

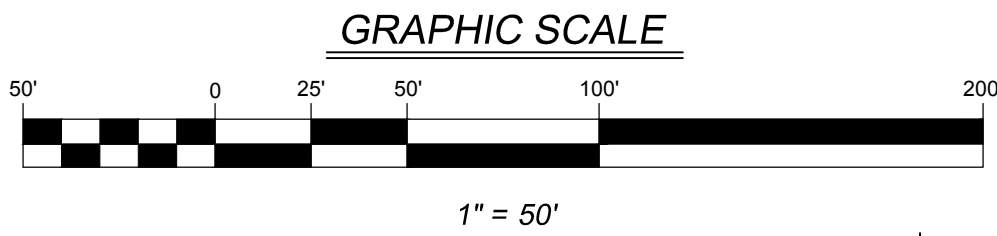
VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT OF SUBDIVISION OF THE RESIDENCES AT NAPER AND PLANK NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

UNDERLYING PIN'S
08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-202-032
08-08-106-041
08-08-106-042
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010

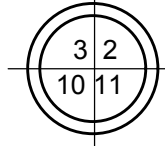
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540



BASIS OF BEARINGS

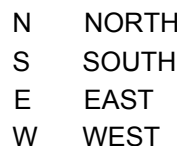
THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS - EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 47' 31.86719" N
LONGITUDE 88° 07' 11.44965" W
ELLIPSOIDAL HEIGHT: 647.015 SFT
GROUND SCALE FACTOR 1.0000520596
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND



SECTION CORNER

SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE



N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
D.E. DRAINAGE EASEMENT
(0.00') RECORD DATUM
0.00' CALCULATED DATUM
SET CONCRETE MONUMENT
B.S.L. BUILDING SETBACK LINE
FIP FOUND IRON PIPE W/SIZE
FIR FOUND IRON ROD W/SIZE
FMN FOUND MAG NAIL
PU&DE TO BE GRANTED.
STORMWATER MANAGEMENT EASEMENT TO BE GRANTED.

BENCHMARK/CONTROL POINTS PER TOPOGRAPHIC
SURVEY, PREPARED BY CEMCON, LTD. DATED 08-05-24

ELEVATION REFERENCE MARKS

CITY OF NAPERVILLE SURVEY MONUMENT - STATION NO. 703;
BERNSTEIN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16"
DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG
ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY
SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6
ALUMINUM ACCESS COVER. LOCATED ON THE NORTH SIDE OF U.S.
ROUTE 34 (OGDEN AVENUE) APPROXIMATELY 350 FEET WEST OF
THE CENTERLINE OF NAPERVILLE-WHEATON ROAD BETWEEN THE
SOUTHERLY ENTRANCE ROADS TO THE OGDEN MALL SHOPPING
CENTER. MONUMENT IS NORTH OF THE CONCRETE WALK
APPROXIMATELY 8.20 FEET NORTHERLY OF SQUARE CUT IN TRAFFIC
SIGNAL HAND HOLE BETWEEN THE CURB LINE AND THE SIDEWALK
ON THE NORTH SIDE OF OGDEN AVENUE.
ELEV. 780.31 NAVD88

CP #107 - SET 'X' IN CONCRETE SURROUND FOR TRAFFIC SIGNAL
HAND HOLE LOCATED AT THE WESTERLY MOST CORNER OF PLANK
AND NAPERVILLE ROADS.
NORTHING: 1866857.25
EASTING: 1041984.25
ELEVATION: 754.02 NAVD88

CP #111 - SET 'X' IN CONCRETE SIDEWALK AT THE SOUTHWEST
CORNER OF NAPERVILLE-WHEATON AND BURLINGTON ROADS.
NORTHING: 1866888.42
EASTING: 1041984.25
ELEVATION: 764.09 NAVD88

TBM5 - RAILROAD SPIKE IN UTILITY POLE AT SOUTHWEST CORNER
OF BURLINGTON AVENUE AND TUTHILL ROAD.

ELEV. =762.91 NAVD88

OWNER / SUBDIVIDER

Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915
Contact: Zack Grabijas, PE

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

LOT 1:	66,154 SQ. FT.	1.5187 ACRES
LOT 2:	258,696 SQ. FT.	5.9389 ACRES
LOT 3:	27,047 SQ. FT.	0.6209 ACRES
R.O.W.	5,729 SQ. FT.	0.1315 ACRES
TOTAL:	357,626 SQ. FT.	8.2100 ACRES

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - 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.
- EXISTING ZONING UNINCORPORATED DUPAGE COUNTY: ZONE R-3 (SINGLE FAMILY)
PROPOSED ZONING: CITY OF NAPERVILLE R-3A MEDIUM DENSITY MULTIPLE FAMILY - PUD

CITY OF NAPERVILLE PROJECT NUMBER: 24-10000128

PARCEL 1:
LOTS 12, 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 15, 16, and 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
A 7 FOOT WIDE STRIP OF TUTHILL ROAD, LYING ADJACENT TO AND CONTIGUOUS WITH LOT 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, IN DUPAGE COUNTY, ILLINOIS.



Engineers 7325 Janes Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915

REVISIONS		
NO.	DATE	DESCRIPTION
1	02-27-25	REVISED PER CITY REVIEW
2	04-11-25	REVISED PER CITY REVIEW

PRELIMINARY PLAT OF SUBDIVISION

THE RESIDENCES AT NAPER AND PLANK - NAPERVILLE, IL

DRAFTING COMPLETED: 10-23-24 DRAWN BY: SPK PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A CHECKED BY: CDB SCALE: 1" = 50'

Project No: 241072

Group No: VP04.1

SHEET NO.
1 of 1