

MAJOR CHANGE AND FINAL PLANNED UNIT DEVELOPMENT PLAT OF FREEDOM COMMONS MOB

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

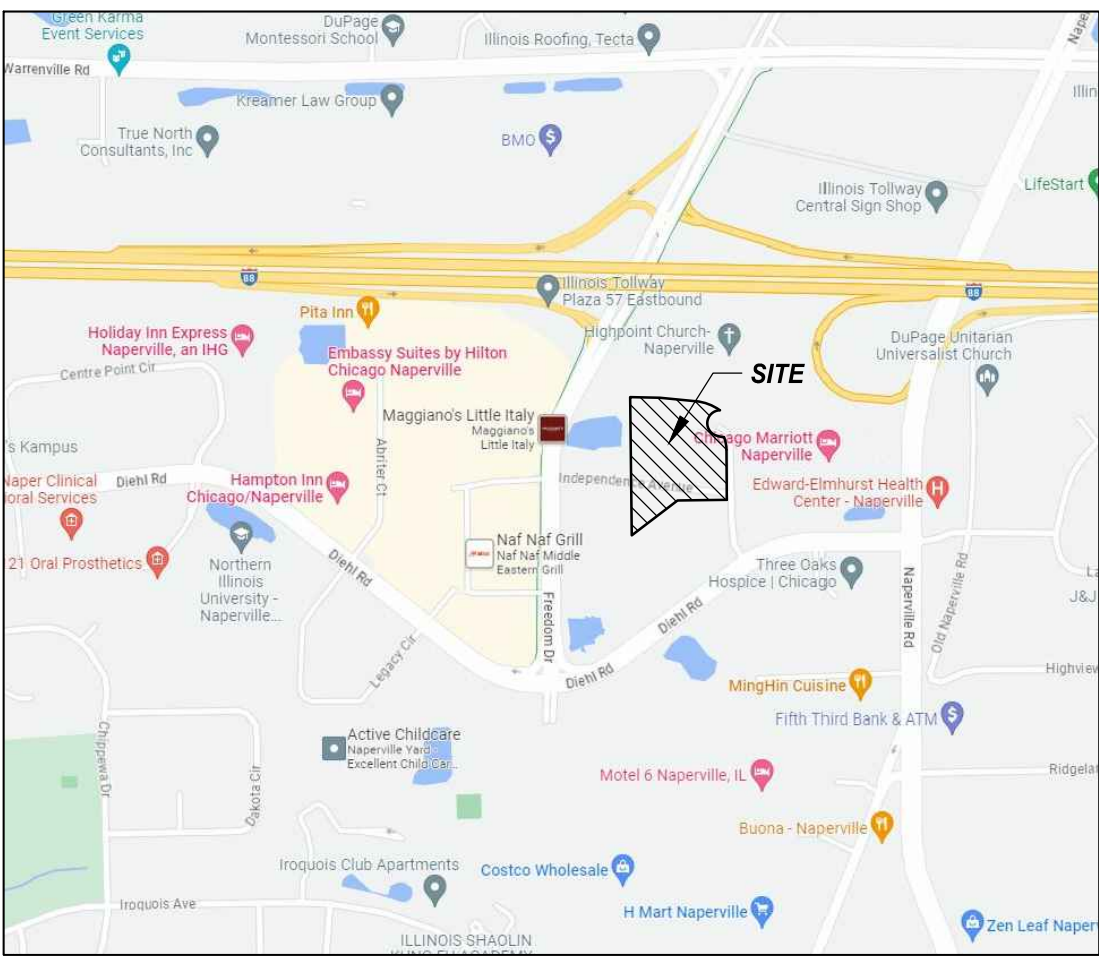
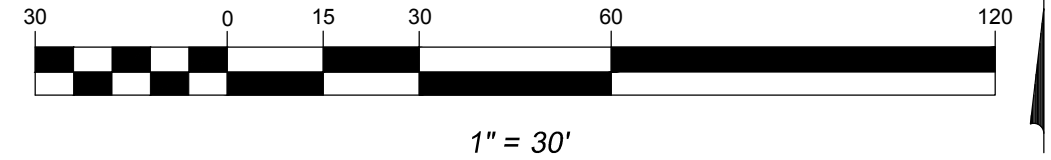
AREA

221,431 SQ. FT.
5.0834 ACRES

BASIS OF BEARINGS

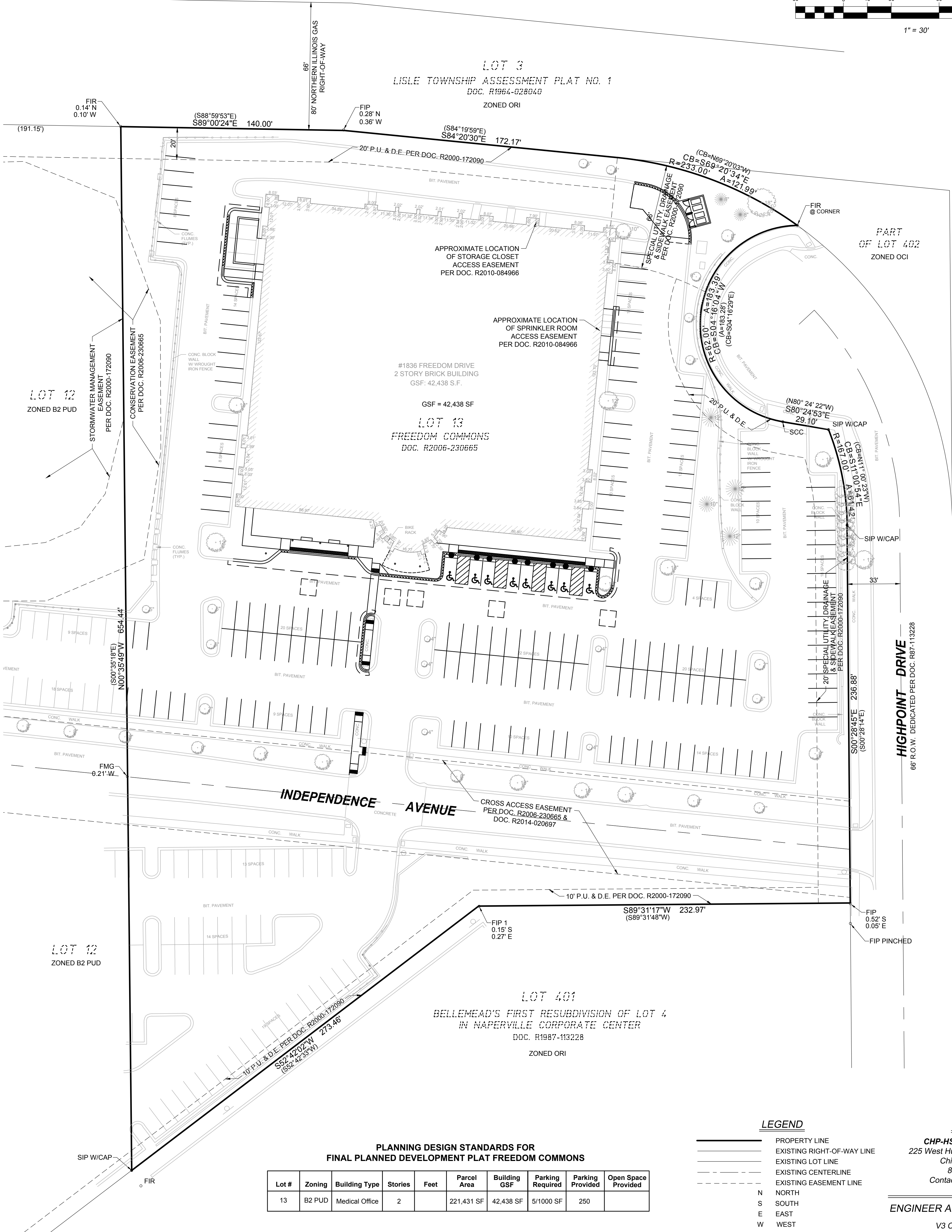
THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41° 48' 14.05780" N
LONGITUDE: 88° 07' 28.76964" W
ELLIPTICAL HEIGHT: 673.372 SFT
GROUND SCALE FACTOR: 1.0000534335
ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

P.I.N. 08-05-303-002



PLANNING DESIGN STANDARDS FOR FINAL PLANNED DEVELOPMENT PLAT FREEDOM COMMONS

Lot #	Zoning	Building Type	Stories	Feet	Parcel Area	Building GSF	Parking Required	Parking Provided	Open Space Provided
13	B2 PUD	Medical Office	2		221,431 SF	42,438 SF	5/1000 SF	250	

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- (REC) RECORD DATUM
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FMG FOUND MAG NAIL
- SIP SET IRON PIPE

OWNER

CHP-HSG Naperville, LLC
225 West Hubbard Street, Suite 401
Chicago, IL 60654
847-922-7225
Contact: Daniel Ahlering

ENGINEER AND LAND SURVEYOR

V3 Companies, LTD.
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630-724-9200
Contact: Ryan Smykowski, P.E.

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, 3/4" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.

THIS PLAT SUBMITTED FOR
RECORDING BY:
CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

City Project Number is 24-100002

V Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
CAPITAL HEALTHCARE PROPERTIES
225 W. HUBBARD STREET, SUITE 401
CHICAGO, IL 60654
847-922-7225

NO.		DATE	REVISIONS	DESCRIPTION
1.		02-16-24	REVISED PER CITY COMMENTS	
2.		03-14-24	REVISED PER CITY COMMENTS	

FINAL PLANNED UNIT DEVELOPMENT PLAT
FREEDOM COMMONS MOB, NAPERVILLE, IL

DRAFTING COMPLETED:	10-24-23	DRAWN BY:	MLP	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 30'

Project No: 230604
Group No: VP04.1
SHEET NO.
1 of 2

FINAL PLANNED UNIT DEVELOPMENT PLAT OF FREEDOM COMMONS MOB

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT IS THE OWNER OF THE PROPERTY HEREON DESCRIBED AND AS SUCH OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED ON THE ATTACHED PLAT...

DATED AT THIS DAY OF A.D., 20

OWNER

BY:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

I, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20

BY: NOTARY PUBLIC

MORTGAGE CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DAY OF A.D., 20 AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE PLATTING OF THE LAND DEPICTED HEREON.

DATED THIS DAY OF A.D., 20

PRINT MORTGAGEE NAME:

BY: ATTEST:

ITS: ITS:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) (TITLE) OF AND (NAME) (TITLE) OF WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) AND (TITLE) RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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 AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF A.D., 20

NOTARY PUBLIC

LEGAL DESCRIPTION

LOT 13 IN FREEDOM COMMONS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 403 AND 404 IN BELLEMEAD'S SECOND RESUBDIVISION OF NAPERVILLE CORPORATE CENTER, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 2, 2000 AS DOCUMENT NUMBER 2000-172090 AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT R2000-172091 AND AS DOCUMENT NO.R2000-186395 ACCORDING TO THE PLAT OF SAID FREEDOM COMMONS RECORDED NOVEMBER 30, 2006 AS DOCUMENT NO. R2006-230665, IN DUPAGE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE DAY OF A.D., 20

BY: CHAIRMAN ATTEST: SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE DAY OF A.D., 20

BY: MAYOR ATTEST: CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT ILLINOIS THIS DAY OF 20

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE DAY OF A.D. AT O'CLOCK M, AND WAS RECORDED IN BOOK OF PLAT ON PAGE

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, 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.

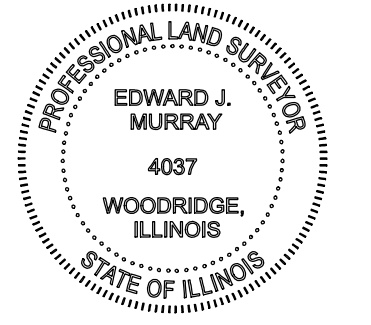
I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

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 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY FALLS WITHIN "ZONE X", DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF NAPERVILLE, ILLINOIS, DUPAGE & WILL COUNTIES (COMMUNITY PANEL NO. 170213 0008 C) EFFECTIVE DATE MAY 18, 1992.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS THIS 23RD DAY OF OCTOBER, A.D., 2023.

Signature of Edward J. Murray, CDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037, MY LICENSE EXPIRES ON NOVEMBER 30, 2014, V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902, THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015, emurray@v3co.com



V Engineers Scientists Surveyors 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR: CAPITAL HEALTHCARE PROPERTIES 225 W. HUBBART STREET, SUITE 401 CHICAGO, IL 60654 847-922-7225

Table with 3 columns: NO., DATE, DESCRIPTION. Revisions: 1. 02-16-24 REVISED PER CITY COMMENTS; 2. 03-14-24 REVISED PER CITY COMMENTS.

FINAL PLANNED UNIT DEVELOPMENT PLAT FREEDOM COMMONS MOB, NAPERVILLE, IL DRAFTING COMPLETED: 10-24-23 DRAWN BY: MLP PROJECT MANAGER: EJM FIELD WORK COMPLETED: N/A CHECKED BY: EJM SCALE: 1" = 30'

Project No: 230604 Group No: VP04.1 SHEET NO. 2 of 2