

**LOCATION MAP**

NOT TO SCALE

# PRELIMINARY PLAT OF NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**SUBMITTED BY/RETURN TO:**

NAPERVILLE CITY CLERK  
P.O. BOX 3020  
400 S. EAGLE STREET  
NAPERVILLE, IL 60540

**SURVEY PREPARED FOR**

LIFE TIME PROPERTY DEVELOPMENT  
2900 CORPORATE PLACE  
CHANHASSEN, MN 55317

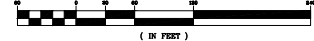
**SHEET INDEX**

SHEET 1 OF 3	PROPOSED LOT GEOMETRY, EASEMENTS, AND SURVEYOR'S NOTES
SHEET 2 OF 3	EXISTING LOTS & PARCEL GEOMETRY, EASEMENTS AND SETBACKS
SHEET 3 OF 3	COORDINATES, LEGAL DESCRIPTION, ACCESS NOTES & EASEMENT PROVISIONS

**PIN'S**

- 07-01-15-101-045-0000 (LOT 4)
- 07-01-15-101-046-0000 (LOT 5)
- 07-01-15-101-044-0000 (LOT 6)
- 07-01-15-101-047-0000 (LOT 7)

**GRAPHIC SCALE**



**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VES NAVION NETWORK.

**LEGEND**

- EX. PROPERTY LINE
- - - EX. SECTION LINE
- . - EX. EASEMENT LINE
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = RECORD DIMENSION
- P.U.E. = PUBLIC UTILITY AND ORANGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE

**ABBREVIATIONS**

**LEGEND**

- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSION CURB
- ⊙ EX. MISCELLANEOUS MANHOLE (MH)
- ⊙ EX. STORM MANHOLE (SM)
- ⊙ EX. STORM CATCH BASIN (CB)
- ⊙ EX. STORM INLET (SI)
- ⊙ EX. PLANGED END SECTION (PES)
- EX. PIPE END
- ⊙ EX. DRAIN
- ⊙ EX. SANITARY MANHOLE (SMH)
- ⊙ EX. FIRE HYDRANT/AUX. VALVE
- ⊙ EX. VALVE BOX
- ⊙ EX. VALVE VAULT (V.V.)
- ⊙ EX. AUXILIARY VALVE
- ⊙ EX. WATER SERVICE POST
- ⊙ EX. ELECTRICAL MANHOLE
- ⊙ EX. ELECTRIC PEDESTAL/BOX
- ⊙ EX. ELECTRIC TRANSFORMER
- ⊙ EX. TRAFFIC SIGNAL MANHOLE
- ⊙ EX. TELEPHONE MANHOLE
- ⊙ EX. TELEPHONE PEDESTAL
- ⊙ EX. MISCELLANEOUS PEDESTAL
- ⊙ EX. FIBER OPTIC MANHOLE
- ⊙ EX. LIGHT STANDARD
- ⊙ EX. STREET LIGHT
- ⊙ EX. ELECTRIC JUNCTION BOX
- 4 EX. SIGN
- ⊙ EX. MAILBOX

**SURVEYOR'S NOTES**

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (466.67) ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 18603350, DOPRES APRIL 30, 2025.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S23°50'02" E	73.35'
L2	S89°01'29" W	57.52'
L3	N00°58'31" W	40.00'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LENGTH (RECORD)	CHORD BEARING (RECORD)	CHORD (RECORD)
C1	62.00'	121.21'	S32°59'46" W	102.81'	121.20'	S33°00'05" W	102.80'

**PROPERTY AREA**

Parcel Name	Square Feet	Acres
LOT 1	455,585	10.551
LOT 2	194,303	4.461
LOT 3	174,859	4.014
AREA DEDICATED FOR PUBLIC RIGHT OF WAY (TOWER COURT)		
OUTLOT A	140,650	3.229
TOTAL	1,020,688	23.432

**SHEET** 1 OF 2  
 PRELIMINARY PLAT  
 DATE: 08/28/23  
 SCALE: 1"=80'  
 LTF\_NVL01

**NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 5 RESUBDIVISION**  
 NAPERVILLE, ILLINOIS  
 PRELIMINARY PLAT

**Manhard CONSULTING LTD**  
 EXHIBIT B  
 City Engineers • Surveyors • Utility Resource Engineers • Utility & Transportation Engineers  
 Construction Managers • Environmental Solutions • Landscape Professionals • Foresters

**CITY OF NAPERVILLE PROJECT NUMBER: 23-1000091**

DATE	REVISION	DRAWN BY
04/19/24	REVISED PER CITY COMMENTS	LSM
07/26/24	REVISED PER CITY COMMENTS	LSM
10/30/23	REVISED PER CITY COMMENTS	LSM

**ABBREVIATIONS**

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
B.S.L. = BUILDING SETBACK LINE  
P.O.B. = POINT OF BEGINNING

**PROPERTY AREA**

LOT 4 87,120 SQUARE FEET (2.000 ACRES)  
LOT 5 50,000 SQUARE FEET (1.148 ACRES)  
LOT 6 829,475 SQUARE FEET (19.042 ACRES)  
LOT 7 54,094 SQUARE FEET (1.242 ACRES)  
TOTAL AREA=1,020,689 SQUARE FEET (23.432 ACRES)  
LOTS REFERENCED ABOVE ARE FOR FINAL PLAT OF NAPERVILLE - SOUTH FORTY SUBDIVISION

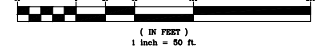
**PRELIMINARY PLAT**  
**OF**  
**NAPERVILLE - SOUTH FORTY LOTS**  
**4, 5, 6 AND 7 RESUBDIVISION**

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**PIN'S**

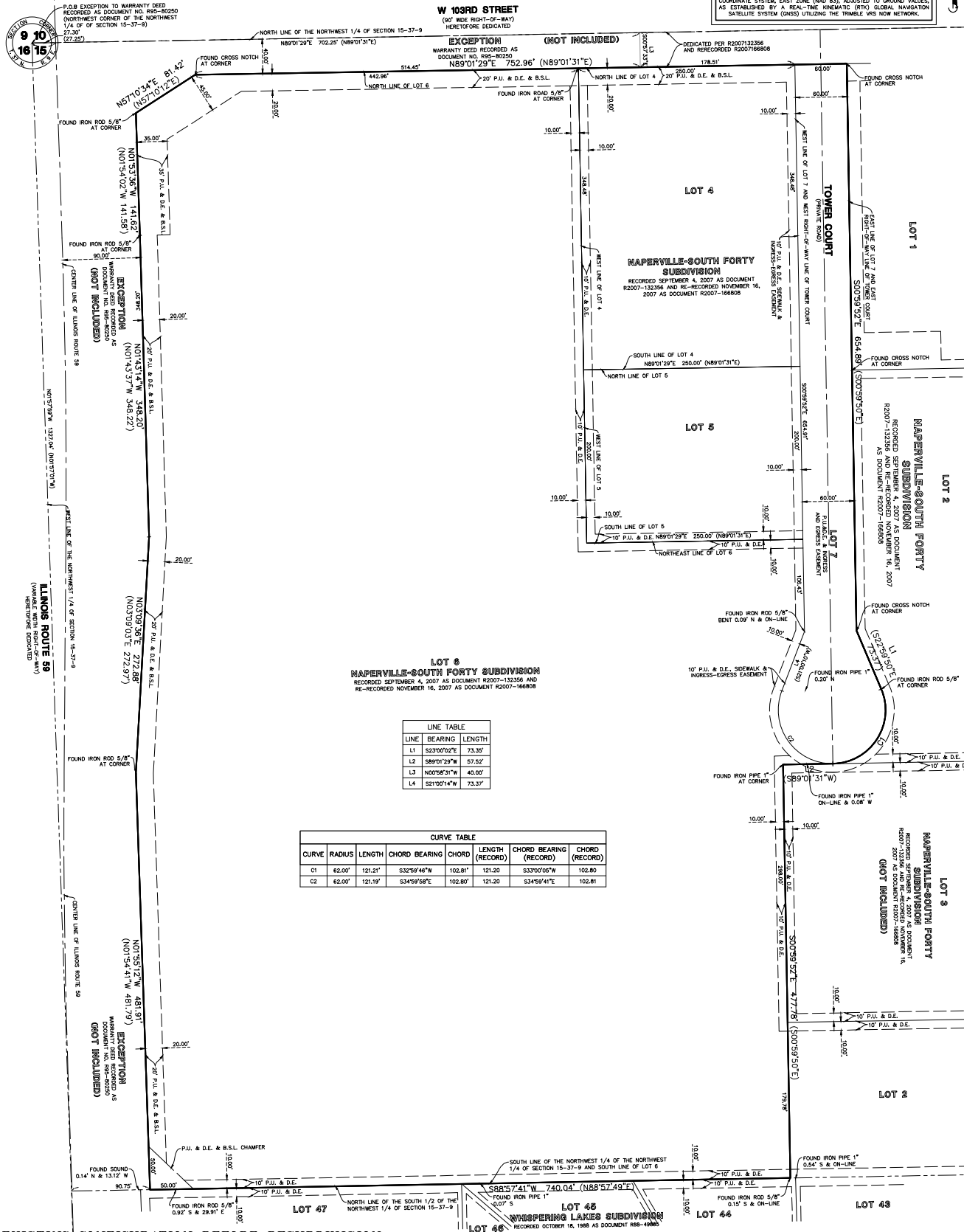
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GRAPHIC SCALE



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LINE	BEARING	LENGTH
L1	S23°00'02"E	73.35'
L2	S89°01'29"W	57.52'
L3	N00°58'31"W	40.00'
L4	S21°00'14"W	73.37'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LENGTH (RECORD)	CHORD BEARING (RECORD)	CHORD (RECORD)
C1	82.00'	121.21'	S32°59'44"W	102.81'	121.20	S33°00'06"W	102.80
C2	82.00'	121.10'	S34°59'58"E	102.80'	121.20	S34°59'41"E	102.81

EXISTING CONFIGURATION BEFORE RESUBDIVISION

Manhard CONSULTING LTD. logo and company information. Includes 'EXHIBIT B' and project details for Naperville, Illinois.