April 18, 2024 - 13:09 Dwg Name: P:\Ltfnv401\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\01-LTFNVIL01-PS.dwg Updated By: LMory

PRELIMINARY PLAT
OF
NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN'S
07-01-15-101-045-0000 (LOT 4)
07-01-15-101-046-0000 (LOT 5)
07-01-15-101-044-0000 (LOT 6)
07-01-15-101-047-0000 (LOT 7)

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft

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.

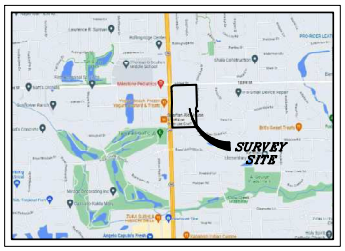
SUBMITTED BY/RETURN TO:
NAPERVILLE CITY CLERK
P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL 60540

SURVEY PREPARED FOR
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317

SHEET INDEX

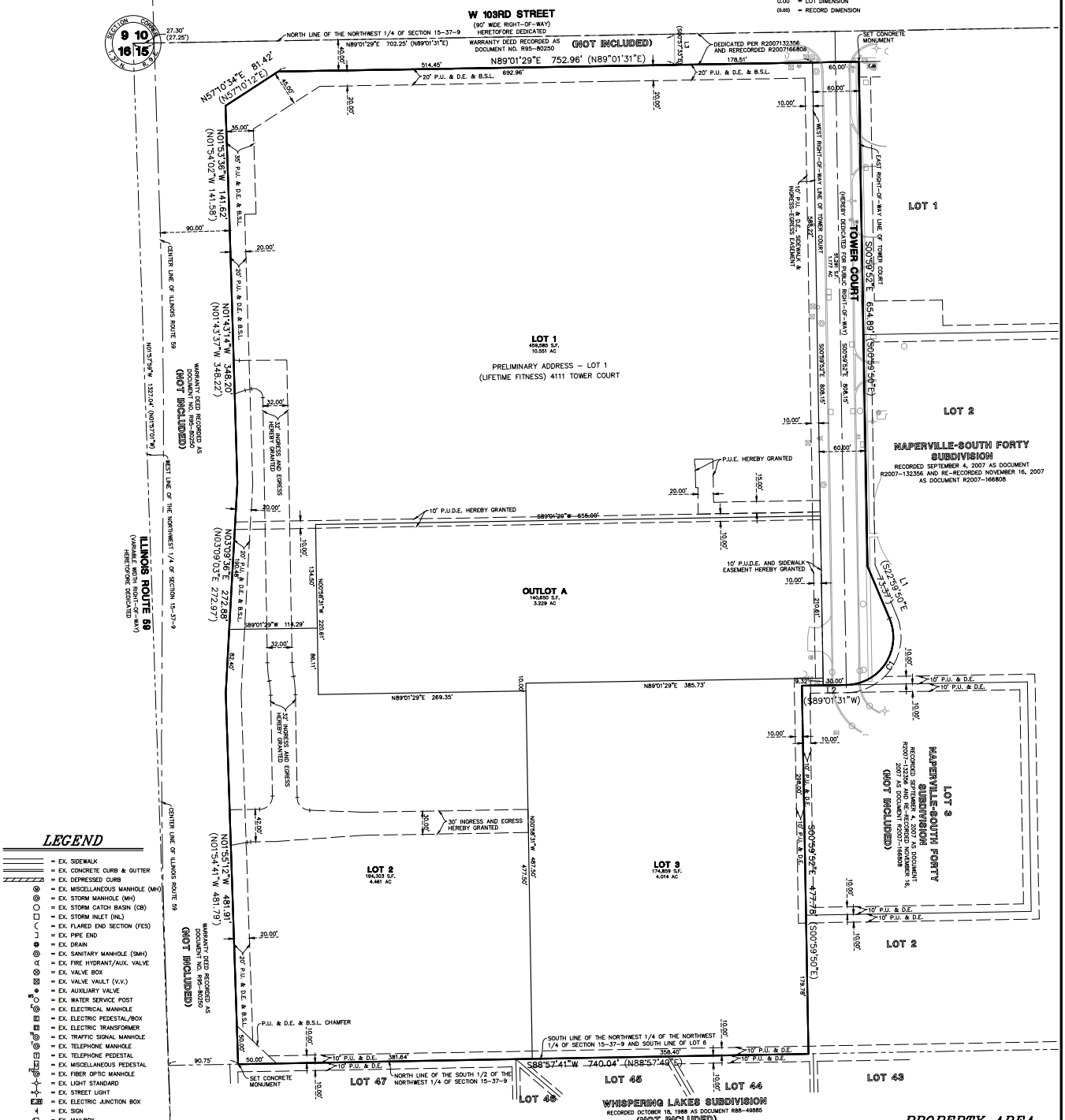
SHEET 1 OF 3	PROPOSED LOT GEOMETRY, EASEMENTS, AND SURVEYOR'S NOTES
SHEET 2 OF 3	EXISTING LOTS & PARCEL GEOMETRY, EASEMENTS AND SETBACKS
SHEET 3 OF 3	CERTIFICATES, LEGAL DESCRIPTION ACCESS NOTES & EASEMENT PROVISIONS

LOCATION MAP
NOT TO SCALE



LEGEND
= EX. PROPERTY LINE
= EX. SECTION LINE
= EX. EASEMENT LINE
0.00 = BOUNDARY DIMENSION
0.00 = LOT DIMENSION
(0.00) = RECORD DIMENSION

ABBREVIATIONS
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE



LEGEND
= EX. SIDEWALK
= EX. CONCRETE CURB & GUTTER
= EX. DEPRESSED CURB
= EX. MISCELLANEOUS MANHOLE (MH)
= EX. STORM MANHOLE (MH)
= EX. STORM CATCH BASIN (CB)
= EX. STORM INLET (INL)
= EX. FLARED END SECTION (FES)
= EX. PIPE END
= EX. DRAIN
= EX. SANITARY MANHOLE (SMH)
= EX. FIRE HYDRANT/AUX. VALVE
= EX. VALVE BOX
= EX. VALVE VAULT (V.V.)
= EX. AUXILIARY VALVE
= EX. WATER SERVICE POST
= EX. ELECTRICAL MANHOLE
= EX. ELECTRIC PEDESTAL/BOX
= EX. ELECTRIC TRANSFORMER
= EX. TRAFFIC SIGNAL MANHOLE
= EX. TELEPHONE MANHOLE
= EX. TELEPHONE PEDESTAL
= EX. MISCELLANEOUS PEDESTAL
= EX. FIBER OPTIC MANHOLE
= EX. LIGHT STANDARD
= EX. STREET LIGHT
= EX. ELECTRIC JUNCTION BOX
= EX. SIGN
= EX. MAILBOX

SURVEYOR'S NOTES
1. DISTANCES 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. THIS 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. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°00'02"E	73.35'
L2	S89°01'29"W	57.52'
L3	N00°58'31"W	40.00'

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LENGTH (RECORD)	CHORD BEARING (RECORD)	CHORD (RECORD)
C1	62.00'	121.21'	S32°59'46"W	102.81'	121.20'	S33°00'05"W	102.80'

PROPERTY AREA
Parcel Name	Square Feet	Acres
LOT 1	459,585	10.551
LOT 2	194,303	4.461
LOT 3	174,859	4.014
AREA DEDICATED FOR PUBLIC RIGHT OF WAY (TOWER COURT)	51,291	1.177
OUTLOT A	140,650	3.229
TOTAL	1,020,688	23.432

CITY OF NAPERVILLE PROJECT NUMBER: 23-10000091

SHEET 1 OF 2
LTF.NVIL01
PROJ. MGR.: FF
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 08/08/23
SCALE: 1"=60'

NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 5 RESUBDIVISION
NAPERVILLE, ILLINOIS
PRELIMINARY PLAT

EXHIBIT B

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04/19/24	REVISED PER CITY COMMENTS	LSM
01/30/24	REVISED PER CITY COMMENTS	LSM
10/20/23	REVISED PER CITY COMMENTS	LSM

PRELIMINARY PLAT
OF
NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING

PROPERTY AREA

LOT 4 87,120 SQUARE FEET (2.000 ACRES)
LOT 5 50,000 SQUARE FEET (1.148 ACRES)
LOT 6 829,475 SQUARE FEET (19.042 ACRES)
LOT 7 54,094 SQUARE FEET (1.242 ACRES)
TOTAL AREA=1,020,688 SQUARE FEET (23.432 ACRES)

LOTS REFERENCED ABOVE ARE FOR FINAL PLAT OF NAPERVILLE - SOUTH FORTY SUBDIVISION

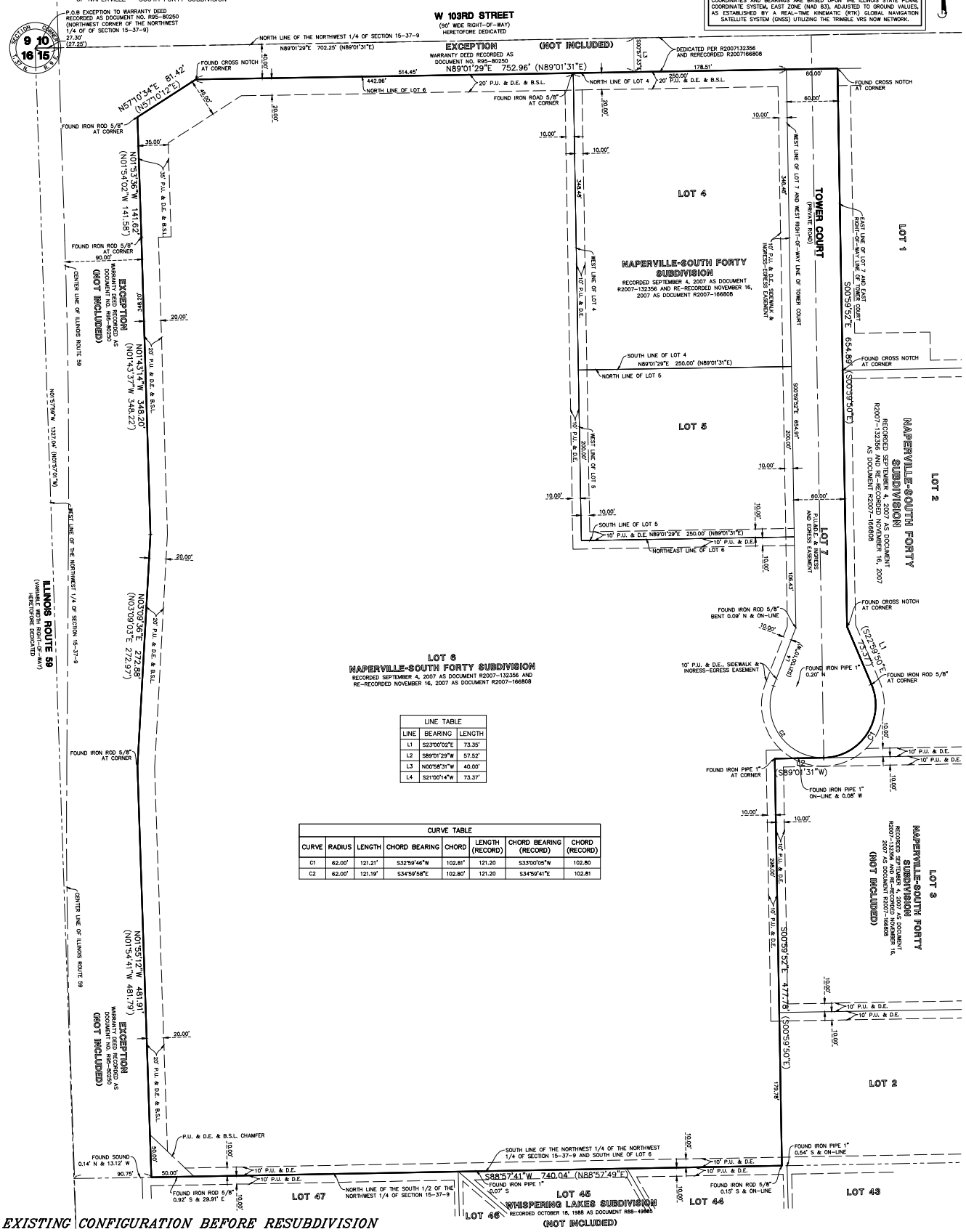
PIN'S

07-01-15-101-045-0000 (LOT 4)
07-01-15-101-046-0000 (LOT 5)
07-01-15-101-044-0000 (LOT 6)
07-01-15-101-047-0000 (LOT 7)

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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.



EXISTING CONFIGURATION BEFORE RESUBDIVISION

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

SHEET 2 OF 2
LTF.NVIL01

PROJ. MGR.: FF
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 08/08/23
SCALE: 1"=50'

NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 5 RESUBDIVISION
NAPERVILLE, ILLINOIS
PRELIMINARY PLAT

EXHIBIT B

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04/19/24	REVISED PER CITY COMMENTS	LSM
01/30/24	REVISED PER CITY COMMENTS	LSM
10/20/23	REVISED PER CITY COMMENTS	LSM