

LEGAL DESCRIPTION :

PARCEL 1:
 LOT D IN DESIGN POINTE, BEING A SUBDIVISION PART OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 2006 AS DOCUMENT NUMBER R2006-055549, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING AS DISCLOSED BY CASE 2012ED 76: THAT PART OF LOTS D AND E IN DESIGN POINTE, BEING A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 2008, AS DOCUMENT NUMBER R2006-055549, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH 00 DEGREES 20 MINUTES 24 SECONDS EAST, SAID BEARING BASED ON THE ILLINOIS STATES PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2007), ALONG THE WEST LINE OF SAID LOTS D AND E A DISTANCE OF 383.55 FEET TO THE NORTHWEST CORNER OF SAID LOT D; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT D 12.80 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 34 SECONDS WEST 142.42 FEET TO A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT; HAVING A RADIUS OF 7.131.09 FEET, HAVING A CHORD BEARING SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, HAVING A CHORD LENGTH OF 35.04 FEET FOR A DISTANCE OF 35.04 FEET TO THE SOUTH LINE OF SAID LOT D; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT D 5.00 FEET TO A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.126.09 FEET, HAVING A CHORD BEARING SOUTH 01 DEGREE 23 MINUTES 23 SECONDS WEST, HAVING A CHORD LENGTH OF 188.23 FEET FOR A DISTANCE OF 188.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 08 MINUTES 18 SECONDS WEST 19.79 FEET TO THE SOUTH LINE OF SAID LOT E; THENCE SOUTH 88 DEGREES 32 MINUTES 42 SECONDS WEST ALONG SAID SOUTH LINE OF LOT E 3.62 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
 NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS, AND ALSO NON-EXCLUSIVE PERPETUAL EASEMENTS IN, TO OVER, UNDER ALONG AND ACROSS THOSE PORTIONS OF THE COMMON AREAS LOCATED ON THE DEVELOPER'S TRACT DESCRIBED AS EXHIBIT A, FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, STORM DRAINS, AND WATER (FIRE AND DOMESTIC), GAS, ELECTRICAL, TELEPHONE, CABLE TV, DATA TRANSMISSION AND OTHER COMMUNICATION LINES, CONTAINED IN THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF DESIGN POINTE NAPERVILLE, ILLINOIS DATED AUGUST 30, 2006 AND RECORDED OCTOBER 2, 2007 AS DOCUMENT R2007180853.

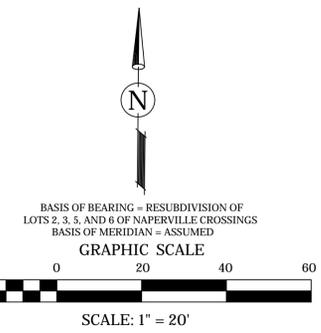
LAND TOTAL AREA: 29,642.70 SQ.FT. = 0.680 ACRES.
 LAND TOTAL AREA AFTER R.O.W. DEDICATION: 27,380.00 SQ.FT. = 0.630 ACRES.
 COMMONLY KNOWN AS: 1336 ILLINOIS ROUTE 59, NAPERVILLE, ILLINOIS.
 PERMANENT INDEX NUMBER: 07-10-314-008-0000

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

SITE DATA :

LOT NUMBER : D
 SITE AREA : 27,380.00 S.F.
 ZONING : B-2 P.U.D.
 LOT WIDTH : NOT REQ'D.
 YARD MINIMUM : NOT REQ'D.
 HEIGHT/BULK LIMITATIONS : 0.325 (MAXIMUM)
 MAX. FLOOR AREA RATIO
 NO. OF VEHICLE PARKING SPACES : 36
 NO. OF VEHICLE HANDICAP PARKING SPACES : 2
 NO. OF BICYCLE PARKING SPACES : EXISTING BIKE RACK
 TOTAL GROSS FLOOR AREA : 8,899.00 S.F.
 FLOOR AREA RATIO : 0.325 (PROPOSED)

PRELIMINARY / FINAL P.U.D. PLAT
 FOR
DESIGN POINTE
 1336 ILLINOIS ROUTE 59, NAPERVILLE, ILLINOIS 60563
LOT D
 PIN NUMBER : 07-10-314-008-0000



LOCATION MAP
 N.T.S.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 SS)
 THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.
 DATED AT _____ CITY, ILLINOIS, THIS _____ DAY OF _____, 20____ MONTH _____
 BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE
 TITLE: _____ TITLE: _____
 PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 SS)
 I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
 THIS _____ DAY OF _____, 20____
 DATE MONTH

 NOTARY PUBLIC SIGNATURE

 PRINT NAME
 MY COMMISSION EXPIRES _____ MONTH _____ DATE _____

CITY COUNCIL CERTIFICATE

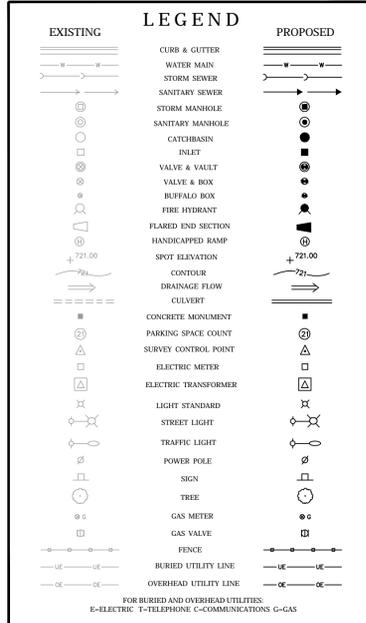
STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 SS)
 APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
 THE _____ DAY OF _____, 20____
 BY: _____ ATTEST: _____
 MAYOR CITY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 SS)
 THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.
 ON THE _____ DAY OF _____, 20____
 AT _____ O'CLOCK _____ M.
 RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 SS)
 APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD _____ DAY OF _____, A.D., 20____
 BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 SS)
 I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR - 2587, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.
 I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.
 I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.
 I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5-12-6 AS HERETOFORE AND HEREAFTER AMENDED.
 I HEREBY STATE THAT PART OF THE PROPERTY IS IN ZONE "A", AND THE REMAINDER OF THE PROPERTY IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WILL, ILLINOIS, COMMUNITY PANEL NUMBER 17197C 0000 E, EFFECTIVE DATE SEPTEMBER 6, 1995. ZONE "A" IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" IS DEFINED AS AREAS OF 300 - YEAR FLOOD; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 - YEAR FLOOD.
 GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS
 THIS _____ DAY OF _____, 20____

REFERENCE BENCHMARK :

CITY OF NAPERVILLE SURVEY MONUMENT #628
 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. DATUM=(N.A.V.D.) ELEVATION=705.82

SITE BENCHMARK :

CROSS NOTCH IN TOP OF EXISTING CURB LOCATED APPROXIMATELY 49 FEET EAST OF THE NORTHEAST CORNER OF SITE. ELEVATION=712.10 (N.A.V.D.)

- NOTES :**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ARC DISTANCES ARE ALONG ALL CURVES.
 - ACCESS TO AND FROM ILLINOIS ROUTE 59 SHALL BE LIMITED TO APPROVED/CONTROLLED ACCESS. POINTS INDICATED HEREON AND AT FUTURE POINTS APPROVED BY IDOT AND THE CITY OF NAPERVILLE.
 - STORM WATERS FOR LOTS CREATED BY THE RESUBDIVISION WILL BE DIRECTED TO LOTS 13 & 14 OF NAPERVILLE CROSSINGS RECORDED AS DOC. NO. R2004-90897. REFER TO EASEMENT PROVISIONS FOR SAID LOTS APPENDED TO SAID DOCUMENT.
 - THERE ARE NOT ANY WETLAND AREAS AT OR NEAR THE SUBJECT PROPERTY.
 - IRON PIPES PLACED AT ALL CORNERS.
 - SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES.
 - THIS IS NOT A SUBDIVISION PLAT.

OWNER :
 NAPERVILLE CROSSINGS STATION LLC
 1501 NORTHLAKE DRIVE
 CINCINNATI, OHIO 45249

PREPARED ON : 09-20-22
DJA CIVIL ENGINEER & SURVEYOR
 DAVE JOHNSON 1568 Holiday Drive Sandwich, IL 60548
 ph. 630 752 8600 fax. 630 752 9556
 e-mail: DJA@DJAonline.net

REVISIONS:	DATE	BY	DESCRIPTION
	09-20-22	D.J.	PER REVIEW
	12-15-22	D.J.	PER REVIEW
	02-06-23	D.J.	PER REVIEW

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 062-40471
 LICENSE EXPIRATION RENEWAL DATE: 11-30-2024