

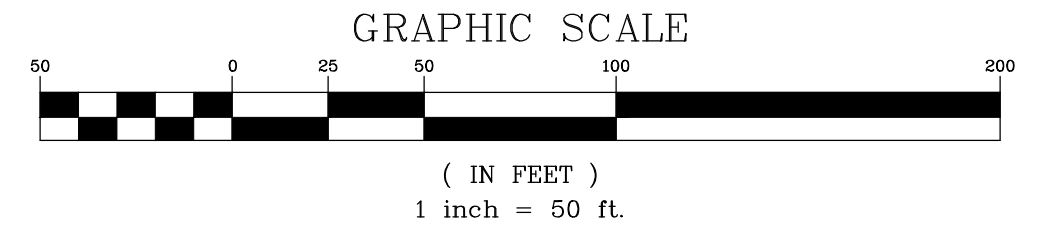
P.I.N.: 07-27-300-016

PRELIMINARY PLAT OF RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY UNIT - 1

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.



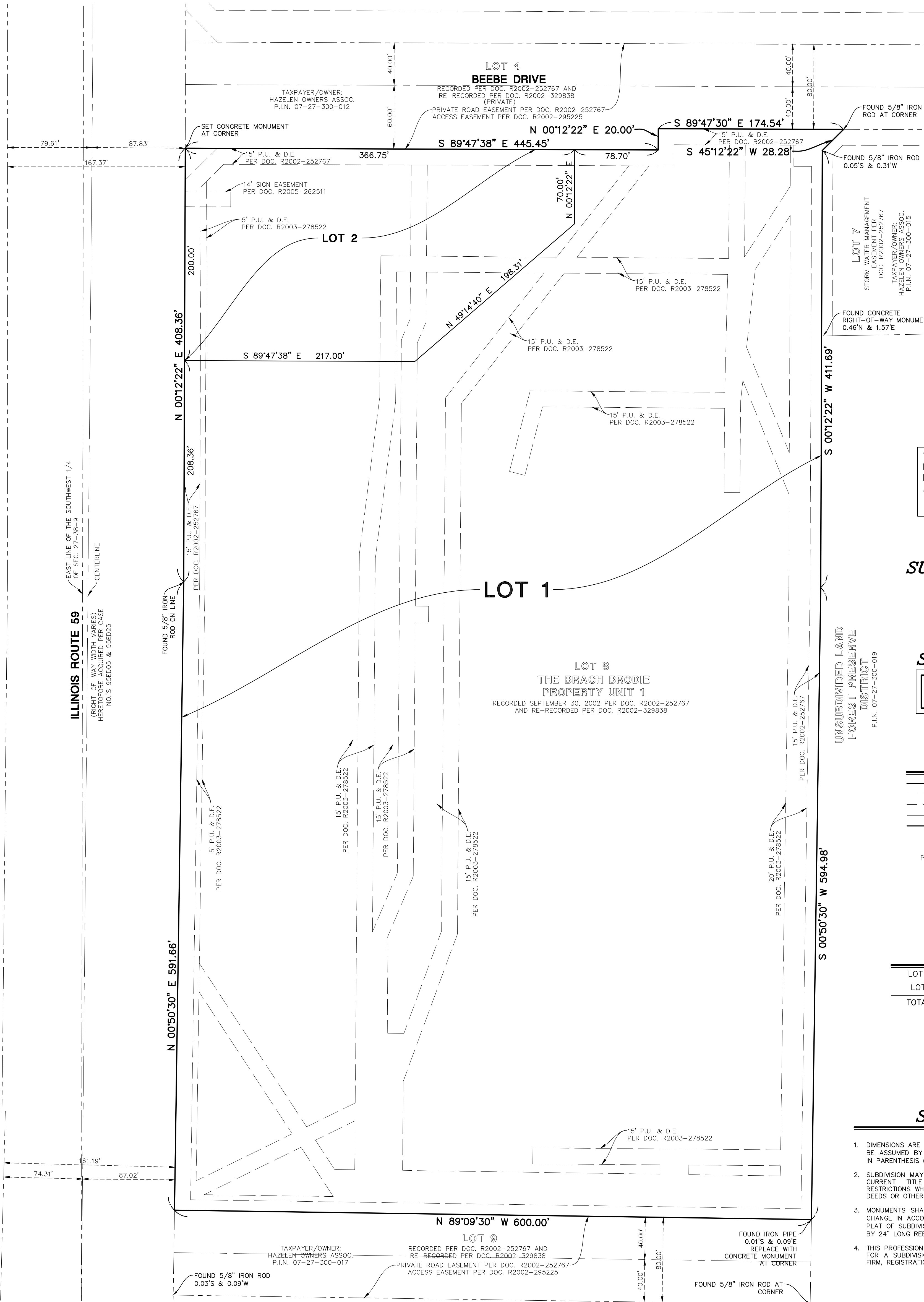
LOCATION MAP
NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

DATE OF PLAN PREPARATION: 06-15-2023
REVISION DATES
08/08/23 - CITY OF NAPERVILLE COMMENTS
08/10/23 - ATTORNEY COMMENTS
10/17/23 - TITLE CHANGE



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

SURVEY PREPARED FOR

CHRISTIANSON COMPANIES
4609 33RD AVENUE, SUITE 400
FARGO, ND 58104

SURVEYOR/ENGINEER

MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, IL 60148

LEGEND

- = EXISTING PROPERTY LINE
- - - = EXISTING EASEMENT LINE
- - - = PROPOSED EASEMENT LINE
- - - = EXISTING LOT LINE
- - - = PROPOSED LOT LINE
- xxx.xx' = MEASURED INFORMATION
- (xxx.xx') = RECORD INFORMATION
- P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT
- U.E. = UTILITIES EASEMENT
- U. & D.E. = UTILITY & DRAINAGE EASEMENT
- I.B.T. = ILLINOIS BELL TELEPHONE
- P.S.E. = PUBLIC SIDEWALK EASEMENT
- D.P.E. = DRAINAGE PONDING UTILITY EASEMENT

AREA SUMMARY

LOT 1: 541,680 SQUARE FEET (12.435 ACRES)
LOT 2: 63,616 SQUARE FEET (1.461 ACRES)
TOTAL: 605,296 SQUARE FEET (13.896 ACRES)

SURVEYOR'S NOTES

1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
2. SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS, AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

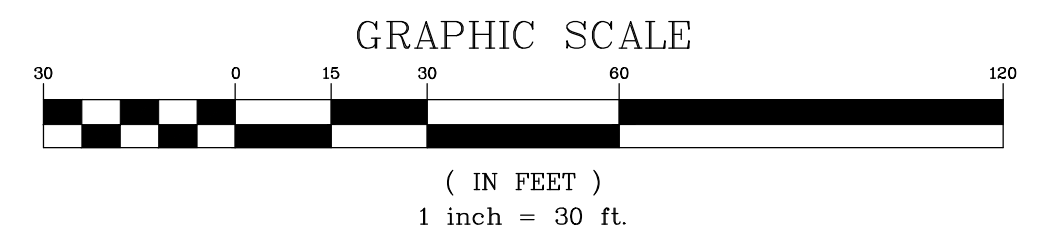
SHEET 1 OF 4	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: BAS DATE: 06/16/23 SCALE: 1"=50'	RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL. PRELIMINARY PLAT OF RESUBDIVISION
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700 Springer Drive, Lombard, IL 60148 ph: 830.881.8800 f: 830.881.8888 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/23	TITLE CHANGE	BAS
08/10/23	REVISED PER ATTORNEY COMMENTS	BAS
08/08/23	REVISED PER CITY COMMENTS	MGS

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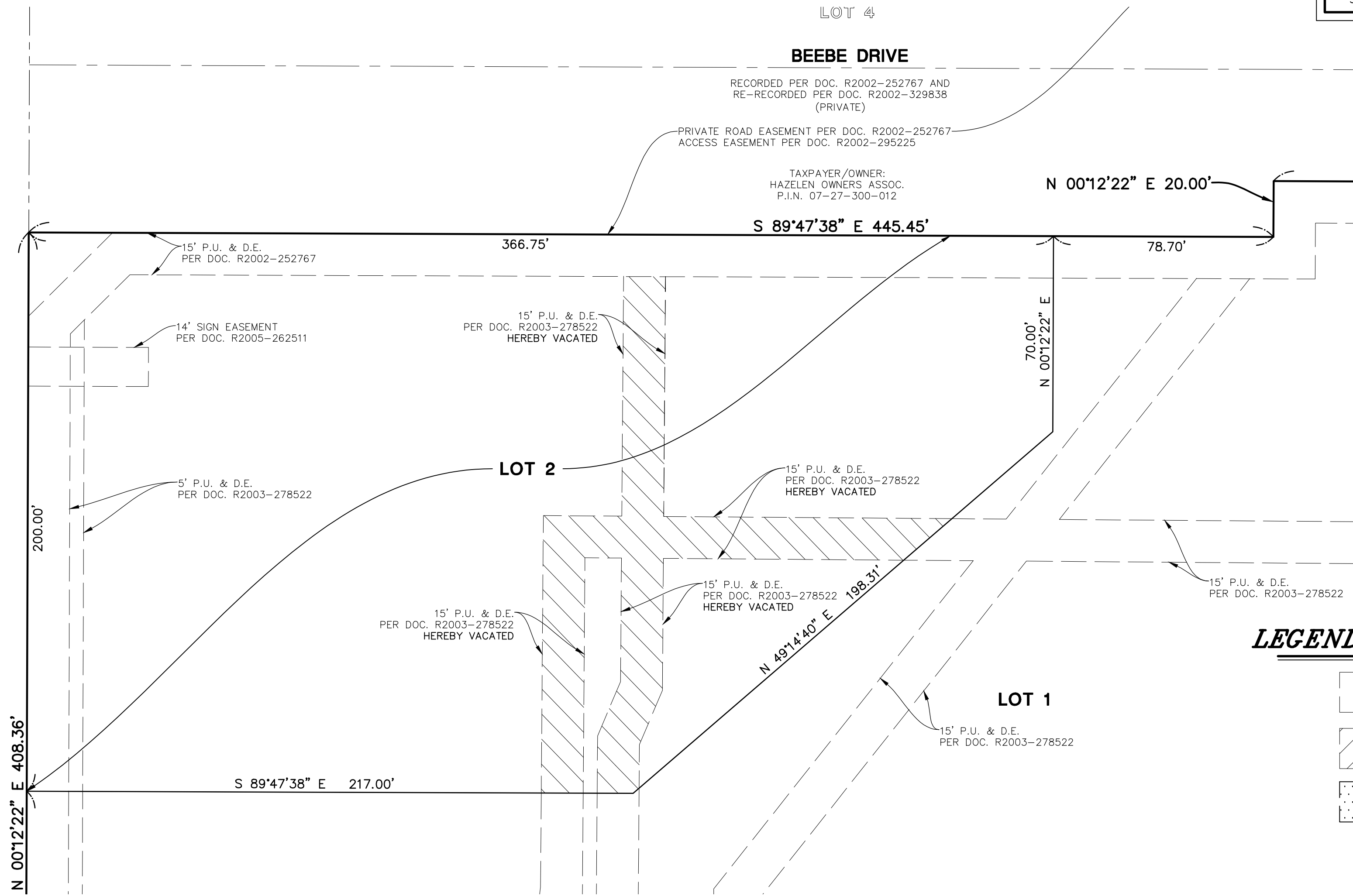


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LEGEND

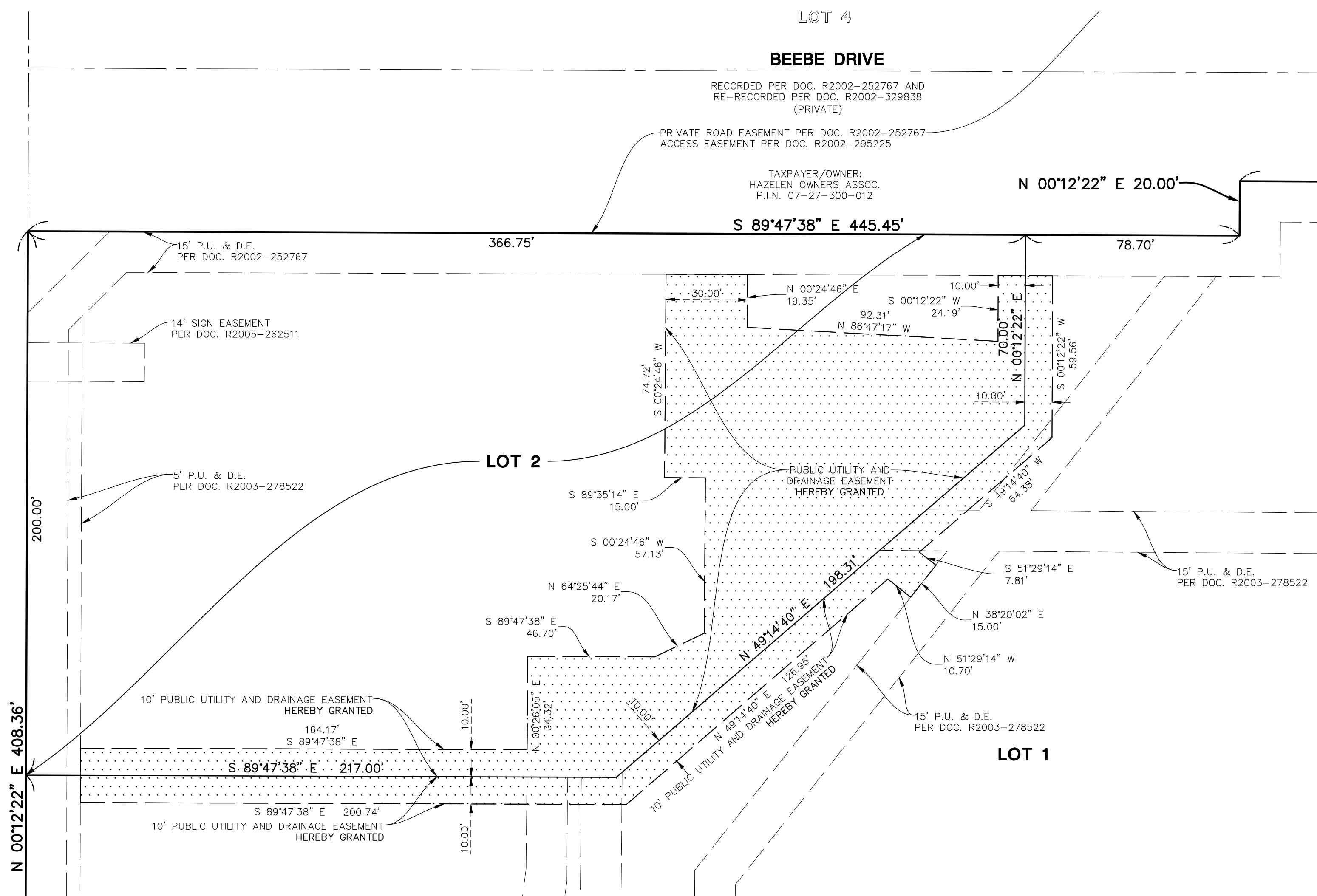
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LEGEND AND AREA SUMMARY TABLE

- EXISTING EASEMENTS TO REMAIN (141,402 SQ.FT.)
- 15' PUBLIC UTILITY & DRAINAGE EASEMENT "HEREBY VACATED" (5,904 SQ.FT.)
- PUBLIC UTILITY & DRAINAGE EASEMENT "HEREBY GRANTED" (20,428 SQ.FT.)

EASEMENT HEREBY VACATED



EASEMENTS HEREBY GRANTED

SHEET 2 OF 4	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: BAS DATE: 06/16/23 SCALE: 1"=30' CHR.NVIL01
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RESUBDIVISION OF LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL. PRELIMINARY PLAT OF RESUBDIVISION

Manhard
CONSULTING

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