

PRELIMINARY SITE DEVELOPMENT PLAN FOR IRON GATE MOTOR PARK - PHASE 2B

NAPERVILLE, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 83.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.55 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 371.31 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

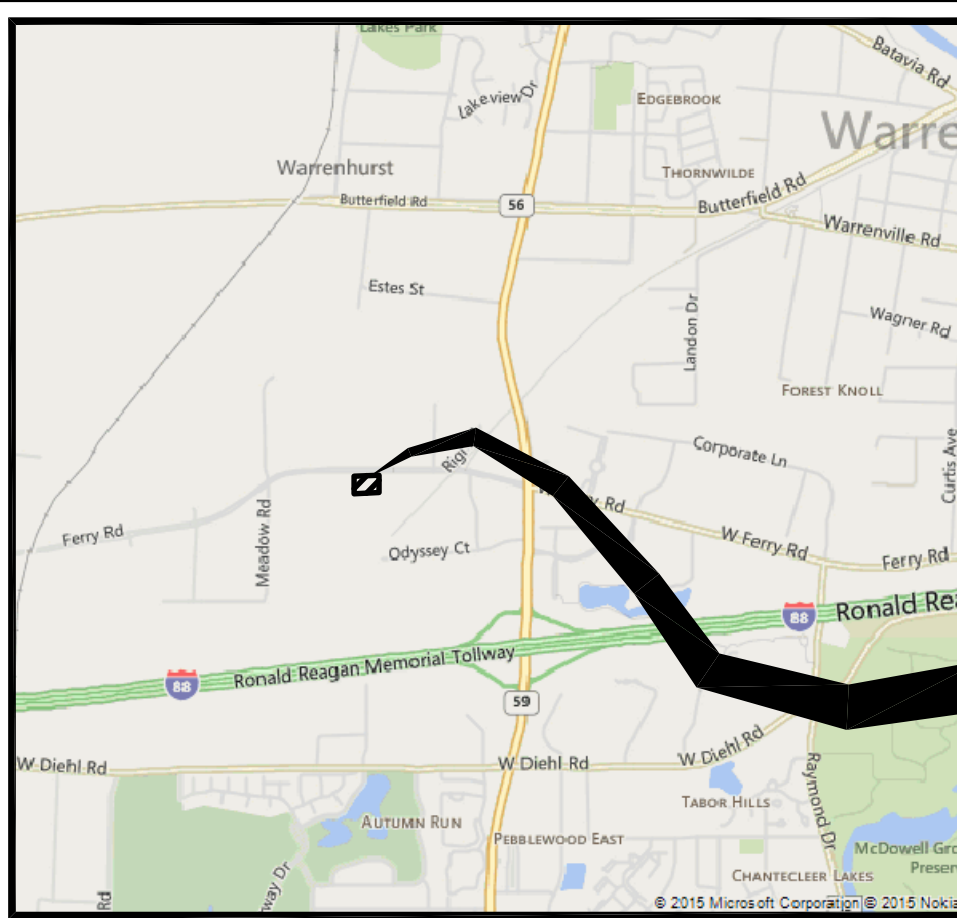
THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOS SUBDIVISION RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190 BEING A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 560.44 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 32.25 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 31.91 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, 338.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA OF SUBDIVISION

4.829 ACRES
(MORE OR LESS)

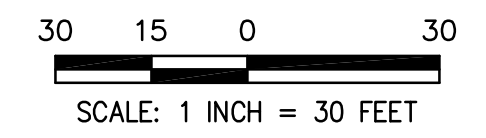
PARCEL INDEX NUMBERS

07-04-203-025
VACANT LAND
NAPERVILLE, ILLINOIS



PROJECT LOCATION

LOCATION MAP



BENCHMARKS

SITE BENCHMARK NO. 191
MAG. NAIL SET IN PATH 1' EAST OF FIRST SANITARY MANHOLE WEST OF ENTRANCE.
ELEVATION = 723.87

DUPAGE COUNTY BENCHMARK:
DUPAGE COUNTY BENCHMARK W134001 - MONUMENT AT SOUTHWEST CORNER OF IL. ROUTE 59 AND IL ROUTE 56 (BUTTERFIELD ROAD) WITH ACCESS COVER STAMPED "DUPAGE COUNTY MAPS AND PLATS"
ELEVATION = 717.25 NGVD29

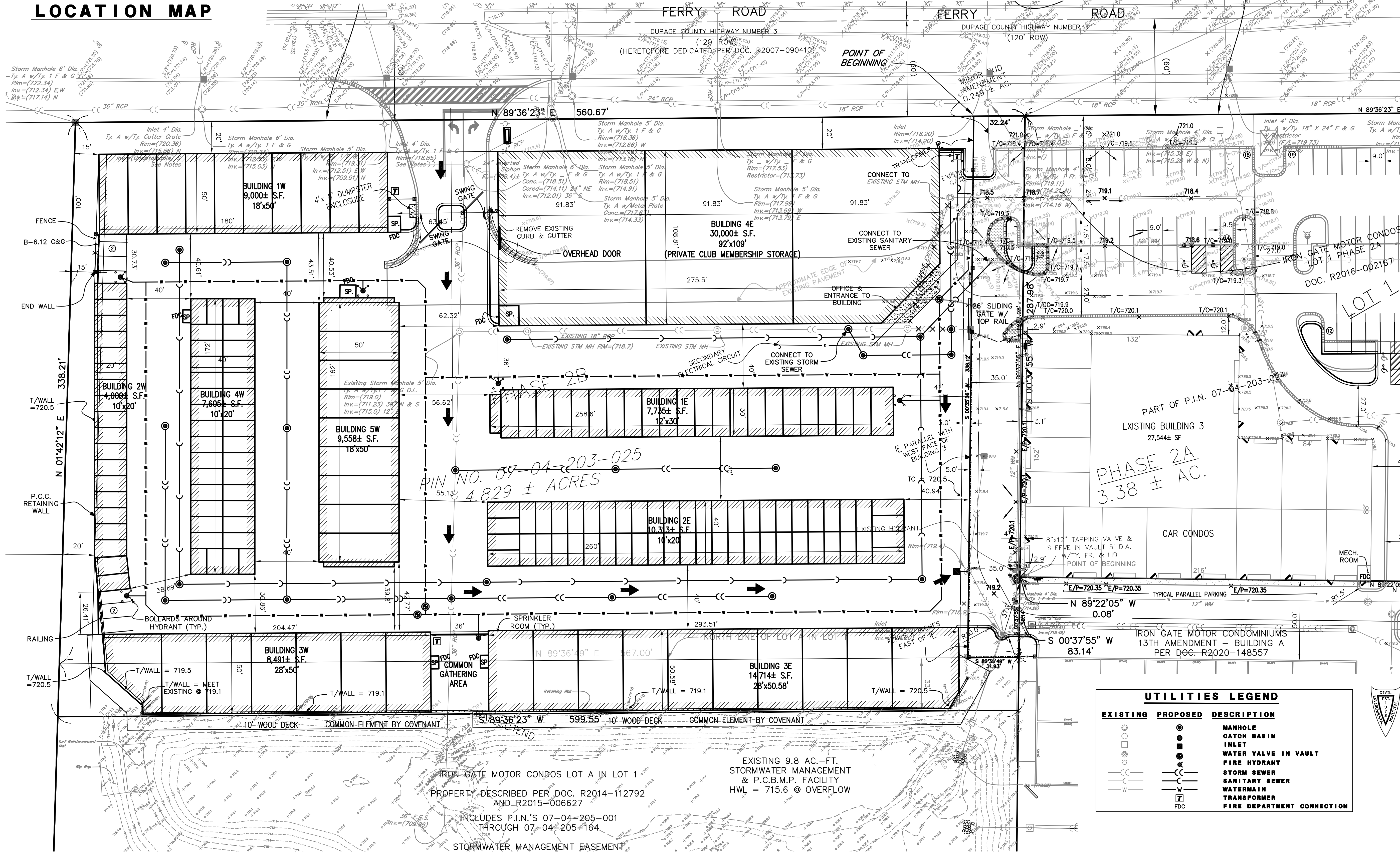
CITY OF NAPERVILLE BENCHMARK:
BERNSTEN 3D TOP SECURITY MONUMENT CONSISTING OF A 3/8" DIA. STAINLESS STEEL DATUM POINT THREADED 3/8" x 4" LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCASED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER
ELEVATION = 711.40 NAVD 1988 (+0.27 TO EQUAL NGVD PROJECT DATUM)

GEOMETRICS LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTER LINE (Triple Dashed Lines)
- EXISTING NAPERVILLE CORPORATE LIMITS
- SET CONCRETE MONUMENT
- CURB & PAVEMENT (Heavy & Light Solid Lines)
- PROPOSED BUILDING (Heavy Solid Lines & Light Hatch)

UTILITIES LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
○	○	WATER VALVE IN VAULT
○	○	FIRE HYDRANT
○	○	STORM SEWER
○	○	SANITARY SEWER
○	○	WATERMAIN
○	○	TRANSFORMER
○	○	FIRE DEPARTMENT CONNECTION



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DISC NO.: 829013 FILE NAME: 2B PRELIM SITE DEV PLAN
DRAWN BY: DJF/JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 2023-11-30 JOB NO.: 829.013
PROJECT MANAGER: RWB
REVISIONS: 2024-01-04, 2024-01-24, 2024-01-29,
2024-02-13 DJF

CITY PROJECT NO. 23-10000116