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P.I.N: 07-13-317-020
07-14-417-003
07-14-417-006



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
JUN 25, 2004 11:19 AM
PLAT 07-14-417-006
014 PAGES R2004-171706

PREPARED BY:

CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:

CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020

Portions of this document
are illegible at time of
scanning. *J.P. Carney*

PST Case #479

ORDINANCE NO. 03 - 214

**AN ORDINANCE APPROVING THE FINAL
PLAT OF SUBDIVISION, PLAT OF EASEMENT AND THE
DEVELOPMENT PLANS FOR JEFFERSON ESTATES**

WHEREAS, Charleston Classic Homes, Inc., the petitioner, is the contract purchaser of the of the real property described in Exhibit A and depicted on Exhibit B ("Subject Property"), which is also described as being located on the south side of Jefferson Avenue and north of the Calvary Temple School; and
VACANT

WHEREAS, the petitioner is requesting approval of a Final Plat of Subdivision to allow for the development of 37 single-family lots and an outlot for stormwater management; and

WHEREAS, the Final Plat of Subdivision is in substantial conformance with the Preliminary Plat of Subdivision for Jefferson Estates approved by the City Council on December 17, 2002; and

WHEREAS, the City Council has determined that the Final Plat of Subdivision, the Plat of Easement, and Development Plan for Jefferson Estates should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows:

SECTION 1: The provisions of the preambles are incorporated herein by reference.

SECTION 2: The Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No. 533.02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit B, is hereby approved.

SECTION 3: The following documents are incorporated into and made a part of this Ordinance and are hereafter collectively referred to as the "Jefferson Estates Final Development Plans" all of which are incorporated by reference:

- a. Final Plat of Subdivision for Jefferson Estates, prepared by Roake Associates identified as Job No. 533.02, dated 8/13/03, last revised 10/17/03 attached hereto and incorporated herein by reference as Exhibit C.
- b. Plat of Easement for Jefferson Estates, prepared by Roake Associates identified as Job No. 533.02, dated 8/4/03 last revised 9/10/03 attached hereto and incorporated herein by reference as Exhibit D.
- c. Final Engineering Plans for Jefferson Estates, prepared by Roake Associates identified as Job No. 533.02, dated 5/12/03, last revised 9/25/03, is incorporated herein by reference.
- d. Phase I Environmental prepared by TSC (Testing Service Corporation) identified as Job No. L-55,265, dated 6/20/02, attached hereto and incorporated herein by reference.
- e. Owner's Acknowledgement and Acceptance for Jefferson Estates, dated 10/29/03

SECTION 4: The City Clerk is directed to record the Final Plat of Subdivision,

Easement Plat, and the Jefferson Estates Development Plan approved by this Ordinance.

NOT ATTACHED *NOT ATTACHED*

SECTION 5: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 2nd day of December, 2003.

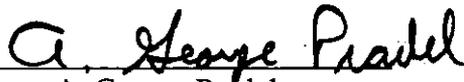
AYES: FIORE, FURSTENAU, KRAUSE, MACRANE, ROSANOVA, SENGER, PRADEL, BOYAJIAN, ELLINGSON

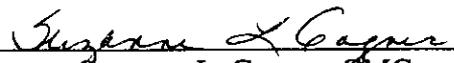
NAYS: NONE

ABSENT: NONE

APPROVED this 3rd day of December, 2003.

ATTEST:


A. George Pradel
Mayor


Suzanne L. Gagner, CMC
City Clerk

JEFFERSON ESTATE SUBDIVISION
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, PART OF THE SOUTHEAST QUARTER OF SECTION 14, PART OF THE NORTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WILL-O-WAY PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1966 AS DOCUMENT NUMBER R66-22521, WITH THE SOUTH LINE OF JEFFERSON STREET, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NUMBER R61-16156; THENCE ON AN ASSUMED BEARING OF NORTH 81 DEGREES 26 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF JEFFERSON STREET, 601.40 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1741.36 FEET, AN ARC DISTANCE OF 98.80 FEET TO THE WEST LINE OF WILL-O-WAY EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1978 AS DOCUMENT NUMBER R78-29336; THENCE SOUTH 04 DEGREES 42 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 642.011 FEET, TO THE SOUTH LINE OF SAID WILL-O-WAY EAST UNIT ONE; THENCE NORTH 85 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 551.06 FEET, TO THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1980 AS DOCUMENT NUMBER R80-73333; THENCE SOUTH 04 DEGREES 48 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 350.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE WEST LINE OF RIVER BEND ASSESSMENT PLAT, SOUTH 02 DEGREES 53 MINUTES 05 SECONDS EAST, 168.03 FEET; THENCE SOUTH 87 DEGREES 06 MINUTES 55 SECONDS WEST, 373.07 FEET; THENCE NORTH 06 DEGREES 08 MINUTES 29 SECONDS WEST, 195.50 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 34 SECONDS WEST, 185.46 FEET; THENCE NORTH 82 DEGREES 35 MINUTES 37 SECONDS WEST, 118.53 FEET; THENCE NORTH 73 DEGREES 55 MINUTES 40 SECONDS WEST, 93.85 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 40 SECONDS WEST, 76.79 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 31 SECONDS WEST, 182.40 FEET; THENCE SOUTH 86 DEGREES 34 MINUTES 41 SECONDS WEST, 221.10 FEET, TO THE EAST LINE OF WILL-O-WAY PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1967 AS DOCUMENT NUMBER R67-4418; THENCE NORTH 04 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE AND EAST LINE OF WILL-O-WAY PARK UNIT ONE AFORESAID, 824.28 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PIN # 07-13-317-020, 07-14-417-003, 07-14-417-006

EXHIBIT A

JEFFERSON ESTATES

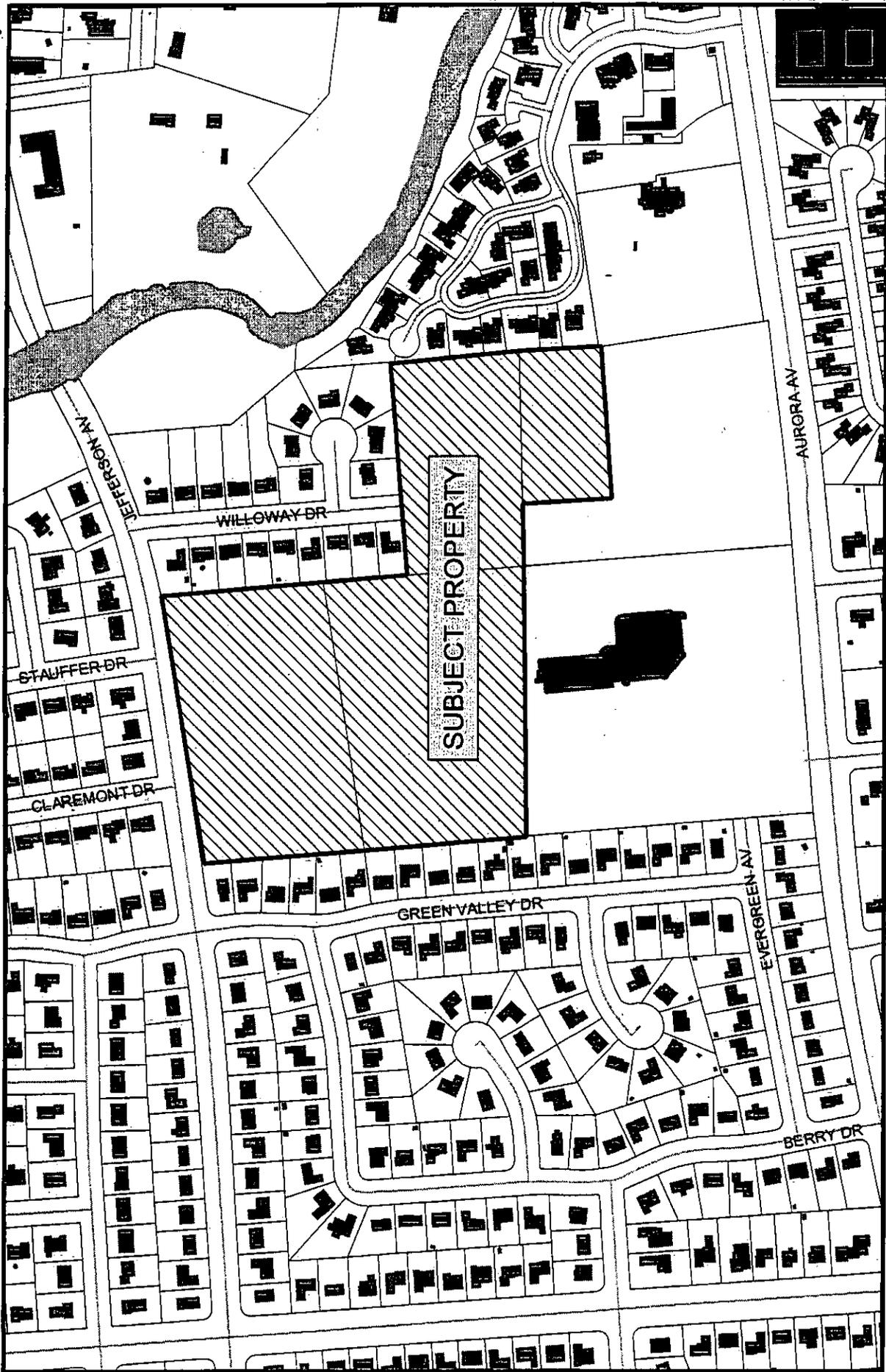


EXHIBIT B

FINAL PLANS AND SPECIFICATIONS... ROADS AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS

STATE OF MISSOURI... COUNTY OF DAVENPORT... DEED RECORDS

TOGETHER WITH... PART OF THE SOUTHWEST QUARTER OF SECTION 14...

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JEFFERSON ESTATES / CALVERT TEMPLE... LICENSED PROFESSIONAL DESIGN FIRM NO. 007... MISSOURI REAL ESTATE BOARD

OWNER'S ACKNOWLEDGEMENT & ACCEPTANCE
FOR JEFFERSON ESTATES

In accordance with the provisions of the Naperville Municipal Code, Charleston Classic Homes, 407 E. Gartner Road, Naperville, Illinois 60540, the owner of Jefferson Estates, shall pay all fees and fulfill all other special conditions referenced below, in addition to those requirements set forth in the Naperville Municipal Code, attached Statement of General Conditions, and all motions, ordinances and resolutions approving the Subject Property, prior to recording the final subdivision plat for Jefferson Estates. Said fees shall not be paid under protest.

School Donation: \$69,982.50 (based on 37 three-bedroom detached units)

Park Donation: \$113,554.14 (based on 37 three-bedroom detached units)

Engineering Review Fee: \$12,269 (1.5% of the approved engineer's cost estimate)

Utility Rebate, Special Connection Fees, Recapture Fees, Special Assessment Amounts, Special Service Area Taxes: None

Road Improvement Fees: None

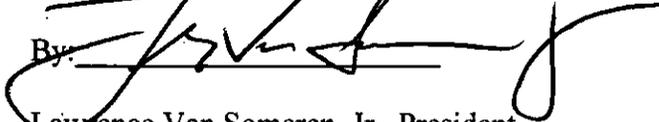
Financial Surety: Financial surety shall be provided in the amount of \$899,748 (110% of the approved engineer's cost estimate) to guarantee the completion of public improvements and soil erosion and sedimentation control at the Subject Property. Financial surety shall be received and approved prior to site development permit issuance.

Special Conditions

None

The undersigned warrants that he/she is the owner, or is the duly authorized representative of the owner in the case of a corporation, partnership, trust, or similar ownership form. The undersigned has full power and authority to sign this document and agrees to the provisions set forth herein.

OWNER: Charleston Classic Homes, Inc.

By: 
Lawrence Van Someren, Jr., President

The foregoing instrument was acknowledged before me by Lawrence Van Someren, this
29th day of October, 2003.


Notary Public



STATEMENT OF GENERAL CONDITIONS

The following information represents general requirements to be fulfilled by the property owner through the development of the Subject Property, as approved by City Council. This list is not intended to be comprehensive and does not preclude all other requirements as set forth in the Naperville Municipal Code. These requirements are in addition to those that were listed in the Owner's Acknowledgement & Acceptance Letter, signed by the property owner, for your development.

Financial Surety: The owner is required to provide financial surety, in a form approved by the City Attorney, to guarantee completion of public improvements and soil erosion and sedimentation control at the Subject Property. The financial surety amount shall represent 110% of the approved engineer's cost estimate and shall be submitted prior to issuance of any site development permits for the Subject Property.

Public Improvements: Unless otherwise noted in the Acknowledgement & Acceptance Letter signed by the owner, the owner will construct all public improvements shown on the Final Engineering plans at its sole cost.

Sidewalk Construction: Exceptions to the strict adherence of Subdivision Control Regulations will be permitted only with respect to the construction of sidewalks that may be deferred until the earlier of the construction of buildings on or full development of adjacent lots, or upon written request of the City Engineer. Such request shall not be made before three (3) years after the City Council approval of the Final Subdivision Plat for the subject property. Notwithstanding the above, all required sidewalks located within the rights-of-way of any arterial or major collector streets shall be constructed as part of the required roadway improvements.

Building Permits: No building permits shall be issued for a particular lot or parcel within the subject property until the Transportation, Engineering, and Development Business Group and Public Utilities Department have determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.