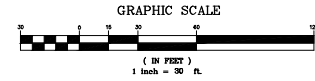


PRELIMINARY / FINAL PLAT OF SUBDIVISION 10 MARTIN AVENUE CONSOLIDATION

PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-24-209-004
P.I.N. 07-24-209-005



VICINITY MAP
NO SCALE

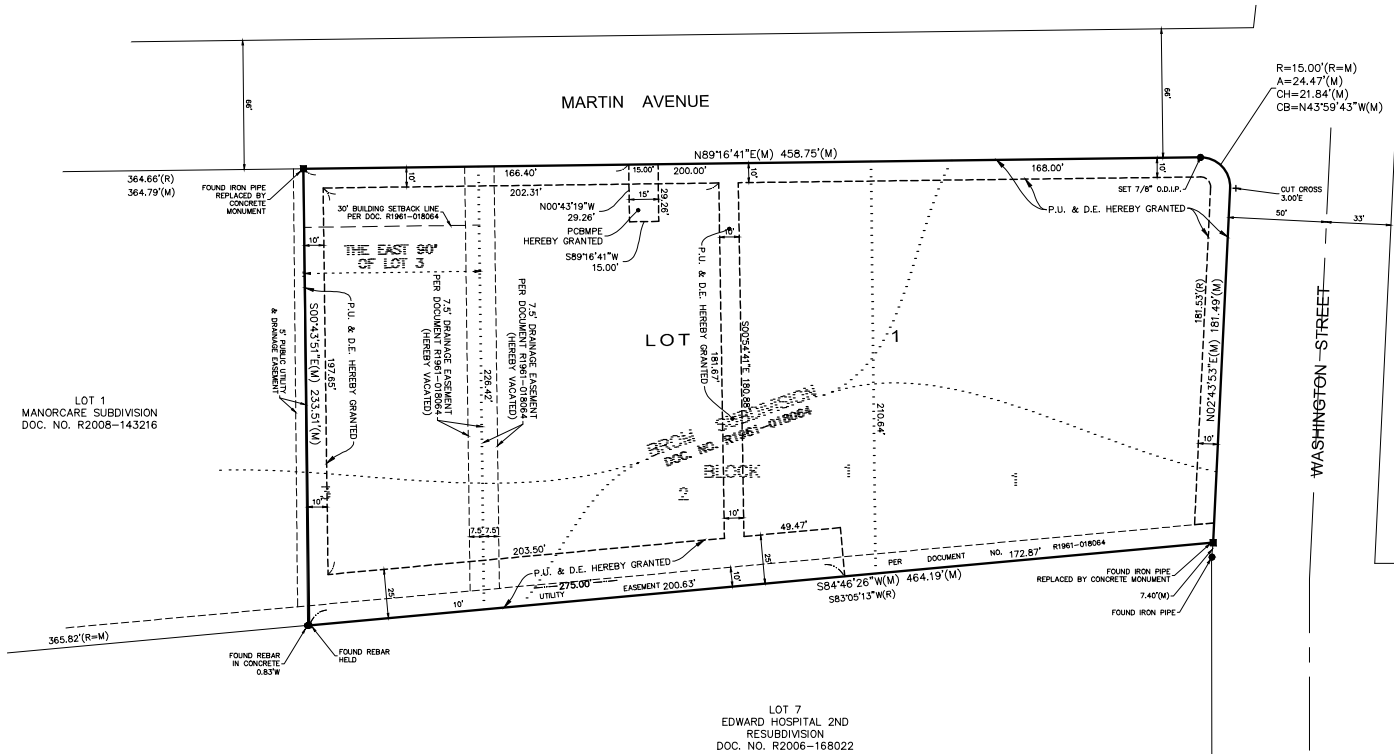
PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS (CITY) AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS OR (PLAQUE) ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS OVER, UPON, UNDER AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.



LOT 1
MANORCARE SUBDIVISION
DOC. NO. R2008-143216

LOT 7
EDWARD HOSPITAL 2ND
RESUBDIVISION
DOC. NO. R2006-168022

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- H.B.G. = HEREBY GRANTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- PCBME = POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT

AREA SUMMARY

GROSS: 100,746 SQUARE FEET OR 2.313 ACRES

P.O.M. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: (100,746 SQUARE FEET OR 2.313 ACRES (TO HEAVY LINES)

(BASED ON MEASURED VALUES)

P.U. & D.E. EASEMENT H.B.G: 17,115 SQUARE FEET OR 0.393 ACRES
PCBME EASEMENT H.B.G: 439 SQUARE FEET OR 0.010 ACRES
TOTAL EASEMENTS H.B.G: 17,554 SQUARE FEET OR 0.403 ACRES

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THIS PLAT AS POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENTS OR PCBME. THE GRANT OF SAID PCBME TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES INCLUDING CONTAINMENT BERMS, BIO-TREATMENT SWALES, INLETS, STORM DRAINS, AND NATIVE PRAIRIE VEGETATION. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT THE CONSENT OF THE CITY OF NAPERVILLE.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 ILLINOIS EAST

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING AND RETURN TO:

NAPERVILLE CITY CLERK
400 S. EAGLE STREET
NAPERVILLE, IL 60540

CITY PROJECT NUMBER: 22-1000030

DATE: 07/28/2022 PC N/A DRAWN BY: MNA CHECKED BY: SK BOOK N/A PG N/A

PROPERTY OWNER/DEVELOPER:
10 West Martin, LLC
533 West
Naperville, IL 60563

| NO. | DATE | BY | REVISIONS |
|-----|------------|-----|-------------------|
| 1 | 07/28/2022 | MNA | PER CITY COMMENTS |
| 2 | 07/28/2022 | MNA | PER CITY COMMENTS |
| 3 | 07/28/2022 | MNA | PER CITY COMMENTS |

CLIENT: ENGINERS
Kimley-Horn
2007 WINDSOR PARKWAY, STE. 100
NAPERVILLE, IL 60563
TEL: 630.206.0000
WWW.KIMLEY-HORN.COM

PROJECT: NAPERVILLE MOB
10 MARTIN AVENUE
NAPERVILLE, ILLINOIS

COMPASS
SURVEYING &
CONSTRUCTION STAKING
2001 UNGER WOODS PARKWAY, STE. 100
AUBURN, IL 60202
TEL: 618.299.8888
WWW.COMPASSURVEYING.COM

SCALE: 1" = 30'
1 OF 2
PROJ. NO.: 21.0352-02