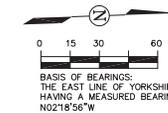


# FINAL PLAT OF SUBDIVISION FOR BURLINGTON MEADOWS NAPERVILLE, ILLINOIS

OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

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



BASIS OF BEARINGS:  
THE EAST LINE OF YORKSHIRE TERRACE  
HAVING A MEASURED BEARING OF  
N021°56'W

**LEGEND**

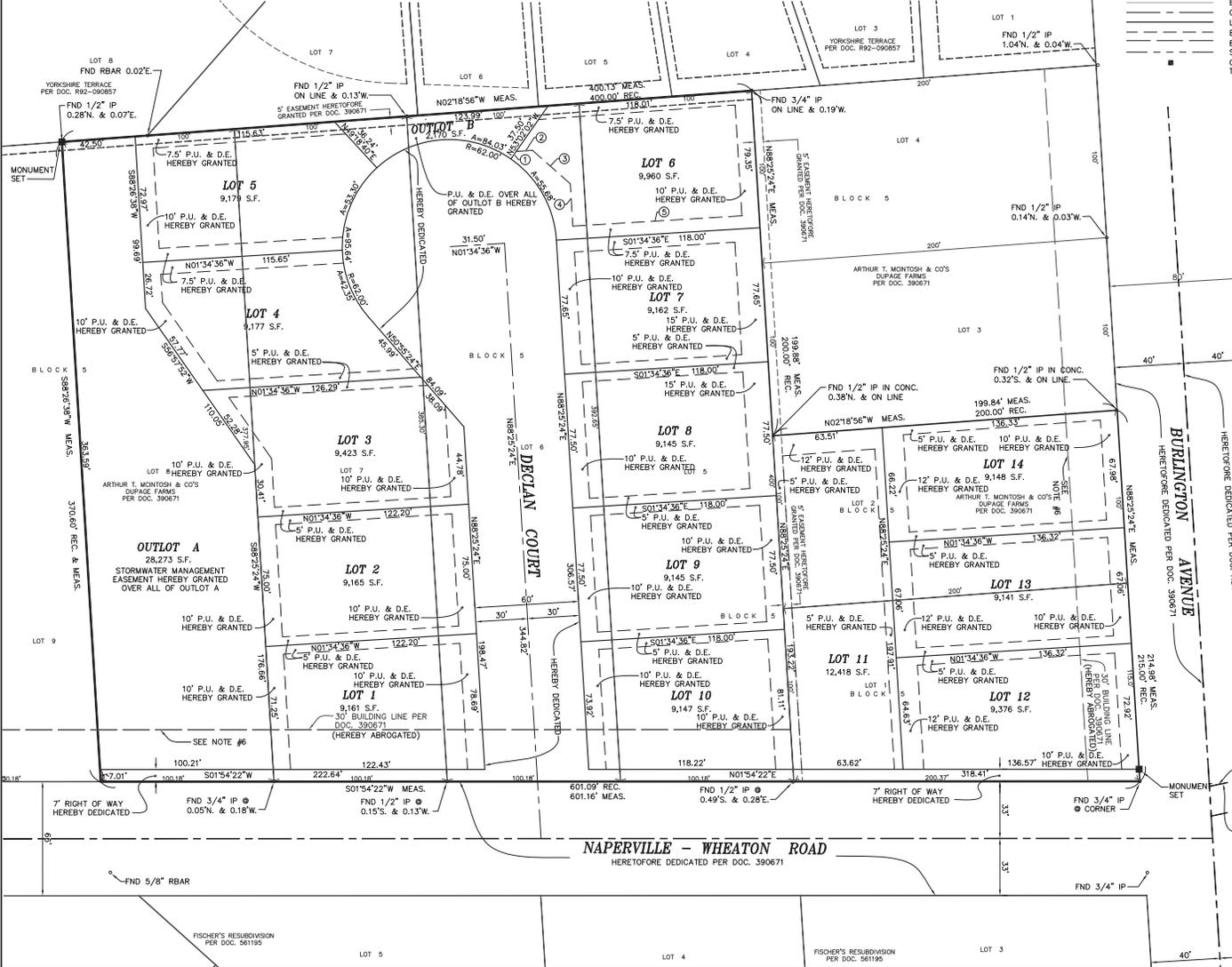
- SUBDIVISION BOUNDARY
- - - EXISTING LOT LINE
- CENTER LINE
- LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- SECTION LINE
- CONCRETE MONUMENT TO BE SET

**ABBREVIATIONS**

- REC. RECORD DATA
- MEAS. MEASURED DATA
- DEED DEEDED DATA
- R. RADIUS
- A. ARC DATA
- ROW RIGHT OF WAY
- PL PROPERTY LINE
- CL CENTERLINE
- PU & DE PUBLIC UTILITIES & DRAINAGE EASEMENT



**LOCATION MAP**  
N.T.S.



**PROPOSED LOT 8 EASEMENT DIMENSIONS**

NO.	BEARING	DIMENSION
1	N53°02'02"W	5.35'
2	N01°34'36"W	9.43'
3	N43°25'24"E	29.14'
4	N88°25'24"E	24.57'
5	N01°34'36"W	98.00'

**NOTES:**

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- FLOODPLAIN ZONE - ZONE X FEMA PANEL NUMBER 17043C080BH DATED DECEMBER 16, 2004.
- EXISTING 30 FOOT BUILDING LINE FOR LOTS 1, 2, 5, 6, 7, AND 8 IN BLOCK 5 IN ARTHUR T. MONTOSH AND COMPANY'S DUPAGE FARMS, RECORDED AS DOCUMENT 390671, HEREBY ABROGATED.
- SET 3/4" X 24" IRON PIPE AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PROPERTY CORNERS TO BE SET WITH 3/4" X 24" IRON PIPES WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.
- ALL STREET RIGHTS OF WAY NOTED ON THIS PLAT AS "HEREBY DEDICATED" ARE HEREBY DEDICATED, CONVEYED, GRANTED AND TRANSFERRED TO THE CITY OF NAPERVILLE FOR PUBLIC RIGHT OF WAY PURPOSES.
- VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM NAPERVILLE-WHEATON ROAD ONTO LOTS 1, 10 AND 12 AS SHOWN ON THE PLAT HEREON DRAWN THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT.

**AREA SUMMARY**

GROSS BOUNDARY	195,690 S.F. = 4.492 ACRES
R.O.W. DEDICATION	
DECLAN COURT	28,292 S.F. = 0.649 ACRES
NAPERVILLE-WHEATON ROAD	4,208 S.F. = 0.097 ACRES
BUILDABLE LOTS (LOTS 1 THRU 14)	132,747 S.F. = 3.047 ACRES
OUTLOTS	
OUTLOT A - DETENTION	28,237 S.F. = 0.648 ACRES
OUTLOT B	2,170 S.F. = 0.050 ACRES
NET AREA (LOTS 1 THRU 14 & OUTLOTS)	163,190 S.F. = 3.746 ACRES
PROPOSED EASEMENT AREAS	
PUBLIC UTILITY AND DRAINAGE EASEMENT	35,069 S.F. = 0.805 ACRES
OUTLOT B (P.U.&D.E.)	2,170 S.F. = 0.050 ACRES
TOTAL	37,239 S.F. = 0.855 ACRES
STORMWATER MANAGEMENT EASEMENT - OUTLOT A	28,273 S.F. = 0.648 ACRES

**CITY OF NAPERVILLE STREET CLASSIFICATIONS**

ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CLASSIFIED AS LOCAL STREETS WITH THE FOLLOWING EXCEPTIONS:

STREET	FROM	TO	CLASSIFICATION
NAPERVILLE-WHEATON ROAD			COLLECTOR STREET

**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1804 QUINCY AVENUE, SUITE 100A - NAPERVILLE, ILLINOIS 60540  
TEL. (630) 366-9232 • FAX (630) 366-3287

PREPARED FOR:  
**OAK CREEK CAPITAL PARTNERS**  
P.O. BOX 716  
ST. CHARLES, ILLINOIS 60174  
PH. (847) 514-9144  
FX. (630) 443-7598

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01/23/15	REV. PER CITY RW DATED 01/02/15			
2	02/13/15	REV. PER CITY RW DATED 02/11/15			

CITY PROJECT NO. 14-10000088

**BURLINGTON MEADOWS**

FINAL PLAT OF SUBDIVISION

DRM/COD. BY:	SRH/JCC	FILE:	57012PS	F.LD. BK./PG.:	257/1-8	SHEET NO.	
SCALE:	1"=30'	DATE:	12/12/14	JOB NO.:	570.012		1 OF 2

**STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS**

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON OUTLOT "A" UNTIL SUCH TIME AS SAID OUTLOT "A" IS CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

UPON CONVEYANCE, THE HOMEOWNER'S ASSOCIATION AS OWNER OF OUTLOT "A", SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE HOMEOWNER'S ASSOCIATION, AS OWNER OF OUTLOT "A" OR THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE HOMEOWNER'S ASSOCIATION AS OWNER OF OUTLOT "A" SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON OUTLOT "A" AS WELL AS FOR A PRORATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON OUTLOT "A" LAND.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, 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, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE STORMWATER FUNCTIONS.
4. NO PERMANENT BUILDINGS, OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED ON OUTLOT "A", BUT SAID OUTLOT "A" 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 IMPED THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID OUTLOT "A". THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL OF OUTLOT "A" FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON OUTLOT "A" 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 OUTLOT "A" RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAT THAT EXISTED PRIOR TO BEGINNING OF THE CITY WORK.
5. IF THE HOMEOWNER'S ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL 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 THE PLAT. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, PLUS TEN (10%) PERCENT AND THE ATTORNEY'S FEES WILL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY THE ACTION BROUGHT BY THE CITY ON BEHALF OF THE CITY AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PLAT.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE AND OTHER PROVISIONS THAT ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

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 BUILDING SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR TRIMMING, 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.

**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 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 (P.U.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 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 EASEMENT TOGETHER WITH THE 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 EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR TRIMMING, 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.

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 HEREBY FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY-OWNED UTILITY EQUIPMENT AND SERVICE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THIS LIMITED ACCESS EASEMENT SHALL NOT IMPED THE CONSTRUCTION OR EXISTENCE OF CURRENT OR FUTURE BUILDINGS OR STRUCTURES ON THE PROPERTY DESCRIBED HEREIN. REV. 12/15/14

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ } SS
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
SIGNATURE SIGNATURE
TITLE: \_\_\_\_\_ PRINT TITLE TITLE: \_\_\_\_\_ PRINT TITLE

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ } SS
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF \_\_\_\_\_, PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME
OF \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_
AND \_\_\_\_\_ OF \_\_\_\_\_

TITLE PRINT NAME
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 \_\_\_\_\_ RESPECTFULLY, APPEARED

TITLE
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 \_\_\_\_\_ 20\_\_\_\_
DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE
PRINT NAME

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

**MORTGAGE CERTIFICATE**

STATE OF \_\_\_\_\_ } SS
COUNTY OF \_\_\_\_\_

\_\_\_\_\_ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN (PRINT MORTGAGE NAME)
MORTGAGE DATED \_\_\_\_\_ 20\_\_\_\_ AND RECORDED IN THE
RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE

DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR
AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENTS/1 DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
MORTGAGEE NAME: \_\_\_\_\_
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ } SS
COUNTY OF \_\_\_\_\_

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) \_\_\_\_\_
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 \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL
THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR

NOTARY PUBLIC

**PERMANENT ACCESS CONTROL COVENANT**

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM NAPERVILLE-WHEATON ROAD ONTO LOTS 1, 10 AND 12 AS SHOWN ON THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT.

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

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 LICENSED PROFESSIONAL ENGINEER NO. 46226
LICENSE VALID THROUGH NOVEMBER 30, 2016

OWNER: \_\_\_\_\_ PRINT NAME

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

PRINT NAME



**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, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

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 BURLINGTON MEADOWS, 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 \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-020992
LICENSE VALID THROUGH NOVEMBER 30, 2016

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

**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 \_\_\_\_\_ PRINT NAME \_\_\_\_\_ 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 003
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540

OWNERS' \_\_\_\_\_ PRINT NAME

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

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

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

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.

LOTS 1, 2, 5, 6, AND 7 IN BLOCK 5 IN ARTHUR T. MONTGOMERY AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 390974 IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH,
LOT 8 IN BLOCK 5 IN ARTHUR T. MONTGOMERY AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 390974 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 ADDED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ICS 5/12-6, 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 170430004H, DATED DECEMBER 16, 2004. THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2016, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 036-020992
LICENSE VALID THROUGH NOVEMBER 30, 2016



CITY PROJECT NO. 14-10000088

PREPARED FOR:

OK CREEK CAPITAL PARTNERS
P.O. BOX 716
ST. CHARLES, ILLINOIS 60174
PH. (847) 514-9144
FX. (630) 443-7598

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 01/23/15, REV. PER CITY R/W DATED 01/02/15. Row 2: 2, 02/13/15, REV. PER CITY R/W DATED 02/11/15.

Table with 3 columns: DRN./C/D, BR., SRN./J/C, FILE, 57012PS, FLD. BK./PG., 257/1-8, SHEET NO., 2 OF 2. Includes SCALE: 1"=30' and DATE: 12/12/14.

**BURLINGTON MEADOWS**

**FINAL PLAT OF SUBDIVISION**

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ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1004 CUNNINGHAM AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL. (630) 966-9232 • FAX (630) 966-3207

EXHIBIT B