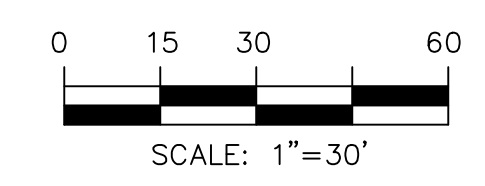
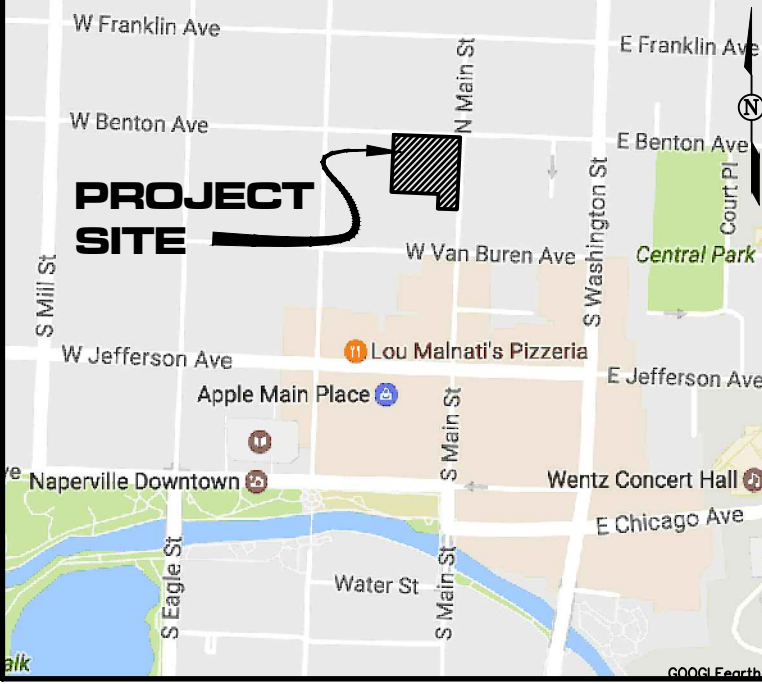


PRELIMINARY PLAT OF SUBDIVISION FOR MAIN STREET PROMENADE PHASE III NAPERVILLE, ILLINOIS

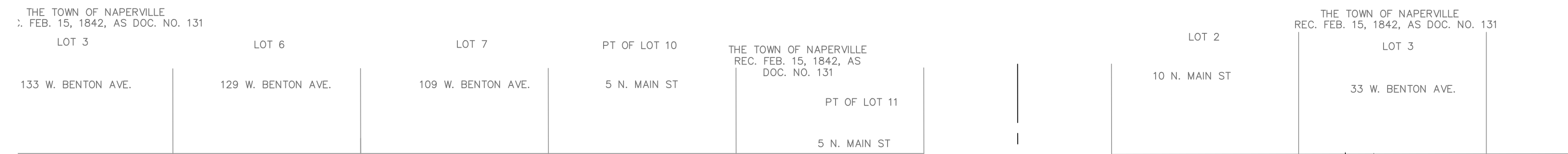
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

GROSS BOUNDARY 36,371 S.F. OR 0.835 AC.
LOT 1 36,371 S.F. OR 0.835 AC.

PIN: 07-13-418-004
07-13-418-005
07-13-418-006
07-13-418-007
07-13-418-013



LOCATION MAP
N.T.S.
ADDRESSES: 1 S. MAIN STREET
NAPERVILLE, IL 60540 AND
55 S. MAIN STREET
NAPERVILLE, IL 60540



LEGEND

- SUBDIVISION/LOT BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- ACCESS EASEMENT LINE
- BUILDING SETBACK LINE
- MONUMENT TO BE SET
- ACCESS EASEMENT TO BE GRANTED WITH FINAL PLAT OF SUBDIVISION
- PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED WITH FINAL PLAT OF SUBDIVISION
- PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED BY SEPRATE DOCUMENT
- NON-EXCLUSIVE PERPETUAL EASEMENT FOR WALL OPENING CALCULATIONS UNDER BUILDING CODE PROVISIONS TO BE GRANTED BY SEPRATE DOCUMENT

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		
PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT		

LEGAL DESCRIPTIONS

- PARCEL 1:**
THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 2:**
THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 3:**
THE SOUTH 82.50 FEET OF LOTS 8, 9, AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842, AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 4:**
LOT 11 (EXCEPT THE SOUTH 110 FEET THEREOF) IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT NOTES:

- A NON-EXCLUSIVE PERPETUAL EASEMENT TO BE GRANTED BY SEPRATE DOCUMENT. THE EASEMENT IS FOR WALL OPENING CALCULATIONS UNDER BUILDING CODE PROVISIONS AND WILL BE PROVIDED DURING FINAL ENTITLEMENT SUBMITTAL.
- A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED BY SEPRATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL.

EASEMENT DETAIL
SCALE: 1"=20'

SITE DATA

GROSS AREA	36,371 S.F. (0.835 AC.)
NET AREA	36,371 S.F. (0.835 AC.)
NO. OF LOTS	1
EASEMENTS:	
EXISTING:	
STORM EASEMENT	825 S.F. (0.019 AC.)
PROPOSED EASEMENTS:	
PUBLIC UTILITIES & DRAINAGE	595 S.F. (0.014 AC.)
ACCESS	1,190 S.F. (0.027 AC.)
PUBLIC UTILITIES & DRAINAGE (SEPRATE DOCUMENT)	293 S.F. (0.007 AC.)
NON-EXCLUSIVE PERPETUAL (SEPRATE DOCUMENT)	1,998 S.F. (0.046 AC.)

NOTES:

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS NOT IN FLOODPLAIN ZONE AS IDENTIFIED ON DUPAGE COUNTY REGULATORY FLOOD MAP NUMBER 17043C0144A, DATED JULY 7, 2010.
- REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATE, INC./CEC FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES, ETC.
- THE SUBJECT SITE IS WITHIN THE EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE. LIMITS EXTEND BEYOND THIS SITE AND CANNOT BE SHOWN.
- THE SUBJECT SITE IS WITHIN THE EXISTING NAPERVILLE PARK DISTRICT TAX BOUNDARY. PARK DISTRICT TAX BOUNDARY EXTENDS BEYOND THIS SITE AND CANNOT BE SHOWN.

ROAKE AND ASSOCIATES, INC.
Part of Civil & Environmental Consultants, Inc.
1684 Quincy Avenue, Suite 100A, Naperville, IL 60540
Tel. (630) 355-3232 Fax. (630) 355-3267



PREPARED FOR:
RETAIL PROPERTIES OF AMERICA
2021 SPRING ROAD, SUITE 200
OAKBROOK, ILLINOIS 60526
TEL. (630) 634-4194
FAX. (630) 597-2557

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/15/19	REV. PER CITY RVW (DATED 4/25/19)			

MAIN STREET PROMENADE PHASE III

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY: SRH/MAJ/JGC	FILE: 8422NEX_PS_PRELIM	F.L.D. BK./PG.: 147/3	SHEET NO. 1 OF 1
SCALE: 1"=30'	DATE: 03/18/19	JOB NO.: 190-311	

R:\842\002\PRELIMINARY\8422NEX_PS_PRELIM.dwg, 5/15/2019 2:10:27 PM, DWG To PDF.pc3

© COPYRIGHT 2019 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ALL RIGHTS RESERVED