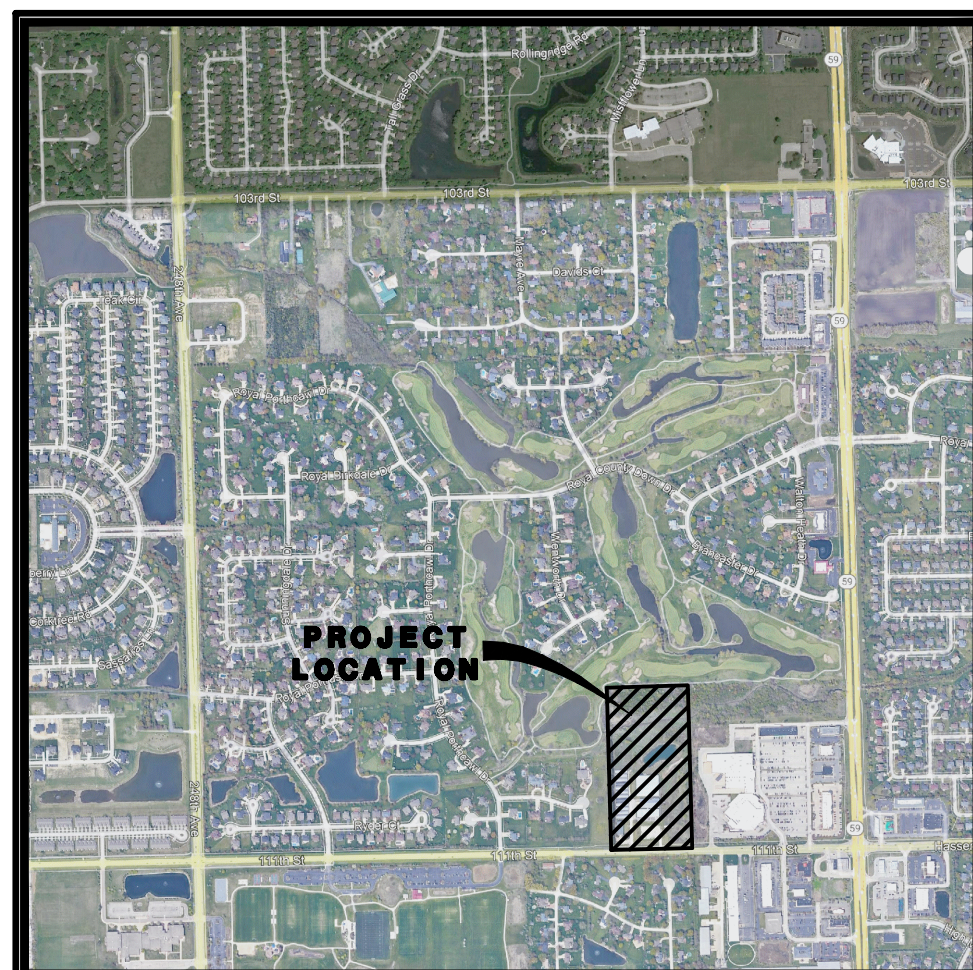


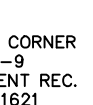
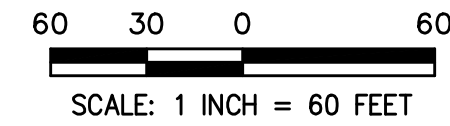
# PRELIMINARY PLAT OF SUBDIVISION FOR THE BELVEDERE

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

<b>PARCEL INDEX NUMBER</b> 07-01-16-400-004
<b>PARCEL AREA</b> PARCEL AREA = 878,719 S.F. OR 20.173 ACRES



**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

<b>LOT 1 WITH R.O.W. DEDICATION</b>	838,895 S.F. 39,824 S.F.
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**NOTES**

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
- STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
- SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT

EXISTING FLOODPLAIN LIMITS PER EXISTING CONDITIONS FLOOD STUDY

**LOT 1**  
838,895 S.F.  
R.O.W. DEDICATION  
39,824 S.F.

**BENCHMARK CONTROL POINTS**

**ELEVATION REFERENCE MARK:**

NGS MONUMENT NAPERVILLE 248 (PID AA3771): STATION IS IN SOUTHWEST CORNER OF INTERSECTION IN FRONT OF A SELF-SERVE GAS STATION AND CONVENIENCE STORE, 5 FEET FROM BACK OF CURB ON WEST SIDE OF IL 59. STATION IS 118.04 FEET SOUTH OF NAIL WITH PLASTIC TAG IN EAST FACE OF POWER POLE, 21.44 FEET SOUTHEAST OF + CHISLED ON TOP OF CONCRETE SIGN BASE, AND 15.24 FEET NORTH OF NAIL WITH PLASTIC TAG IN SOUTHWEST FACE OF POWER POLE. STATION IS STAINLESS STEEL ROD IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.  
ELEVATION: 657 NAVD88

**CONTROL POINTS:**

CP #204: SET '+' IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 1111TH STREET.  
NORTHING: 1826258.45  
EASTING: 1017599.24  
ELEVATION: 659.87 NAVD 88

CP #205: SET '+' IN CONCRETE THE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE.  
NORTHING: 1826294.74  
EASTING: 1018239.00  
ELEVATION: 657.41 NAVD 88

**NOTES**

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 16, 2022.

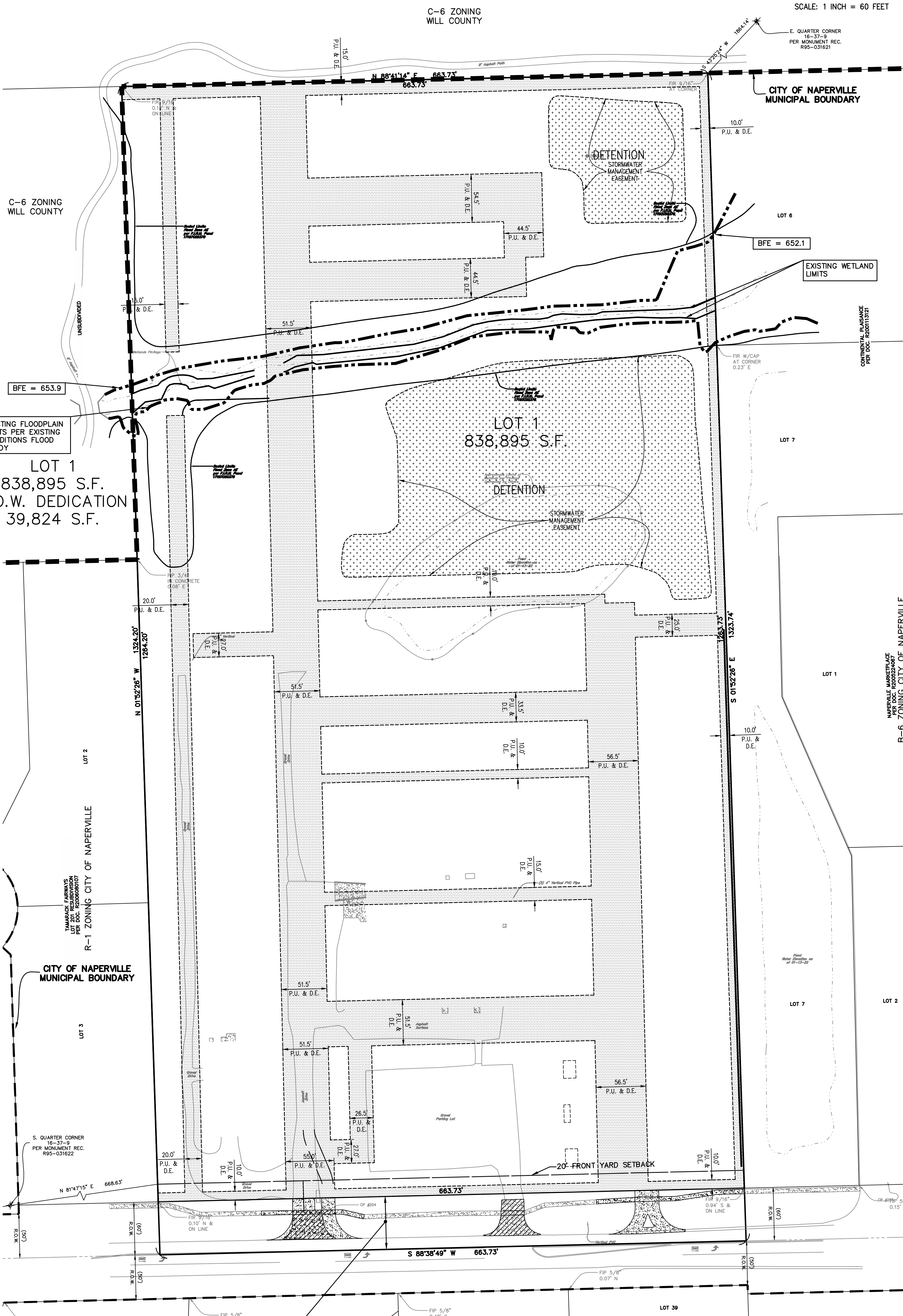
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**ABBREVIATIONS**

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Q	- ON LINE
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U. & D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

**LINE LEGEND**

	- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	- LOT LINE/PROPERTY LINE (Solid Line)
	- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
	- BUILDING LINE (Long Dashed Lines)
	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	- CENTERLINE (Single Dashed Lines)



PREPARED FOR:  
BRIDGE CAPITAL PARTNERS  
899 PINE STREET #2000  
SAN FRANCISCO, CA. 94108

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904411 FILE NAME: PREOVER  
DRAWN BY: KMS FLD. BK. / PG. NO.: -----  
COMPLETION DATE: 03-29-22 JOB NO.: 904,411  
XREF : TOPO PROJECT MANAGER : KMM  
REV.: 05-11-22/KMS PER CITY COMMENTS 04-26-22

**PRELIMINARY P.U.D. FOR THE BELVEDERE  
CITY OF NAPERVILLE PROJECT NO. 22-1-023**