

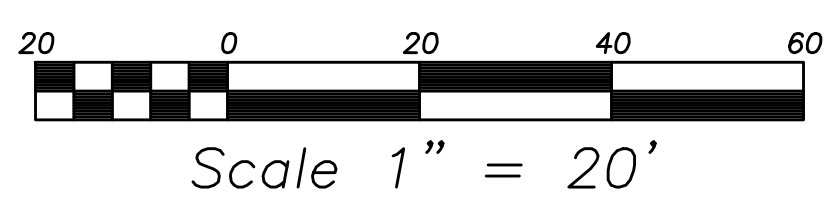
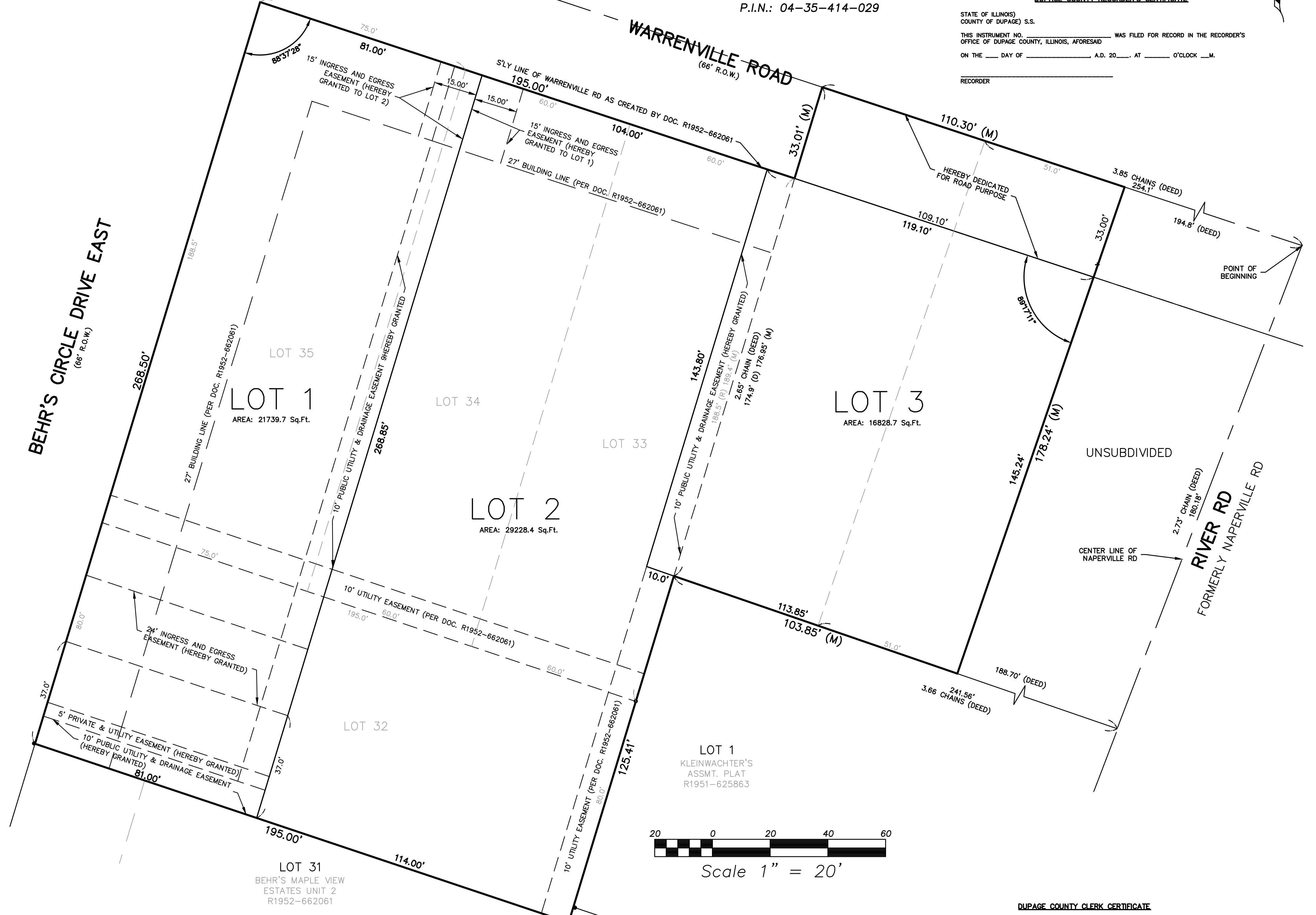
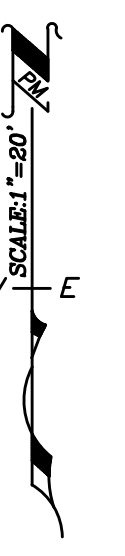
FINAL PLAT OF BOLLWEG SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-35-414-001
P.I.N.: 04-35-414-002
P.I.N.: 04-35-414-003
P.I.N.: 04-35-414-007
P.I.N.: 04-35-414-029

DUPAGE COUNTY RECORDER'S CERTIFICATE

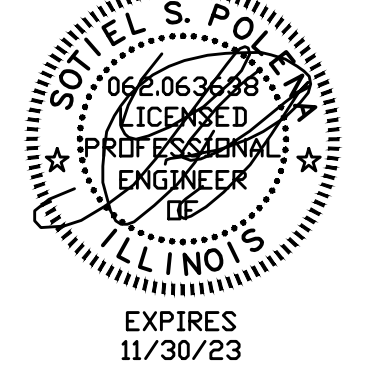
STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID
ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK ____ M.
RECORDER _____



DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS
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, ADEQUATE 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 27TH DAY OF JANUARY, A.D. 2022.
John V. Polena
OWNER OR ATTORNEY DESIGN ENGINEER



OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT, AND THAT HAS(HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I (WE) HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SUBJECT LAND IS LOCATED WITHIN THE BOUNDARIES OF:
-UNITED SCHOOL DISTRICT: DISTRICT 200
-COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502
DATED THIS DATE OF _____ 20____

OWNER _____ OWNER _____

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS
I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR., AN ILLINOIS LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS:
THAT PART OF THE TRACT OF LAND HEREINAFTER DESCRIBED LYING WEST OF A LINE DRAWN FROM A POINT 194.8 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, 188.7 FEET WEST OF THE SOUTHEAST CORNER, THEREOF, TO-WIT: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF WARRENVILLE AND BATAVIA ROAD, ALSO KNOWN AS BIG WOODS ROAD, WITH NAPERVILLE ROAD; RUNNING THENCE SOUTHWESTERLY ON THE CENTER OF THE NAPERVILLE ROAD, 2.73 CHAINS; THENCE NORTH 79 DEGREES WEST ON EZRA JONES' LINE, 3.66 CHAINS TO THOMAS WATSON'S LINE; THENCE NORTH 9 DEGREES EAST ON THOMAS WATSON'S LINE, 2.85 CHAINS CENTER OF BATAVIA ROAD, ALSO KNOWN AS WARRENVILLE AND BIG WOODS ROAD; THENCE SOUTHEASTERLY ON CENTER OF BATAVIA ROAD, 3.65 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, AND

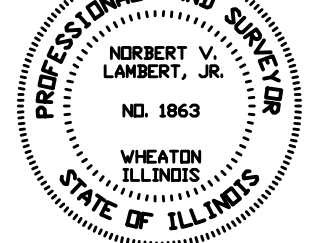
THE WESTERLY 51 FEET OF A TRACT OF LAND HEREINAFTER DESCRIBED, LYING EAST OF A LINE DRAWN FROM A POINT, 194.8 FEET NORTHWEST FROM THE NORTHEAST CORNER OF PREMISES, HEREINAFTER DESCRIBED, MEASURED ON THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE, 188.7 FEET WEST OF THE SOUTHEAST CORNER THEREOF, SAID TRACT BEING DESCRIBED AS THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF WARRENVILLE AND BATAVIA ROAD WITH NAPERVILLE ROAD, (BEING ALSO KNOWN AS RIVER ROAD), RUNNING THENCE SOUTHWESTERLY ON THE CENTER OF THE NAPERVILLE ROAD, 2.73 CHAINS; THENCE NORTH 79 DEGREES WEST ON EZRA JONES' LINE, 3.66 CHAINS TO THOMAS WATSON'S LINE; THENCE NORTH 9 DEGREES EAST ON THOMAS WATSON'S LINE, 2.85 CHAINS CENTER OF BATAVIA ROAD, ALSO KNOWN AS WARRENVILLE AND BIG WOODS ROAD; THENCE SOUTHEASTERLY ON CENTER OF BATAVIA ROAD, 3.65 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, AND

LOTS 32, 33, 34 AND 35 IN BEHR'S MAPLE VIEW ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1952 AS DOCUMENT 622061, IN DUPAGE COUNTY, ILLINOIS
AS SHOWN BY THE SUBDIVISION PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT, BY SCALE MEASUREMENT ONLY, PARTS OF THE PARCELS INCLUDED IN THIS PLAT ARE WITHIN ZONE X-SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD), ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 17043C0133J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

ALSO THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODE, IN ACCORDANCE WITH S.B. 908-P.A.
GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF OCTOBER, A.D. 2022.

Norbert V. Lambert Jr.
ILLINOIS REGISTERED LAND SURVEYOR (NO. 1863; LICENSE EXPIRES 11/30/22)
ILLINOIS DESIGN FIRM NO.: 184-007260



UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR, AND GRANTED TO THE CITY OF WARRENVILLE, COUNTY OF DUPAGE, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO: COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "EASEMENT FOR PUBLIC UTILITIES" ON PLAT FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION 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, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT, EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY 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. (ORD. 2825, 2-3-14)

INGRESS AND EGRESS EASEMENT

ALL EASEMENTS INDICATED AS INGRESS AND EGRESS EASEMENTS ON THIS PLAT ARE RESERVED AND GRANTED TO LOTS 1 AND 2 IN THE SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO OBTAIN ACCESS THROUGH THE PRIVATE DRIVE TO INDIVIDUAL LOTS.

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK ____ M. AS
COUNTY CLERK _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____ COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS, DO 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 DESCRIBED IN THIS PLAT.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____
BY _____
CITY COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
CHAIRMAN _____ ATTEST: SECRETARY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
MAYOR _____ ATTEST: CITY CLERK _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____ 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
CITY CLERK _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____ CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____
CITY ENGINEER _____ REGISTRATION NUMBER _____

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: WARRENVILLE CITY CLERK
ADDRESS: 3S258 MANNING AVENUE
WARRENVILLE, IL., 60555

ORDERED BY: JOHN BOLLWEG. FILE NO. 210846

POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON