

# PRELIMINARY PLAT OF SUBDIVISION OF HINES DIEHL ROAD RESUBDIVISION

P.I.N. 08-05-302-023

PART OF THE SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

### LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-0889.



VICINITY MAP  
NOT TO SCALE

### OWNER/DEVELOPER

**Hines**  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
713.966.2603  
Contact: Cameron Christian

### ENGINEER AND LAND SURVEYOR

**V3 Companies, LTD.**  
7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200  
Contact: Ryan Smykowski, P.E.

### BENCHMARK

**SOURCE:** CITY OF NAPERVILLE BM  
**STATION DESIGNATION:** 703  
**ESTABLISHED BY:** CITY OF NAPERVILLE  
**DATE:** 07-12-1995  
**ELEVATION:** 760.31 (PUBLISHED AND HELD)  
**DATUM:** NAVD83  
**DESCRIPTION:** BENCHMARK 30 TOP SECURITY MONUMENT AT NORTH END OF U.S. 31 (JODDEN AVE) WEST OF NAPERVILLE WRESTLING ROAD, ON CONCRETE METEAL AND NORTH OF NE CORNER OF TRAFFIC HANDBOOK, 13.50' EAST OF FIRE HYDRANT AND 21.43' SOUTH OF SE CORNER OF SIGN BASE.

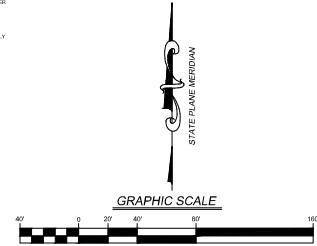
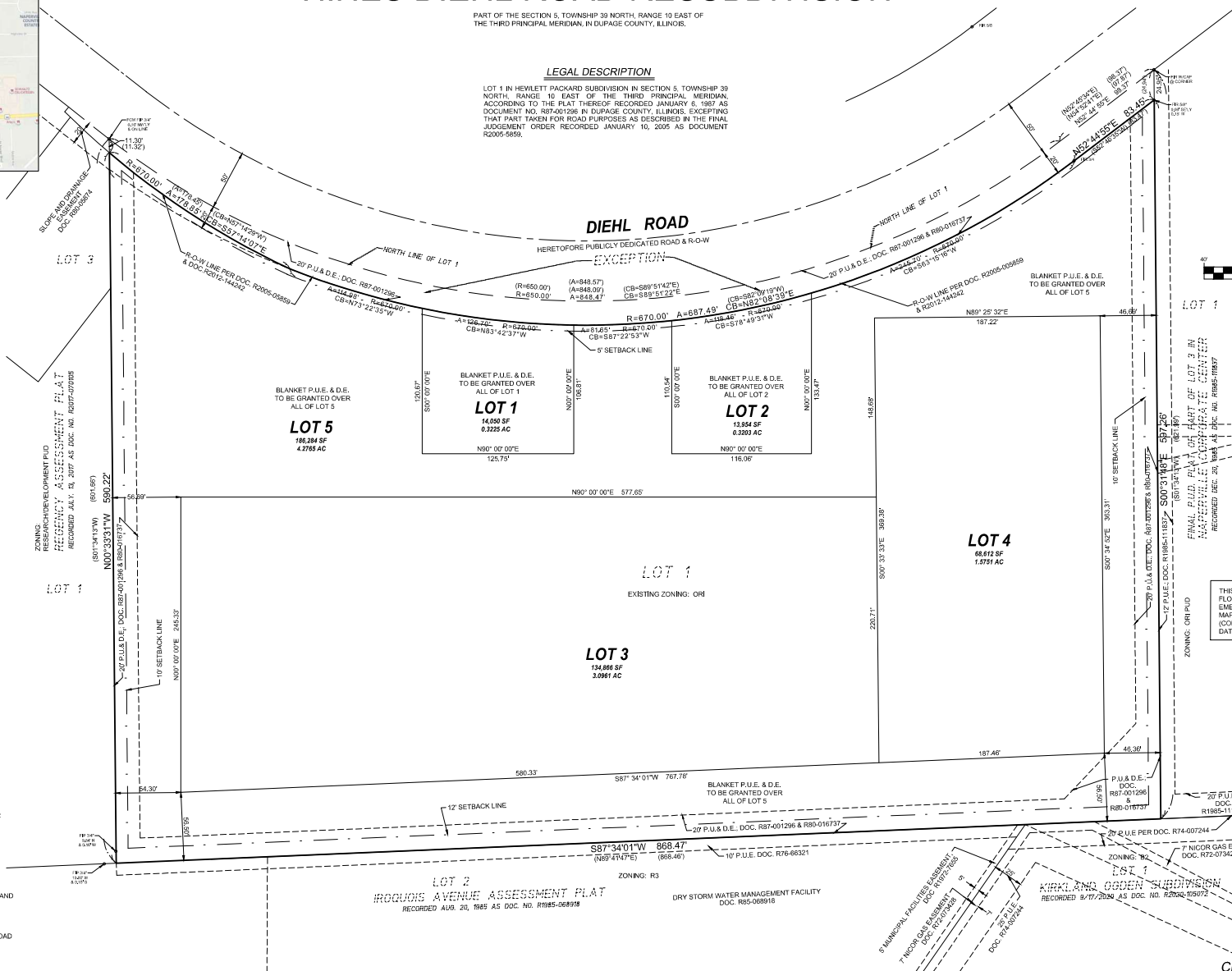
**SITE:**  
**STATION DESIGNATION:** SBW81  
**ESTABLISHED BY:** V3 COMPANIES  
**DATE:** 02-15-21  
**ELEVATION:** 769.89 (MEASURED)  
**DATUM:** NAVD83  
**DESCRIPTION:** NY TAD BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF DIEHL ROAD AND FREEDOM DRIVE INTERSECTION.

**STATION DESIGNATION:** SBW82  
**ESTABLISHED BY:** V3 COMPANIES  
**DATE:** 02-15-21  
**ELEVATION:** 771.39 (MEASURED)  
**DATUM:** NAVD83  
**DESCRIPTION:** NY TAD BOLT ON FIRE HYDRANT LOCATED SOUTH OF THE BUILDING SOUTH OF THE BRICK PATIO.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT GUARANTEE TO THE ACCURACY THEREAFTER. V3 ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.  
IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH ORDER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.  
PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

### NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:  
WATERSMAN - PUBLIC (CITY)  
SANITARY SEWER - PUBLIC (CITY)  
STORM SEWER - PUBLIC (CITY)  
ELECTRIC - PUBLIC (CITY)  
GAS - PRIVATE - NICOR GAS  
TELEPHONE - PRIVATE  
CABLE - PRIVATE  
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- A BLANKET ACCESS EASEMENT SHALL BE GRANTED ON LOT 5
- LOT 1 & 2 SHALL NOT BE PERMITTED DIRECT ACCESS TO DIEHL ROAD



### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41°47'58.8812" N LONGITUDE 88°07'12.64301" W ELLIPSOIDAL HEIGHT 667,836 SF GROUND SCALE FACTOR 1.000053083 ALL MEASUREMENTS ARE ON THE GROUND.

### AREA

LOT 1	14,050 SQ. FT.	0.3225 ACRES
LOT 2	13,954 SQ. FT.	0.3203 ACRES
LOT 3	134,806 SQ. FT.	3.0961 ACRES
LOT 4	68,612 SQ. FT.	1.5751 ACRES
LOT 5	186,284 SQ. FT.	4.2765 ACRES
<b>TOTAL</b>	<b>417,706 SQ. FT.</b>	<b>9.5506 ACRES</b>

### FLOOD HAZARD NOTE

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C01420 & 17043C01611) EFFECTIVE DATE 8/13/2018.

### LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- (REC) RECORD DATUM
- O FIP FOUND IRON ROD
- O FIP FOUND IRON PIPE
- O FMS FOUND MAG NAIL
- SIP SET IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

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

City Project Number is 24-1000034

	<b>Engineers</b> <b>Scientists</b> <b>Surveyors</b>	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR:		REVISIONS		PRELIMINARY PLAT OF SUBDIVISION		Project No: 240048
			Hines 444 West Lake Street, Suite 2400 Chicago, IL 60606 713.966.2603				HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE IL		
			NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	SHEET NO.
			1	08-07-24	REVISED PER CITY COMMENTS				
			2	07-15-24	REVISED PER CITY COMMENTS				
			3	08-28-24	REMOVED PUE EASEMENT FROM LOT 5				
			4	09-18-24	REVISED PER CITY COMMENTS				
							DRAFTING COMPLETED: 02-22-24 FIELD WORK COMPLETED: NA		DRAWN BY: SPK CHECKED BY: CDB
							PROJECT MANAGER: CDB SCALE: 1" = 40'		