20_____.
DATE

_____
REGION ONE ENGINEER

DU PAGE COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED

FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID,

ON THE _____ DAY OF _____, 20_____, AT

_____O'CLOCK _____M.

BOOK_____OF PLATS ON PAGE_____

_____
RECORDER OF DEEDS

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) 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 OWNER'S 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, IL 60540-6589

OWNER NAME:_____

BY:_____

ATTEST:_____

ITS:_____

ITS:_____

SUBSCRIBED AND SWORN BEFORE ME THIS_____DAY OF _____, 20_____.

_____
NOTARY PUBLIC

CITY PROJECT #14-10000143

Rev.	Date	Description	By
3	1/21/15	FINAL REVIEW	DS
2	1/6/15	NAPERVILLE REVIEW OF 12/23/14	DS
1	11/24/14	CITY OF NAPERVILLE REVIEW	

PRELIMINARY/FINAL PLAT OF SUBDIVISION
KETTELL'S OGDEN AVE. PLAT OF SUBD.

LOCATION: #300-#306 OGDEN AVENUE NAPERVILLE, IL

PREPARED FOR: ROBERT KETTELL CONSTRUCTION CO. 8 S. DERBY DRIVE NAPERVILLE, IL 60540

WEBSTER, MCGRATH & AHLBERG LTD.
WMA
LAND SURVEYING · CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
OVER A CENTURY OF SERVICE TO OUR CLIENTS
207 S. NAPERVILLE ROAD WHEATON, IL 60187
(630)668-7603 FAX: (630)682-1760
Email: wmaltd@wmaltd.com
DESIGN FIRM LICENSE NO. 184-003101

JOB #:	DATE:	SCALE:
43573	7/29/14	1"=20'
SURV: GA	DRAWN: DS	DESIGN:
FILE #: D - 32185 - CONS.		SHEET #: 2 OF 2

Exhibit B