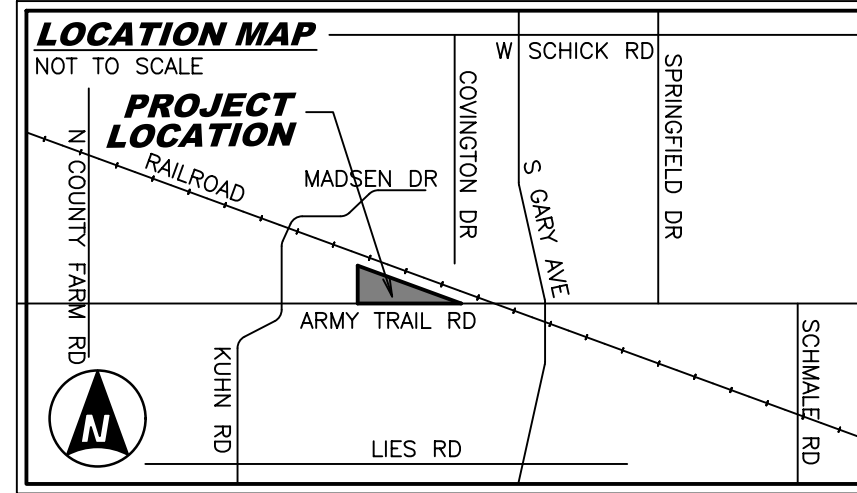


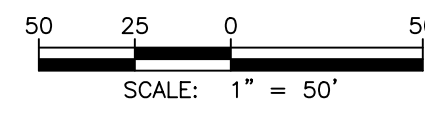
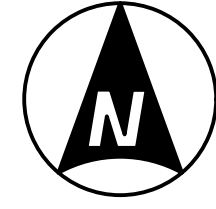
FINAL PLAT OF RESUBDIVISION COVINGTON CORPORATE CENTER OUTLOT B

BEING A RESUBDIVISION IN PARTS OF THE SOUTHWEST QUARTER OF SECTION 17 AND NORTH HALF OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



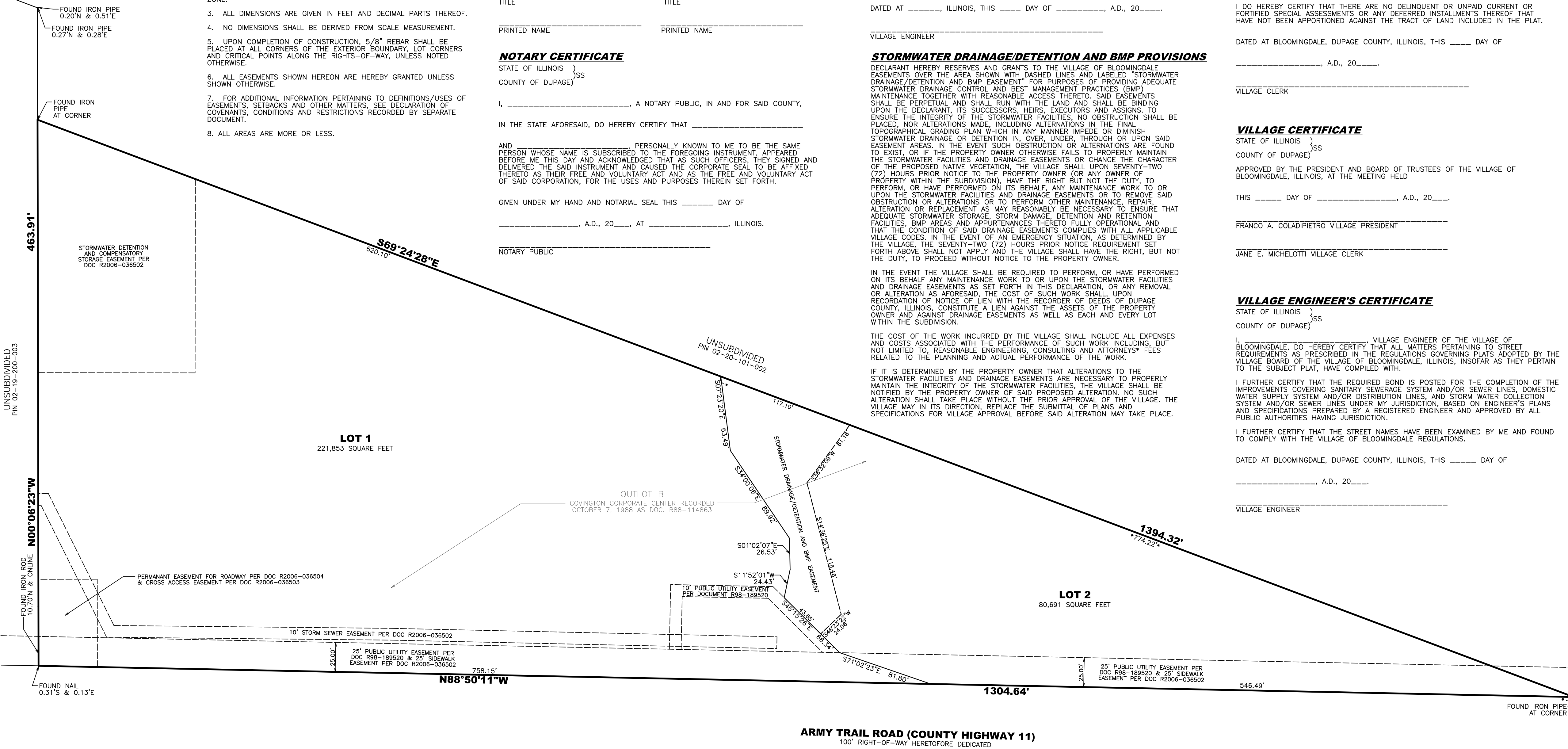
LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - EXISTING LOT LINE
- - - - - EXISTING EASEMENT LINE
- CB= CHORD BEARING



NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON IS FROM WARRANTY DEED RECORDED ON JANUARY 7, 2005 AS DOCUMENT NUMBER R2005-04432. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
8. ALL AREAS ARE MORE OR LESS.



AREA:
PROPERTY CONTAINS 302,544 SQUARE FEET OR 6.945 ACRES MORE OR LESS

P.I.N.:
02-20-101-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY CONSOLIDATED SCHOOL DISTRICT 93 AND GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87.

DATED AT EAST DUNDEE, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

FBG CORPORATION
1015 S. ILLINOIS ROUTE 83
ELMHURST, ILLINOIS 60126

SIGN _____ SIGN _____

TITLE _____ TITLE _____

PRINTED NAME _____ PRINTED NAME _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR 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 _____, A.D., 20____, AT _____ ILLINOIS.

NOTARY PUBLIC _____

DRAINAGE CERTIFICATE

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 SUCH SUBDIVISION OF ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, 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 RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

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

OWNER OR ATTORNEY _____

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

DESIGN ENGINEER _____

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

VILLAGE ENGINEER _____

STORMWATER DRAINAGE/RETENTION AND BMP PROVISIONS

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF BLOOMINGDALE EASEMENTS OVER THE AREA SHOWN WITH DASHED LINES AND LABELED "STORMWATER DRAINAGE/RETENTION AND BMP EASEMENT" FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL AND BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES. NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND DRAINAGE EASEMENTS OR CHANGE THE CHARACTER OF THE PROPOSED NATIVE VEGETATION, THE VILLAGE SHALL UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER (OR ANY OWNER OF PROPERTY WITHIN THE SUBDIVISION), HAVE THE RIGHT BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES AND DRAINAGE EASEMENTS OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DAMAGE, DETENTION AND RETENTION FACILITIES, BMP AREAS AND APPURTENANCES THERETO FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENTS COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES AND DRAINAGE EASEMENTS AS SET FORTH IN THIS DECLARATION, OR ANY REMOVAL OR ALTERATION AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDED NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER AND AGAINST DRAINAGE EASEMENTS AS WELL AS EACH AND EVERY LOT WITHIN THE SUBDIVISION.

IF IT IS DETERMINED BY THE PROPERTY OWNER THAT ALTERATIONS TO THE STORMWATER FACILITIES AND DRAINAGE EASEMENTS ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL BE NOTIFIED BY THE PROPERTY OWNER OF SAID PROPOSED ALTERATION, NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY IN ITS DIRECTION, REPLACE THE SUBMITTED PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, AT A MEETING HELD

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

CHAIRMAN _____

SECRETARY _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

VILLAGE CLERK _____

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS, AT THE MEETING HELD

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

FRANCO A. COLADIPIETRO VILLAGE PRESIDENT

JANE E. MICHELOTTI VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BLOOMINGDALE, DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO STREET IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND/OR SEWER LINES, DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES, AND STORM WATER COLLECTION SYSTEM AND/OR SEWER LINES UNDER MY JURISDICTION, BASED ON ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

I FURTHER CERTIFY THAT THE REQUIRED BOND IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND/OR SEWER LINES, DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES, AND STORM WATER COLLECTION SYSTEM AND/OR SEWER LINES UNDER MY JURISDICTION, BASED ON ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF BLOOMINGDALE REGULATIONS.

DATED AT BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

VILLAGE ENGINEER _____

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 11, ARMY TRAIL ROAD, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHT OF WAY.

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

COUNTY ENGINEER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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 THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

COUNTY CLERK _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., ____ AT ____ O'CLOCK ____ M.

RECORDER OF PLATS _____

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS ____ DAY OF _____, 20____

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

OUTLOT B IN COVINGTON CORPORATE CENTER, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER OF SECTION 17 AND NORTH HALF OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1988 AS DOCUMENT NO. R88-114863, IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BLOOMINGDALE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, A MAJORITY OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF LOT 1 FALLS WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOODPLAIN (NO BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0034J, WITH A MAP REVISED DATE OF AUGUST 1, 2019. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____, IN ROSEMONT, ILLINOIS.

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2022

PLAT PREPARED FOR & MAIL TAX BILL TO:

CLIENT: **FBG CORPORATION**
1015 S. ILLINOIS ROUTE 83
ELMHURST, ILLINOIS 60126
PHONE: 630-941-4700

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	
DRAWN	SMC/GKF
APPROVED	GKF
DATE	12-04-2020
SCALE	1" = 50'

**FINAL PLAT OF RESUBDIVISION
COVINGTON CORPORATE CENTER OUTLOT B
BLOOMINGDALE, ILLINOIS**

SHEET	
1 OF 1	
PROJECT NUMBER:	4010
© MACKIE CONSULTANTS LLC, 2020	
ILLINOIS FIRM LICENSE 184-002694	

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