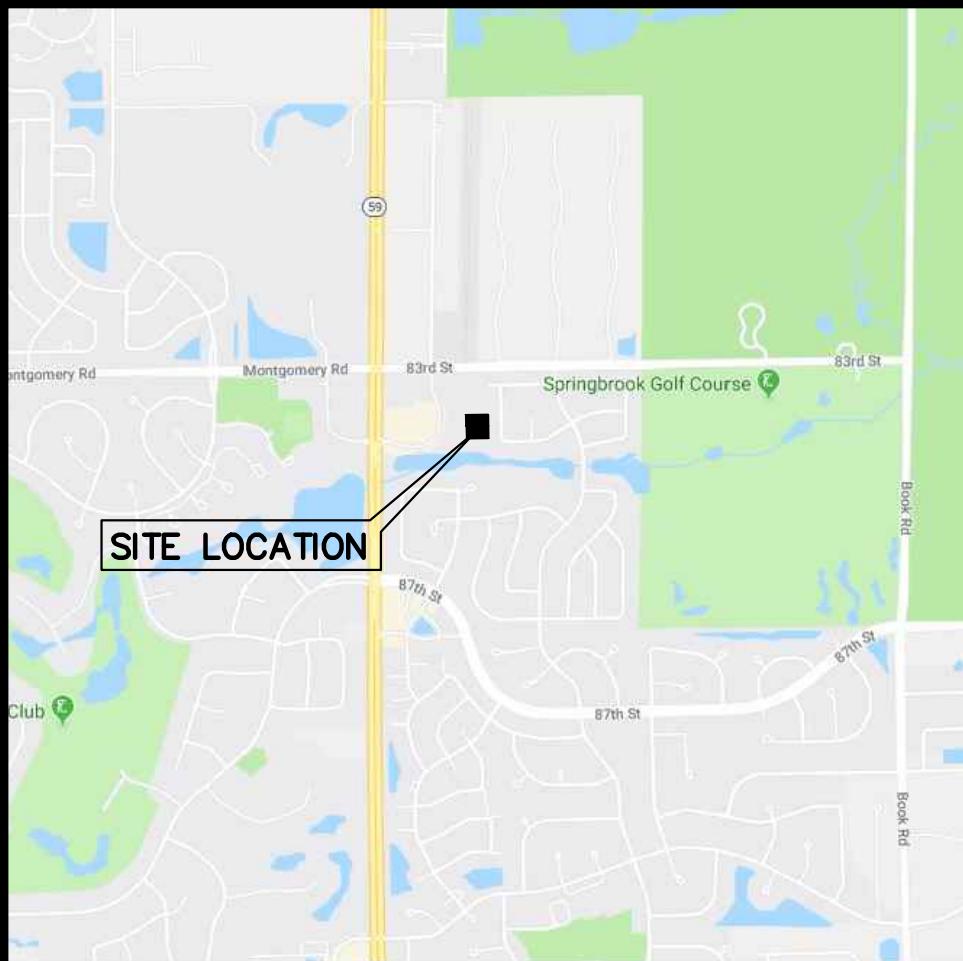


BASIS OF BEARING

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

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

NO SCALE

BENCHMARKS

REFERENCE BENCHMARK:
NAPERVILLE BENCHMARK STATION 1003

BERNSTEN 3D TOP SECURITY MONUMENT,
CONSISTING OF A 9/16" DIA. STAINLESS STEEL
DATUM POINT ON THREADED 9/16" X 4" LONG
ROD TOTALING (16") IN LENGTH WITH GREASED
TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6"
PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.

DATUM: NAVD 88
ELEVATION = 691.88

SITE BENCHMARKS:

SITE BENCHMARK #1

SOUTHWEST BOLT WITH TAG ON FIRE HYDRANT
NEAR SOUTHEAST CORNER OF SITE

ELEVATION = 694.01

SITE BENCHMARK #2

NORTHWEST BOLT WITH TAG ON FIRE HYDRANT AT
NORTH SIDE OF SITE

ELEVATION = 698.27

IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

FOUND 7/8" IRON PIPE
0.02 EAST

FOUND 1" IRON PIPE
HELD

FOUND 1" IRON PIPE
0.12' EAST

FOUND 1" IRON PIPE
103

104

105

106

107

108

109

EASEMENT NOTES

1. A PUBLIC UTILITIES, DRAINAGE EASEMENT TOGETHER WITH A SIDEWALK EASEMENT ARE HERETOFORE GRANTED OVER ALL OF UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614 NOW WHICH COVERS LOTS 1-12 AS SHOWN HEREON, EXCEPTING THEREFROM ANY BUILDINGS PLANNED OR CONSTRUCTED WITH THIS DEVELOPMENT.
2. CROSS ACCESS AND SHARED PARKING EASEMENTS ARE HERETOFORE GRANTED OVER ALL PAVED AREAS ON UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614.
3. EMERGENCY VEHICLE ACCESS EASEMENTS ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE OVER ALL PAVED AREAS ON UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614.
4. ALL EASEMENTS DEPICTED ON THE PLAT ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE UNLESS OTHERWISE NOTED PER DOC. R2005-37614.
5. STORMWATER MANAGEMENT EASEMENT AND COVENANTS ARE HERETOFORE GRANTED ON PARTS OF UNDERLYING LOTS 5, 6 & 7 PER DOC. R2005-37614.
6. REFER TO EASEMENT PROVISION STATEMENTS ON SHEET 3 OF GIASE CENTER - PHASE II PUD, OF SUBDIVISION RECORDED AS DOCUMENT R2005-37614 FOR DETAILED TERMS & CONDITIONS.

SITE DATA TABLE
(DESIGN SCHEDULE DATA)

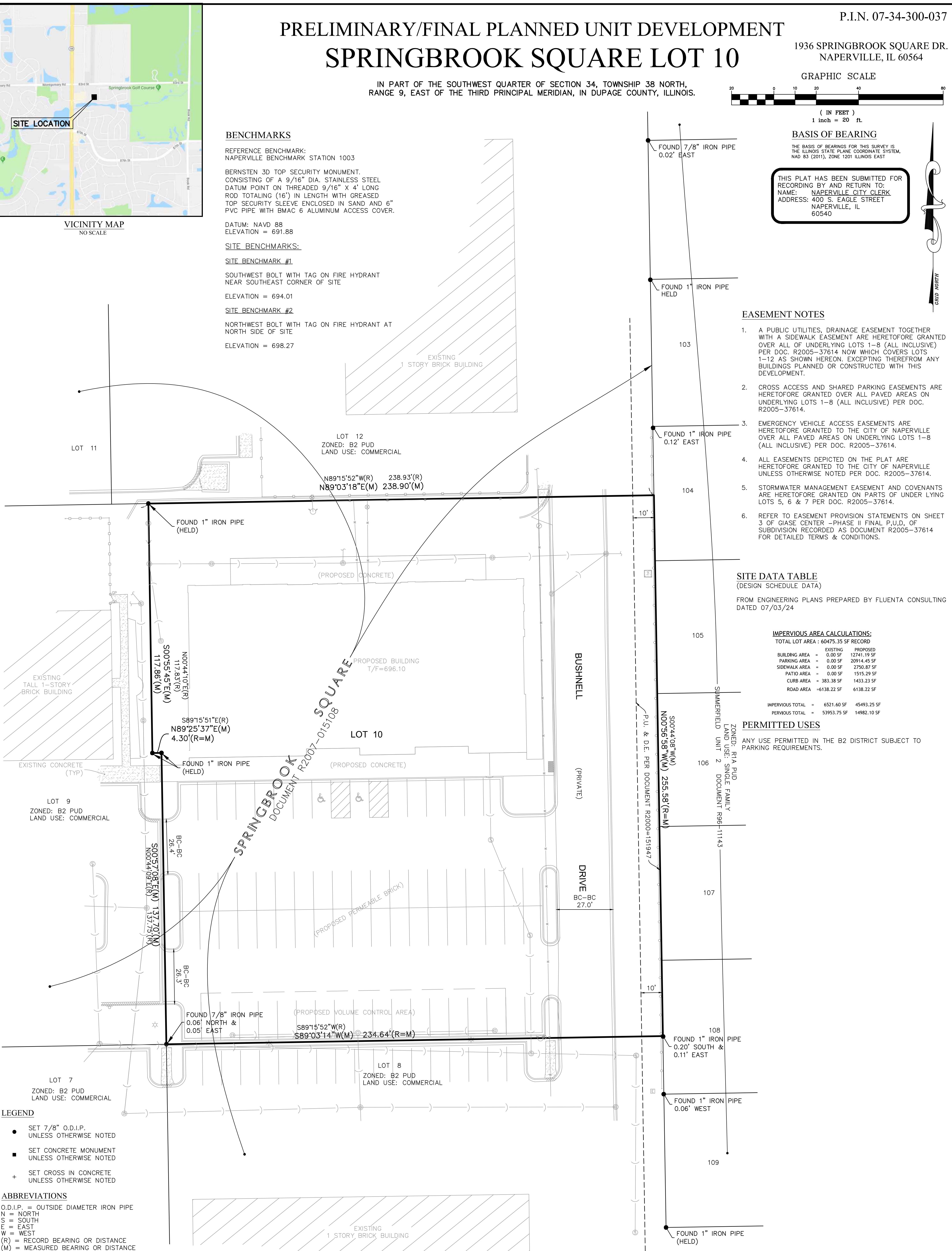
FROM ENGINEERING PLANS PREPARED BY FLUENTA CONSULTING
DATED 07/03/24

IMPERVIOUS AREA CALCULATIONS:
TOTAL LOT AREA : 60475.35 SF RECORD
EXISTING CONCRETE (TYP) : 0.00 SF
BUILDING AREA = 0.00 SF 12741.19 SF
PARKING AREA = 0.00 SF 20914.45 SF
SIDEWALK AREA = 0.00 SF 2750.87 SF
PATIO AREA = 0.00 SF 1515.29 SF
CURB AREA = 383.38 SF 1431.23 SF
ROAD AREA = 6138.22 SF 6138.22 SF

IMPERVIOUS TOTAL = 6521.60 SF 45493.25 SF
PERVIOUS TOTAL = 53953.75 SF 14982.10 SF

PERMITTED USES

ANY USE PERMITTED IN THE B2 DISTRICT SUBJECT TO
PARKING REQUIREMENTS.



LEGEND

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

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
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT

LINE LEGEND

— LAND PER LEGAL DESCRIPTION
— ADJACENT LAND PARCEL LINE
— LOT LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE

AREA SUMMARY

LOT 10: 60,475 SQUARE FEET OR 1.388 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA: 60,475 SQUARE FEET OR 1.388 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

STATEMENT OF INTENT AND CONCEPT

WE ARE LOOKING TO PURCHASE THE LAND KNOWN AS LOT #10 AT 1936 SPRINGBROOK SQUARE FOR THE PURPOSES OF PROPOSED BUILDING TO HOUSE A RESTAURANT AND SPA FACILITY WITH CONSUMPTION ON SITE AND MASSAGE LICENSING. PROPOSED NAME IS NAPERVILLE SWEAT LODGE.

IF THERE IS ADDITIONAL INFORMATION NEEDED PLEASE PROVIDE THE SPECIFICS AND REPLY TO ALL HERE.

OWNER/DEVELOPER

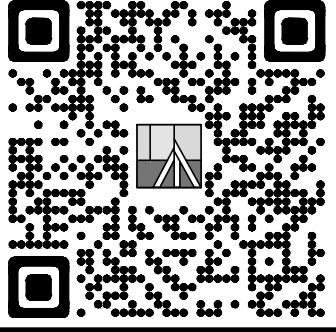
AM REALTY
4117 W. OAKTON ST.
SKOKIE, IL 60076
TEL: 847-626-0500

ENGINEER

FLUENTA CONSULTING
201 E. LAKE STREET
VERNON HILLS, ILLINOIS 60061
TEL: 773-349-5881

CITY PROJECT NUMBER: 24-10000063

10/1/2024 6:24 PM - \PSDATA\2024\PROJECTS\24.0171\24.0171-PUD.DWG



PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SPRINGBROOK SQUARE LOT 10

IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)
SS)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF
_____, 20____.

BY: _____
TITLE: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)
SS)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PRINT NAME _____

AND _____, PRINT NAME _____, TITLE _____ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY,

TITLE _____, TITLE _____ APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY 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 OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.
MONTH DATE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS _____)
COUNTY OF DU PAGE _____)
SS)

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 DU PAGE _____)
SS)

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS _____)
COUNTY OF DU PAGE _____)
SS)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS _____)
COUNTY OF KANE _____)
SS)

THIS IS TO CERTIFY THAT I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, 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 FOLLOWING DESCRIBED PROPERTY:

LOT 10 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-8 (ALL INCLUSIVE) IN GIASE CENTER - PHASE II IN PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SPRINGBROOK SQUARE RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN DUPAGE COUNTY, ILLINOIS.

THAT PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

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 "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0227J, HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, 20____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY:
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/24

CITY PROJECT NUMBER: 24-10000063

10/1/2024 6:24 PM - \VPSDATA\2024_PROJECTS\24.0171\24.0171-PUD.DWG

PROJ. NO.	SCALE:	COMPASS SURVEYING LTD	PROJECT	CLIENT	DATE: 07-08-24 PC N/A DRAWN BY RHM CHECKED BY MP BOOK N/A PC N/A	REVISIONS	DATE BY
24.0171	N/A	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	Lot 10 in Springbrook Square Naperville	CBH 4117 W. Oakton Street Skokie IL 60076	NO. 1. PER CITY COMMENTS - EMAIL DATED 09/16/24	10/01/24	MP

