

PINS
07-14-204-010
07-14-204-011
07-14-204-012

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS
AND LAND SURVEYORS
100 E. STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847) 394-6600
FAX: (847) 394-6608
PROJECT NO. 22-028

PLAT PREPARED FOR,
SUBMITTED BY, AND
SEND NEW TAX BILL TO:
VIEWS OF NAPERVILLE
701 ROYAL SAINT GEORGE DRIVE
NAPERVILLE, IL 60563
TEL: (630) 796-7720

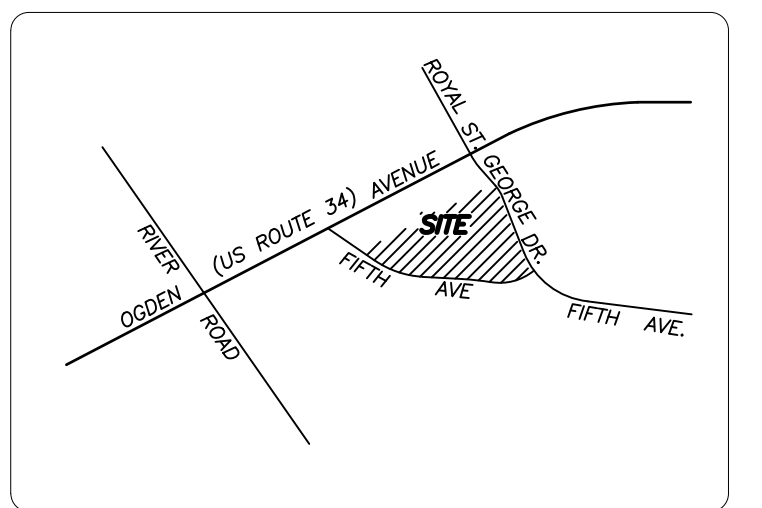
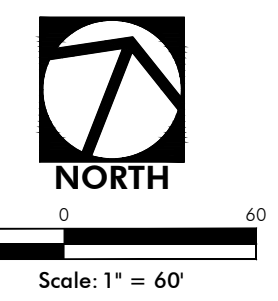
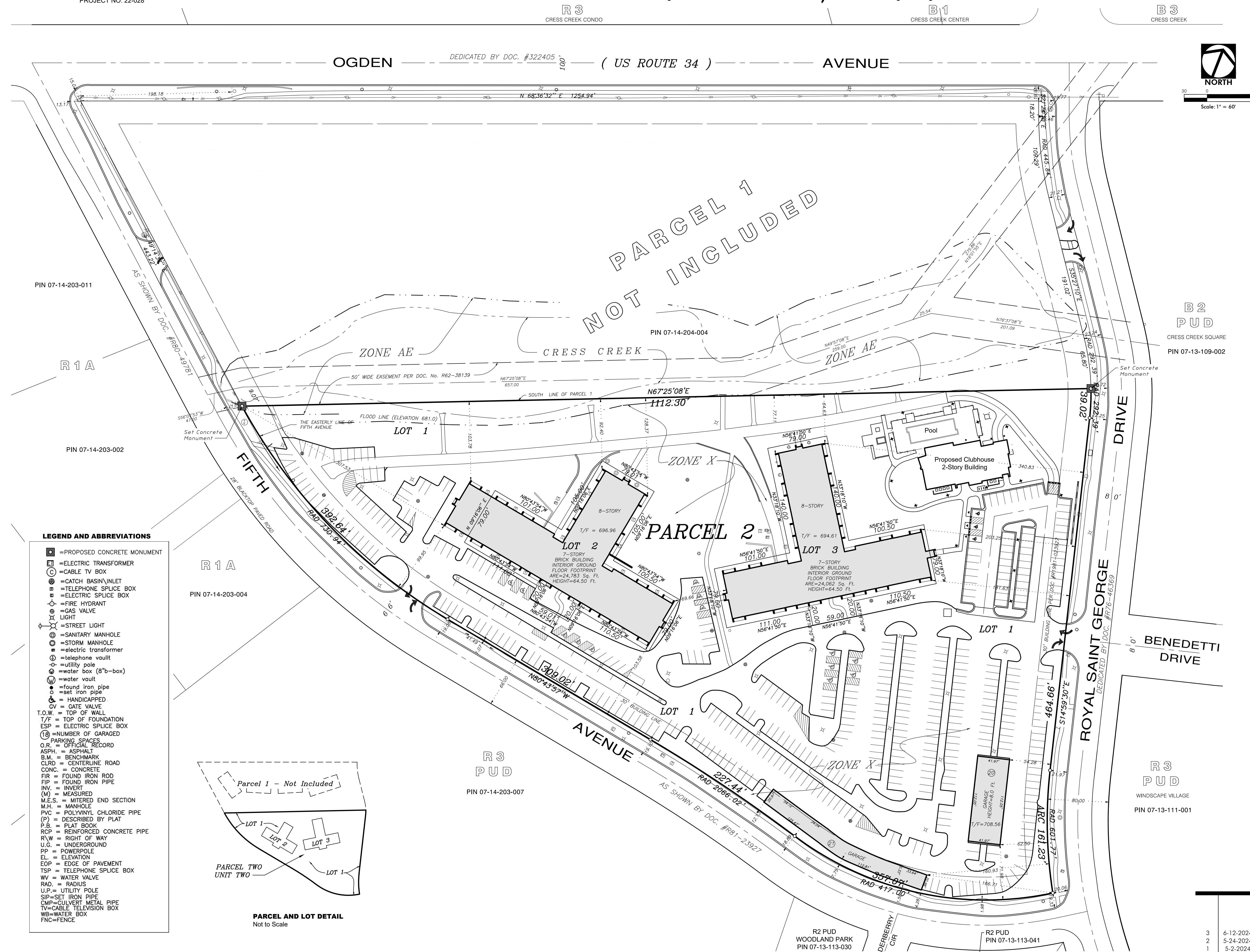
MAIL PLAT TO:
CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540
TEL: (630) 420-6111

PRELIMINARY/ FINAL PUD PLAT

OF

HERITAGE HILL, UNIT TWO

SHEET 1 OF 2



LEGAL DESCRIPTION
PARCEL 2: LOTS 1, 2 AND 3 IN HERITAGE HILL UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1981 AS DOCUMENT NUMBER R81-23927, IN DUPAGE COUNTY, ILLINOIS.

- NOTES**
1. Building lines are shown only where they are so recorded on the maps. Refer to your deed or abstract for additional zoning restrictions.
 2. All the streets adjoining the property are physically open and publicly dedicated.
 3. The bearings shown hereon are assumed.
 4. Building heights are in accordance with City of Naperville Ordinance Special Use, per Doc. R80-49776, DuPage County, Illinois dated 8-26-80.
 5. Floor area per dwelling and building setbacks are in accordance to the City of Naperville Planned.
 6. Parcel Two Unit 2 is zoned R-3 PUD.
 7. Underlying linework, notes, data, measurements, and calculations shown hereon- with the exception of that contained in the Proposed Clubhouse Project Area- are taken from the ALTA/ ACSM Land Title Survey by Lambert and Associates. Revised date 11/12/13; File No. 98-606.

FLOOD NOTE
By graphic plotting only, based on the "Dupage Regulatory Flood Map," map Number 17043C0141J, which bears an effective date of August 1, 2019, part of this property (Lot 1 Unit 1 and Lot 1 Unit 2) is in a Special Flood Hazard Area (Zone AE and A.)

AREA SUMMARY

PROPERTY AREA	Area
Parcel 1	459,814.94 s.f.
Parcel 2	468,472.43 s.f.
Total Area	928,287.37 s.f.

PARCEL 2

Lot	Area	Garage Area	Clubhouse Area	Building Area
Lot 1	402,437.26 s.f.	9,692 s.f.	5,835 s.f.	31,635.61 s.f.
Lot 2	468,472.43 s.f.	24,783 s.f.	34,399.56 s.f.	24,783 s.f.
Lot 3	402,437.26 s.f.	24,062 s.f.	34,399.56 s.f.	24,062 s.f.

PARKING SUMMARY

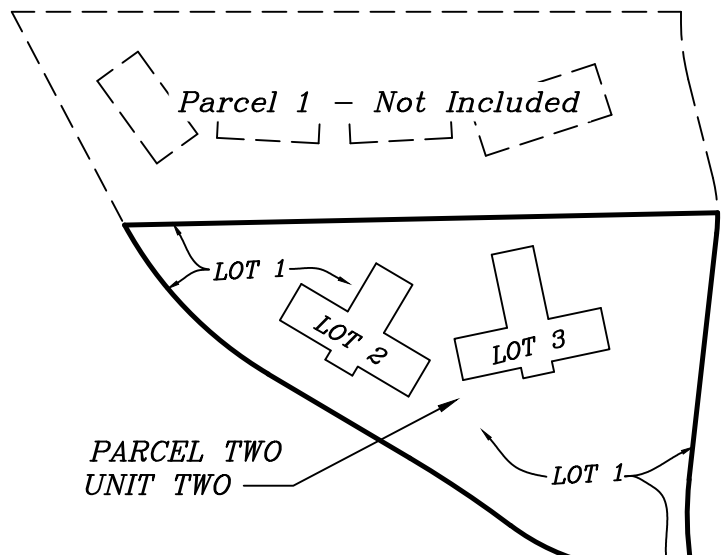
PARCEL 2 (Existing and Proposed Condition)	Count
Standard Parking Stalls	435
Accessible Parking Stalls	18
Garage Spaces	41

PROPOSED CLUBHOUSE PROJECT AREA

Condition	Standard Parking Stalls	Accessible Parking Stalls	Total Parking Stalls
Existing Condition	57	3	60
Proposed Condition	57	3	60

The Proposed Clubhouse Project has no impact on the parking count.

- LEGEND AND ABBREVIATIONS**
- ☐ = PROPOSED CONCRETE MONUMENT
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊙ = CATCH BASIN/INLET
 - ⊚ = TELEPHONE SPICE BOX
 - ⊛ = ELECTRIC SPICE BOX
 - ⊜ = FIRE HYDRANT
 - ⊝ = GAS VALVE
 - ⊞ = STREET LIGHT
 - ⊟ = SANITARY MANHOLE
 - ⊠ = STORM MANHOLE
 - ⊡ = electric transformer
 - ⊢ = telephone vault
 - ⊣ = utility pole
 - ⊤ = water box (8"b-box)
 - ⊥ = water vault
 - ⊦ = found iron pipe
 - ⊧ = set iron pipe
 - ♿ = HANDICAPPED
 - GV = GATE VALVE
 - T.O.W. = TOP OF WALL
 - T/F = TOP OF FOUNDATION
 - ESP = ELECTRIC SPICE BOX
 - (18) = NUMBER OF GARAGED PARKING SPACES
 - O.R. = OFFICIAL RECORD
 - ASPH. = ASPHALT
 - B.M. = BENCHMARK
 - CLRD = CENTERLINE ROAD
 - CONC. = CONCRETE
 - FIR = FOUND IRON ROD
 - FIP = FOUND IRON PIPE
 - INV. = INVERT
 - (M) = MEASURED
 - M.E.S. = MITERED END SECTION
 - M.H. = MANHOLE
 - PVC = POLYVINYL CHLORIDE PIPE
 - (P) = DESCRIBED BY PLAT
 - P.B. = PLAT BOOK
 - RCP = REINFORCED CONCRETE PIPE
 - R.W. = RIGHT OF WAY
 - U.G. = UNDERGROUND
 - PP = POWERPOLE
 - EL. = ELEVATION
 - EOP = EDGE OF PAVEMENT
 - TSP = TELEPHONE SPICE BOX
 - WV = WATER VALVE
 - RAD. = RADIUS
 - U.P. = UTILITY POLE
 - SIP = SET IRON PIPE
 - CMP = CULVERT METAL PIPE
 - TV = CABLE TELEVISION BOX
 - WB = WATER BOX
 - FNC = FENCE



City of Naperville Project No. 23-10000113
Originally Prepared: 03/22/2024 Haeger Project No. 22-028

HAEGER ENGINEERING
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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
3	6-12-2024	Per City Review
2	5-24-2024	Per City Review
1	5-2-2024	Per City Review

EXHIBIT B

PRELIMINARY/ FINAL PUD PLAT OF VIEWS OF NAPERVILLE PARCEL TWO, UNIT TWO

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) 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 _____ CITY, ILLINOIS, THIS _____ DAY OF _____ MONTH, 20____.

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE ATTEST: _____ PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, AND _____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTFULLY, APPEARED

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 _____ MONTH, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE, 20____.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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

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

BY: _____ MAYOR ATTEST: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____.

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2 AND 3 IN HERITAGE HILL UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1981 AS DOCUMENT NUMBER R81-23927, IN DUPAGE COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C0141J DATED AUGUST 1, 2019 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PART OF THIS PROPERTY (LOT 1 UNIT 1 AND LOT 1 UNIT 2) IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE AND A).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

_____, ILLINOIS _____ DATE

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

City of Naperville Project No. 23-10000113
Originally Prepared: 03/22/2024 Haeger Project No. 22-028



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2	5-24-2024	Per City Review
1	5-2-2024	Per City Review
No.	Date	Revision