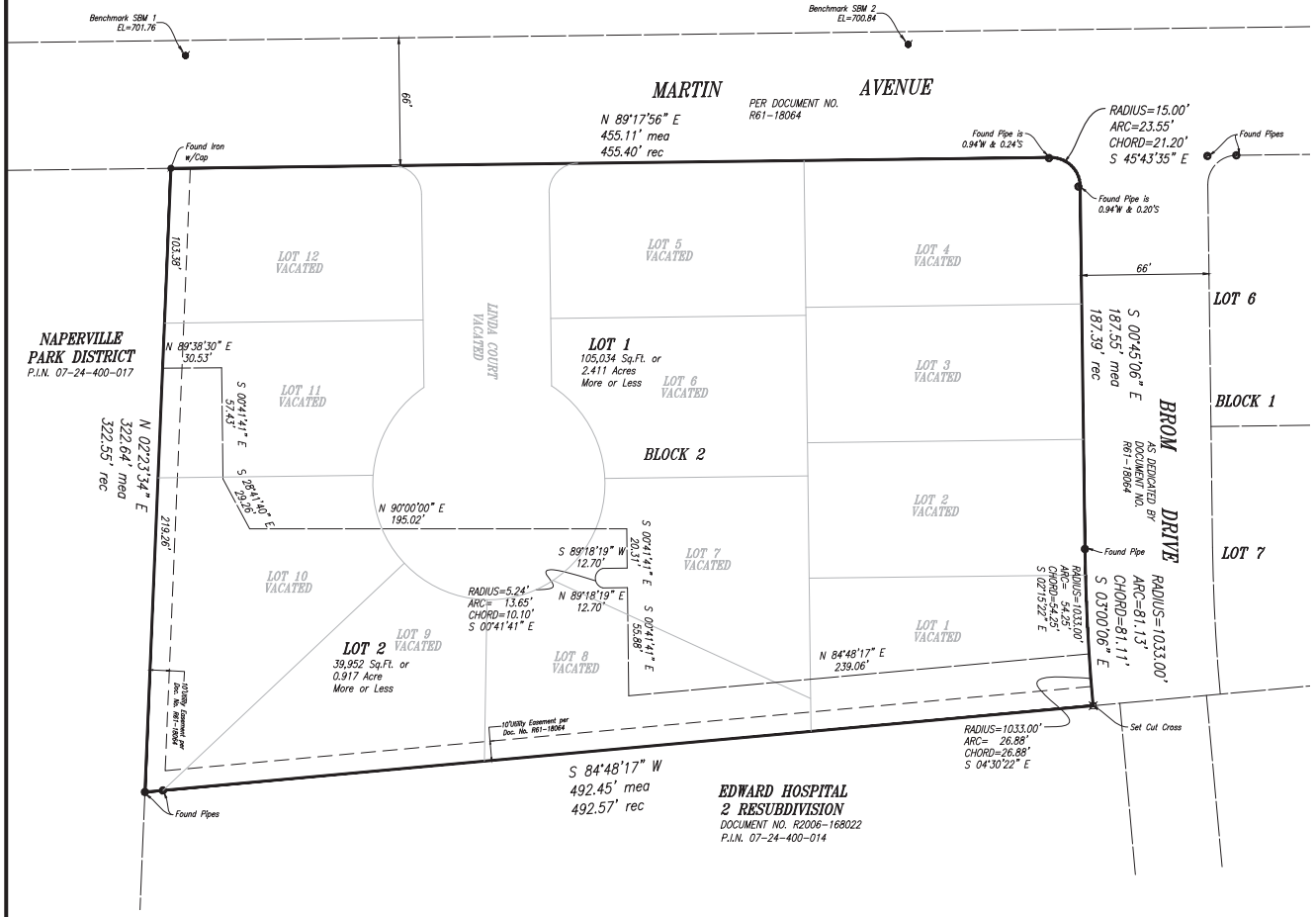
PRELIMINARY PLAT OF SUBDIVISION
NAPERVILLE ELDERLY HOMES

P.I.N. 07-24-400-001-0000

ALL OF BLOCK 2 TOGETHER WITH VACATED LINDA COURT IN SAID BLOCK 2 (SAID LINDA COURT HAVING BEEN VACATED BY ORDINANCE PASSED BY THE CITY OF NAPERVILLE, A COPY OF WHICH WAS RECORDED JUNE 17, 1969 AS DOCUMENT R69-26558) IN BROM SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1961 AS DOCUMENT R61-18064, IN DUPAGE COUNTY, ILLINOIS.

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



VICINITY MAP
NOT TO SCALE

30 0 30 60
Scale: 1" = 30'

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83

LEGEND:
- = FIRE HYDRANT
- rec = RECORD
- mea = MEASURED
- = EASEMENT LINE
- = PROPERTY LINE
- = PARCEL BOUNDARY LINE

NOTES:

1) ALL LOTS IN BLOCK 2 IN BROM SUBDIVISION, THE BUILDING SETBACK LINES IN SAID BLOCK 2, LINDA COURT AND THE PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF LOT 4 AND ALONG THE EAST LINE OF LOT 5 WHERE VACATED BY ORDINANCE NO. 259.69 AND RECORDED AS DOCUMENT R69-26558.
2) THE SURVEYED PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE EASEMENT MADE BETWEEN NAPERVILLE ELDERLY HOMES, INC AND COMCAST OF ILLINOIS/WEST VIRGINIA, LLC. RECORDED AS DOCUMENT R2011-136658, SAID EASEMENT IS BLANKETED OVER THE SUBJECT PROPERTY AND THEREFORE IS NOT PLOTABLE.
3) THE SURVEYED PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS GRAPHICAL DEPICTED ON FEMA FLOOD INSURANCE RATE MAP 17043C0706H EFFECTIVE DATE DECEMBER 16, 2004.
4) THE SURVEYED PARCEL CONTAINS 3.328 ACRES MORE OR LESS.
5) THE FIELD WORK WAS COMPLETED ON JANUARY 5TH, 2017.
6) NO DIMENSION SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
7) DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8) THE PROPERTY IS CURRENTLY ZONED CITY OF NAPERVILLE OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT.
9) REBAR WILL BE SET AT ALL LOT CORNERS PER ILLINOIS STATE STATUE.
10) CROSS ACCESS EASEMENTS WILL BE DEDICATED ON THE FINAL SUBDIVISION PLAT ON LOTS 1 AND 2 (OVER ALL PARKING AREAS AND DRIVE AISLES).
11) LOT 1 LOCAL ADDRESS 310 MARTIN AVENUE
LOT 2 LOCAL ADDRESS 312 MARTIN AVENUE
12) ARCHITECT – WORN JERABEK WILTSE ARCHITECTS
401 W. SUPERIOR SUITE 400
CHICAGO, IL 60654
312-642-5587
13) ENGINEER – WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, IL 60561
630-969-7000
14) OWNER – NAPERVILLE ELDERLY HOMES, INC
310 MARTIN AVENUE
NAPERVILLE, IL 60540
630-357-0909

BENCHMARK:
CITY OF NAPERVILLE STATION 1006 LOCATED AT THE SOUTHEAST CORNER OF ELMWOOD DRIVE AND MAGNOLIA LANE.
ELEVATION: 694.27 (NAVD 88)

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT NORTH OF THE NORTHWEST CORNER OF THE SURVEYED PARCEL.
ELEVATION: 701.76 (NAVD 88)
CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT
ELEVATION: 699.94 (NAVD 88)

SITE BENCHMARK 2:
ARROW BOLT ON FIRE HYDRANT APPROXIMATELY 87 FEET WEST OF BROM DRIVE ON NORTH SIDE OF MARTIN AVENUE.
ELEVATION: 700.84 (NAVD 88).
CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT
ELEVATION: 698.14 (NAVD 88)

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, ERIC C. COX, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3604, HAVE SURVEYED AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND RE-SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCK 2 TOGETHER WITH VACATED LINDA COURT IN SAID BLOCK 2 (SAID LINDA COURT HAVING BEEN VACATED BY ORDINANCE PASSED BY THE CITY OF NAPERVILLE, A COPY OF WHICH WAS RECORDED JUNE 17, 1969 AS DOCUMENT R69-26558) IN BROM SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1961 AS DOCUMENT R61-18064, IN DUPAGE COUNTY, ILLINOIS.
SAID ABOVE DESCRIBED PARCEL CONTAINING 144,987 SQUARE FEET, OR 3.328 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF APRIL, 2017

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2018
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815

ERIC C. COX 3604 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

CITY OF NAPERVILLE 17-10000019

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

NAPERVILLE ILLINOIS
NAPERVILLE ELDERLY HOMES, INC.
310 W. MARTIN AVENUE
NAPERVILLE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

DRAWN: ECC	CHK'D. ECC
DESIGNED: -	APPR'D: -
DATE: JANUARY 27, 2017	
SCALE: 1" = 30'	
PROJECT NUMBER 1750.7001.90	

NO.	REVISION	BY	DATE
1	UPDATED PER VILLAGE COMMENTS	EC	3/14/17
2	REVISED LOT LINES	EC	3/22/17
3	REVISED OWNER NAME	EC	4/13/17

SHEET 1
OF 1
DRAWING NUMBER 7001PRE

EXHIBIT B