CHARLESTON ROW II

PER DOC. R2019-070493

REFERENCE

U.S. SURVEY FOOT.

EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON AUGUST 25, 2021 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS) GEOID18 -

UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS AND ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE.

MARTIN'S 2ND ADDITION TO THE

VILLAGE OF NAPERVILLE

PER DOC. (1868) 10068

P.I.N. 07-13-443-005 07-13-443-009 07-13-443-010

REVISION RECORD 08/31/2021 REVISE PER ATTORNEY REVIEW 10/27/2021 REVISED TITLE BLOCK 11/01/2021 BOUNDARY NOTE ADDED

-E- ELECTRIC PEDESTAL

PARCEL # - SCHEDULE B EXCEPTOIN LINE ITEM

FIBER OPTIC MARKER

TRAFFIC POLE

TRAFFIC MANHOLE

CABLE PEDESTAL

VAULT

ELECTRIC HANDHOLE

STEAM MANHOLE

TRANSFORMER

STAND PIPE

UTILITY POLE

FIBER OPTIC MANHOLE

MANHOLE (UTILITY UNKNOWN)

TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)

VALVE BOX (UNKNOWN, FLUSH WITH GRADE)

TELEPHONE PULL BOX (FLUSH WITH GRADE)

UTILITY CABINET (UNKNOWN, ABOVE GRADE)

TRAFFIC PULL BOX (FLUSH WITH GRADE)

FIBER OPTIC PULL BOX (FLUSH WITH GRADE)

ELECTRIC CONTROL CABINET (ABOVE GRADE)

TELEPHONE BOX/CABINET (ABOVE GRADE)

FIBER OPTIC BOX/CABINET (ABOVE GRADE)

UTILITY PULL BOX (UNKNOWN, FLUSH W/GRADE)

TRAFFIC DETECTOR HOUSING

٥	MAILBOX	WATER UTILITIES SAN. UTILITIES	S	SANITARY MANHOLE		©	GAS MANHOLE	▼	,
F	FLAG POLE		(CLEAN OUT	S	▼	GAS LINE MARKER	(TF	₹)
	GROUND LIGHT		©	COMBINATION MANHOLE	UTILITIE	0	GAS BOX (GAS VALVE)	(R) -C)- IR	3
	SIGN			STAND PIPE (RISER)	15	©	GAS METER		
a	SATELLITE DISH		ß	LIFT STATION	GAS	ြှ	GAS TAP]
¢	LIGHT STANDARD		(W)	WATER MANHOLE	O	P	PROPANE TANK	MH	•
AC	AC UNIT		•	WATER BOX (WATER VALVE)		©	GAS WELL	(OL)
•	BOLLARD		\mathcal{A}	FIRE HYDRANT	N		TREE, DECIDUOUS (800 SIZE TYPE)	•	È
PM)	PARKING METER		(W)	WATER WELL	ATIC		TREE, CONIFER (800 SIZE TYPE)	<u>.</u> 🗆	l
Å	ANTENNA		•	SPRINKLER VALVE	EGETATION		TREE, CONIFER (800 SIZE TYPE) BUSH/SHRUB (SIZE)]
rip	GRAVE		▼	WATERLINE MARKER	>	N	STUMP L		Г
Ġ.	HANDICAP PARKING SYMBOL		®	WATER METER		ø	POWER POLE)
(STORM MANHOLE		WP	WATER PUMP		\rightarrow	GUY WIRE	ر ز (sī)
	CATCH BASIN (TYPE)		0	HOSE BIB BUILDING		ø	GUY WIRE GUY POLE	ET ET]
	CURB INLET		•	PIV - POST INDICATOR VALVE		Ø	TELEPHONE POLE	S	
	RISER PIPE		¥	SPRINKLER HEAD		-[]-	TELEPHONE PEDESTAL	<u>)TR</u>	<u> </u>
(III)	INLET (CIRCULAR)		0	IRRIGATION VALVE	S	\blacksquare	TELEPHONE LINE MARKER	•	l
#	DRAIN		IR	IRRIGATION CONTROL BOX	Ë	\bigcirc	TELEPHONE MANHOLE)FO	Į(
	BEEHIVE INLET SQUARE		Ħ	FIRE DEPT. CONNECTION	UTILITI	(E)	ELECTRIC MANHOLE	Ø	,
#	INLET SQUARE		3	FIRE DEPT. CONNECTION (BLDG.)	MISC.	▼	ELECTRIC LINE MARKER	Ε]
\mathbb{Q}	FLARED END SECTION		•	FARM SPIGOT	Σ	E	ELECTRIC PULL BOX (FLUSH WITH GRA	1DE∫I]
						E	ELECTRIC CONTROL BOX (ON BUILDING	NTROL BOX (ON BUILDING)	
							HIGH TENSION TOWER	FO)
						Ê	ELECTRIC METER	Ù	Į

LEGAL DESCRIPTION - PARCEL A

PIN: 07-13-443-009

ADDRESS: 400 SOUTH MAIN STREET

THAT PART OF LOT 3 IN BLOCK 5 OF MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3. THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 3, 118.89 FEET: THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 151 DEGREES 28 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, 74.37 FEET TO A POINT, SAID POINT BEING 11.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOT 3; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3, 53.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID LINE 35.52 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LOT 4 (EXCEPT THAT PART THEREOF FALLING WITHIN RIVERWALK ASSESSMENT PLAT RECORDED SEPTEMBER 21, 1987 AS DOCUMENT R87-138984), LOT 5, 6, 7, 8 AND 9 AND THAT PART OF SQUAW LANE (NOW VACATED BY ACT OF GENERAL ASSEMBLY OF ILLINOIS ON FEBRUARY 12, 1853) LYING BETWEEN SAID LOTS 6 AND 7 IN BLOCK 5 OF MARTIN'S ADDITION TO NAPERVILLE. BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY CROSS EASEMENT AGREEMENT DATED OCTOBER 28, 1978 AND RECORDED APRIL 3, 1979 AS DOCUMENT R79-26279, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1960 AND KNOWN AS TRUST NUMBER 23993 AND WILLOWAY, INC., AND AMENDED AND RESTATED CROSS-EASEMENT AGREEMENT DATED OCTOBER 25, 1994 AND RECORDED NOVEMBER 21, 1994 AS DOCUMENT R94-224871, BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1960 AND KNOWN AS TRUST NUMBER 23993 AND JAMES D. POLIVKA, FOR THE PURPOSE OF ACCESS TO WASHINGTON STREET OVER EXISTING DRIVES AND DRIVEWAYS OVER LOTS 1. 10, 11 AND 12 IN BLOCK 5 IN MARTIN'S ADDITION TO NAPERVILLE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOTS 11 AND 12, AFORESAID, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 2 DEGREES 04 MINUTES EAST ALONG THE EAST LINE OF SAID LOT. 82.50 FEET: THENCE SOUTH 10 DEGREES 23 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE PROPOSED NEW BRIDGE OVER THE DUPAGE RIVER 4.80 FEET; THENCE ON A CURVE TO THE RIGHT (THE RADIUS OF WHICH IS 91.97 FEET) 131 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 11 AND 12, 91.70 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF LOT 1 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 128.45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1: THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN INCLUDED ANGLE OF 61 DEGREES 32 MINUTES 39 SECONDS TO THE WEST LINE OF SAID LOT 1, 99.72 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 10 DEGREES 29 MINUTES 04 SECONDS TO THE RIGHT OF THE LAST DESCRIBED COURSE 80.95 FEET TO A POINT IN THE EAST LINE SAID LOT 1, SAID POINT BEING 29.90 FEET NORTH OF THE SOUTHEAST CORNER OF SAID

LEGAL DESCRIPTION - PARCEL B

PIN: 07-13-443-005 07-13-443-010

ADDRESS: 419-23 S. WASHINGTON STREET

LOTS 1, 10, 11 AND 12 IN BLOCK 5, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING TO SAID LOT 1, IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584 (EXCEPT THAT PART OF LOTS 11 AND 12, AFORESAID, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 2 DEGREES 04 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT, 82.50 FEET; THENCE SOUTH 10 DEGREES 23 MINUTES WEST. PARALLEL WITH THE CENTER LINE OF THE PROPOSED NEW BRIDGE OVER THE DUPAGE RIVER 4.80 FEET: THENCE ON A CURVE TO THE RIGHT (THE RADIUS OF WHICH IS 91.97 FEET) 131 FEET TO THE SOUTH LINE OF SAID LOT 11: THENCE EAST, ALONG THE SOUTH LINE OF SAID LOTS 11 AND 12. 91.70 FEET TO THE POINT OF BEGINNING)

AND EXCEPTING THEREFROM

LOT 1, IN DUPAGE COUNTY, ILLINOIS

THAT PART OF SAID LOT 1, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 128.45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN INCLUDED ANGLE OF 61 DEGREES 32 MINUTES 39 SECONDS TO THE WEST LINE OF SAID LOT 1, 99.72 FEET: THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 10 DEGREES 29 MINUTES 04 SECONDS TO THE RIGHT OF THE LAST DESCRIBED COURSE 80.95 FEET TO A POINT IN THE EAST LINE SAID LOT 1, SAID POINT BEING 29.90 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, IN DUPAGE COUNTY, ILLINOIS.

EXISTING PROPERTY LINE ——— — EXISTING ADJACENT PROPERTY LINE ----- UNDERLYING PROPERTY LINE — — — EXISTING EASEMENT ----- CENTER LINE OF RIGHT OF WAY ----- •--- EXISTING CHAINLINK FENCE —/—/— EXISTING WOOD FENCE —————— EXISTING WROUGHT IRON FENCE ----- UG-E ---- EXISTING UNDERGROUND ELEC. LINE ----- OH-W----- EXISTING OVERHEAD ELECTRIC

SURVEY NOTES

- 1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VRS OBSERVATIONS.
- 2. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF 3. FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN
- HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL
- 4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 5. ALL UTILITIES SHOWN ON THE SURVEY ARE ONLY WHERE APPARENT FROM THE
- 6. NOT SHOWN IS THE CROSS ACCESS EASEMENT NOTED IN AGREEMENT DATED OCTOBER 28, 1978 AND RECORDED APRIL 3, 1979 AS DOCUMENT NO.
- R79-26279, AFFECTING LOTS 1 AND 4 IN BLOCK 5. 7. NOT SHOWN IS THE AMENDED AND RESTATED CROSS-ACCESS EASEMENT NOTED IN AGREEMENT DATED OCTOBER 25, 1994 AND RECORDED NOVEMBER 21, 1994
- AS DOCUMENT NO. R94-224871, AFFECTING ALL LOTS IN BLOCK 5. 5. RESERVATION CONTAINED IN WARRANTY DEED FROM JOSEPH NAPER AND ALMEDA

NAPER, HIS WIFE, TO GEORGE MARTIN, DATED MARCH 2, 1842, AS RECORDED

JUNE 1, 1842, IN BOOK 1 OF DEEDS, PAGE 204, AS DOCUMENT 195, CONVEYING PREMISES IN QUESTION AND OTHER PROPERTY AS FOLLOWS: "THE SAID PARTIES OF THE 1ST PART HEREBY RESERVE TO THEMSELVES AND TO

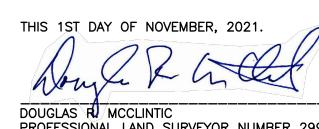
THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE OF ERECTING A MILL DAM ACROSS THE SAID DUPAGE RIVER AT ANY POINT THEY MAY SELECT ON SAID STREAM AND THE SOLE USE OF SAID STREAM FOR HYDRAULIC PURPOSES AND THIS DEED IS ACCEPTED BY GRANTEE SUBJECT TO SUCH RIGHT."

6. NO TITLE POLICY WAS PROVIDED FOR USE DURING THE PREPARATION OF THIS

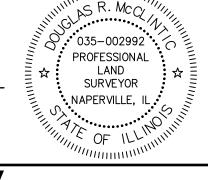
STATE OF ILLINOIS COUNTY OF DUPAGE SS

I, DOUGLAS R. MCCLINTIC, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. THIS SURVEY CONFORMS TO THE CURRENT STANDARD FOR AN ILLINOIS BOUNDARY SURVEY. FIELDWORK COMPLETED AUGUST 25, 2021.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,



PROFESSIONAL LAND SURVEYOR NUMBER 2992. LICENSE EXPIRES NOVEMBER 30, 2022.



Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563

www.cecinc.com WILLOWAY, LLC WASHINGTON BRIDGE REPLACEMENT PLAN

Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

400 MAIN STREET NAPERVILLE, ILLIONOIS

419-423 S. WASHIINGTON STREET AND

PLAT OF SURVEY -

08/25/2021 DWG SCALE:

EXISTING CONDITIONS

SHEET 1 OF 2

1"=20' PROJECT NO: 310-527.AW00

DRM APPROVED BY:

SCALE IN FEET