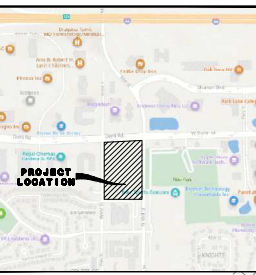


# PRELIMINARY PLAT OF SUBDIVISION FOR THE PROSPERITA & ORION STEM SCHOOL

## OVERALL PARCEL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-08045 SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R89-18340, R87-82072 AND R88-11766, THENCE NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST 833.27 FEET ALONG SAID EAST LINE OF WEST STREET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE COUNTY OF DUPAGE BY WARRANTY DEED RECORDED JULY 14, 1989 AS DOCUMENT R89-08424; THENCE NORTH 87 DEGREES 43 MINUTES 22 SECONDS EAST 467.87 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 89.3 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.0 FEET AND A CHORD BEARING NORTH 63 DEGREES 50 MINUTES 56 SECONDS WEST; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 17.02 FEET TO A POINT ON THE WESTERLY LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS R23069 AND R2010-041209; THENCE SOUTHWEST 28 MINUTES 30 SECONDS WEST 915.28 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 IN THE AFORESAID HARBORCHASE OF NAPERVILLE; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 570.14 ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

## LOCATION MAP



## BENCHMARKS

NAPERVILLE BM 526 - FLANGE ENCASED ROD LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OXFORD LANE AND 75TH STREET.  
ELEVATION = 681.48 (NAVD 88)  
NAPERVILLE BM 1506 - FLANGE ENCASED ROD LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF MILL STREET AND 5TH AVENUE.  
ELEVATION = 690.61 (NAVD 88)

## NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS AND STORMWATER OVERFLOW ROUTES.
3. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
4. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
5. ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
6. ALL EASEMENTS DERIVED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
7. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
8. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
9. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
10. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
11. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS, AND WALLS REFER TO THE PRELIMINARY ENGINEERING PLAN FOR THIS DEVELOPMENT.

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