

PRELIMINARY PLAT OF SUBDIVISION OF AVENIDA

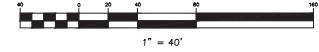
PART THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP
38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201
(ILLINOIS EAST) WITH PROJECT ORIGIN AT:
LATITUDE: 41-47-46.45274 N
LONGITUDE: 88-05-17.63922 W
ELLIPSOID HEIGHT: 617.881
GROUND SCALE FACTOR 1.0000517842
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

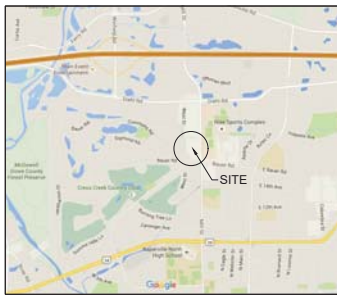
GRAPHIC SCALE



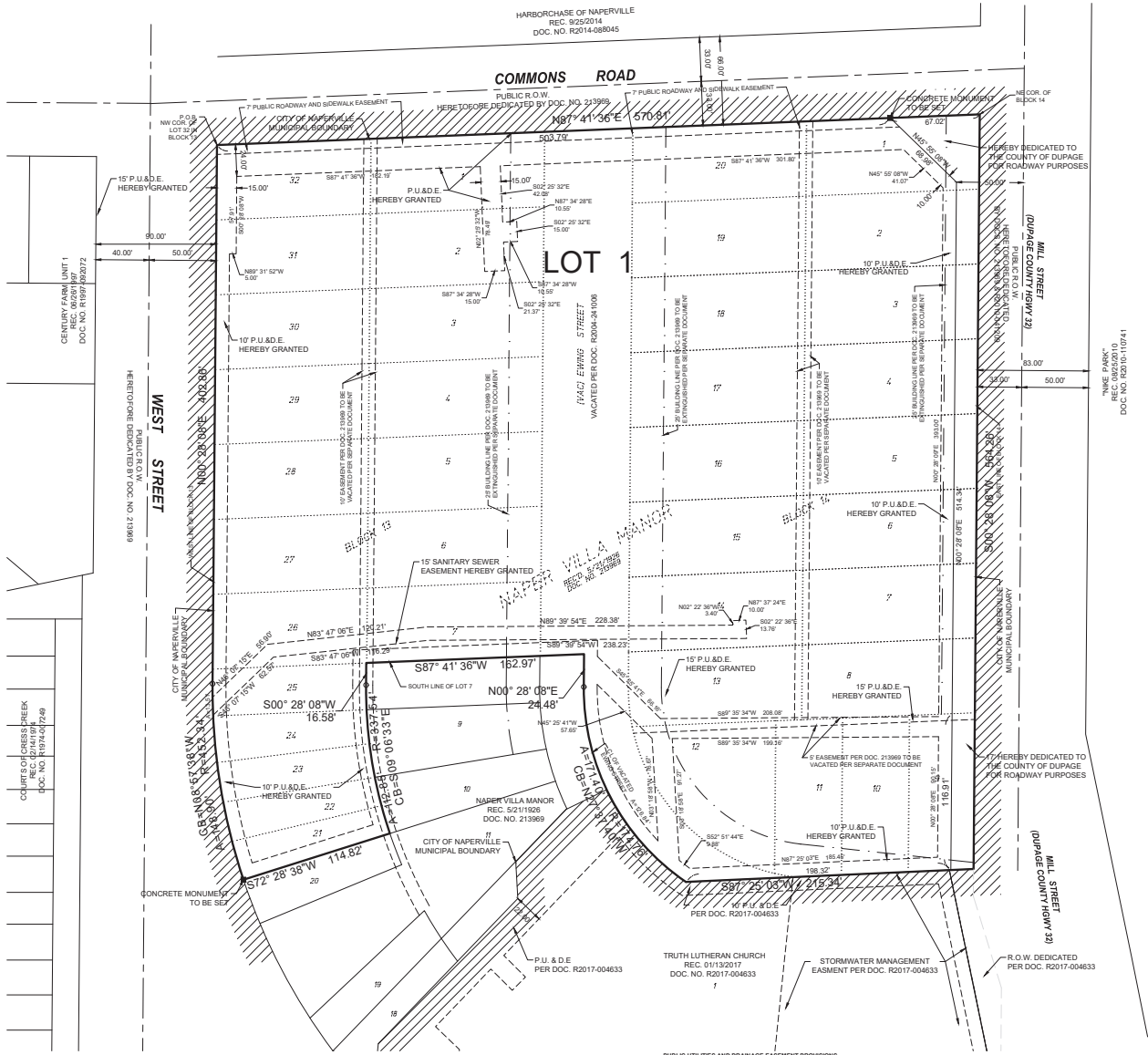
PIN NUMBERS:

07-12-205-001	07-12-205-041
07-12-205-002	07-12-205-044
07-12-205-003	07-12-205-009
07-12-205-004	07-12-205-010
07-12-205-005	07-12-205-011
07-12-205-006	07-12-205-012
07-12-205-007	07-12-205-013
07-12-205-008	07-12-205-014
07-12-205-009	07-12-205-015
07-12-205-010	07-12-205-016
07-12-205-011	07-12-205-021
07-12-205-012	07-12-205-022

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



VICINITY MAP
NOT TO SCALE



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- CENTER LINE
- UNDERLYING LOT LINE
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE

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 CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, BSA AT&T ILLINOIS, NUCOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS OR PROJECT 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 ANTENNA SYSTEMS AND INCLUDING STORM AND 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 EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL 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 BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, BERRIES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS, WHEREIN THE CITY OR OTHER UTILITY OR 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 HEREON OVER THE ENTIRE EASEMENT AREA FOR INTEREST, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS OVER, UPON, UNDER AND ACROSS THE PROPERTY DESCRIBED HEREON FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

PUBLIC ROADWAY AND SIDEWALK EASEMENT PROVISIONS

A PERMANENT PUBLIC ROADWAY AND SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ITS SUCCESSORS AND ASSIGNS OVER THE ENTIRE EASEMENT AREA FOR INTEREST, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

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AREA

LOT 1	276,335 SQ. FT.	6.3438 ACRES
R.O.W.	10,830 SQ. FT.	0.2486 ACRES
TOTAL	287,165 SQ. FT.	6.5924 ACRES

EASEMENTS 59088 SQ. FT. 1.3564 ACRES

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ONCE THE PLAT SHOWN HEREON IS RECORDED, AND UPON THE COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.

OWNER & SUBDIVIDER:
AVENIDA PARTNERS, LLC
19700 FAIRCHILD RD - STE 170
IRVINE, CA 92612

SURVEYOR:
V3Z COMPANIES
7325 JAMES AVE, SUITE 100
WOODRIDGE, IL 60517

City Project Number 16-10001938

V Engineers 7325 James Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.5200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
AVENIDA PARTNERS, LLC
19700 FAIRCHILD RD - STE 170
IRVINE, CA 92612
949-734-7810

NO.	DATE	REVISIONS
1	12/07/16	PRELIMINARY PLAT
2	01/10/17	REVISED PER CITY COMMENTS
3	05/26/17	REVISED PER UPDATED SITE PLAN
4	07/13/17	REVISED PER CITY COMMENTS
5	09/28/17	REVISED PER UPDATED UTILITY PLAN

EXHIBIT D

PRELIMINARY PLAT OF SUBDIVISION
AVENIDA - NAPERVILLE, IL

DRAFTING COMPLETED: 09/20/16	DRAWN BY: EJM	PROJECT MANAGER: CWB
FIELD WORK COMPLETED: N/A	CHECKED BY: CWB	SCALE: 1" = 40'

Project No: 16130
Group No: VP04.2
SHEET No: 1 of 1