

**TOTAL AREA OF SUBDIVISION**  
1,095,555 SQUARE FEET OR 25.15 ACRES, MORE OR LESS.

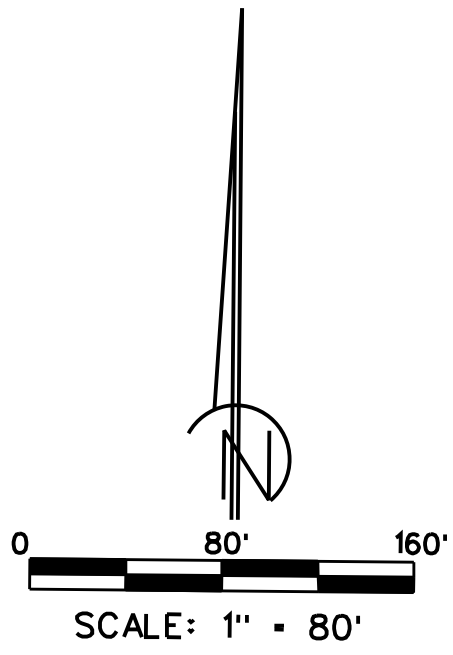
**PRELIMINARY PLAT OF SUBDIVISION**  
OF  
**NORTHGATE OF NAPERVILLE**

BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

**PIN:**  
P.I.N.# 07-03-104-005  
PROPERTY ADDRESS:  
VACANT PROPERTY NWC  
OF FERRY RD. & COMFORT DR.,  
NAPERVILLE, IL 60563

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

LEGAL DESCRIPTION:  
LOT 1B IN THE FINAL PLAT OF SUBDIVISION OF MONARCH LANDING LOT 1A AND LOT 1B RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT R2014-11352, IN DUPAGE COUNTY, ILLINOIS.



P.I.N.: 04-34-308-005  
**PT. LOT 1A**  
**MONARCH LANDING**  
DOC. R2005-111348

P.I.N.: 04-34-308-004  
**LOT 6**  
**HAYNES ESTATE RESUB.**  
DOC. R79-051130

P.I.N.: 04-34-306-015  
**LOT 5**  
**HAYNES ESTATE RESUB.**  
DOC. R79-051130

**SECOND ADDITION TO WARRENVILLE ESTATES**  
DOC. 373758

P.I.N.: 04-34-306-008  
1" IRON PIPE FOUND  
1.23" N.  
0.00" E.

P.I.N.: 04-34-306-009  
1" IRON PIPE FOUND  
1.23" N.  
0.00" E.

P.I.N.: 04-34-306-010  
1" IRON PIPE FOUND  
0.95" N.  
0.00" E.

P.I.N.: 04-34-306-011  
1" IRON PIPE FOUND  
0.95" N.  
0.00" E.

P.I.N.: 04-34-306-012  
1 1/2" IRON ROD FOUND  
0.59" N.  
0.23" W.

**LANDON AVENUE**  
80' PUBLIC RIGHT-OF-WAY

LOT AREA TABLE			
1	6255 S.F.	20	5651 S.F.
2	5309 S.F.	21	6255 S.F.
3	5651 S.F.	22	5309 S.F.
4	6254 S.F.	23	4749 S.F.
5	6255 S.F.	24	4749 S.F.
6	4749 S.F.	25	5309 S.F.
7	6255 S.F.	26	6255 S.F.
8	4749 S.F.	27	5651 S.F.
9	5651 S.F.	28	6255 S.F.
10	3847 S.F.	29	4363 S.F.
11	3847 S.F.	30	6255 S.F.
12	4363 S.F.	31	5651 S.F.
13	6255 S.F.	32	6255 S.F.
14	3847 S.F.	33	112,901 S.F.
15	5309 S.F.	OUTLOT A	325,528 S.F.
16	4749 S.F.	OUTLOT B	141,487 S.F.
17	4749 S.F.	OUTLOT C	72,981 S.F.
18	6255 S.F.	OUTLOT D	113,059 S.F.
19	6255 S.F.	R.O.W.	156,674 S.F.
TOTAL: 1,095,555 S.F.			

PORTIONS OF EASEMENTS LOCATED WITHIN PROPOSED ROW WILL BE VACATED (TYP)

**PT. LOT 1A**  
**MONARCH LANDING LOT 1 RESUB.**  
DOC. R2005-111348

EXISTING EASEMENT AREA TABLE	
CONSERVATION AREA "A" DOC. R2005-102300	23,318 S.F.
CONSERVATION AREA "B" DOC. R2005-102300	139,253 S.F.
PERMANENT ROADWAY EASEMENT DOC. R2014-111352 R2014-111360	8,050 S.F.
LANDSCAPE EASEMENT AREA DOC. R2014-111352 & R2014-111359	101,850 S.F.
STORMWATER MANAGEMENT EASEMENT AREA B DOC. 2005-102300	79,930 S.F.
PUDE DOC. R99-051936	47,202 S.F.
PUDE DOC. R2001-138505	10,412 S.F.
LANDSCAPE EASEMENT DOC. R2001-138505	4,441 S.F.
PRIVATE ROADWAY EASEMENT DOC. R 2014-111352 & R2018-02164	32,308 S.F.
15' PUDE DOC. R2007-033446	19,993 S.F.
P.U.D.E. DOC. R2005-102300	1,258 S.F.
10' PERMANENT EASEMENT DOC. R99-049810 PUDE DOC. R99-51936	4,901 S.F.
<b>EXISTING EASEMENT TOTAL</b>	<b>472,716 S.F.</b>
NOTE: AREA INCLUDES OVERLAPPING EASEMENTS TOTAL LAND BURDEN IS LESS	

PROPOSED EASEMENT AREA TABLE	
OUTLOTS (A,B,C & D)	663,065 S.F.
BLANKET P.U.D.E.	663,065 S.F.
ACCESS EASEMENT	5,452 S.F.
<b>TOTAL:</b>	<b>668,607 S.F.</b>

P.I.N.: 07-03-104-004  
**N14° 22'42" E**  
**956.57'**

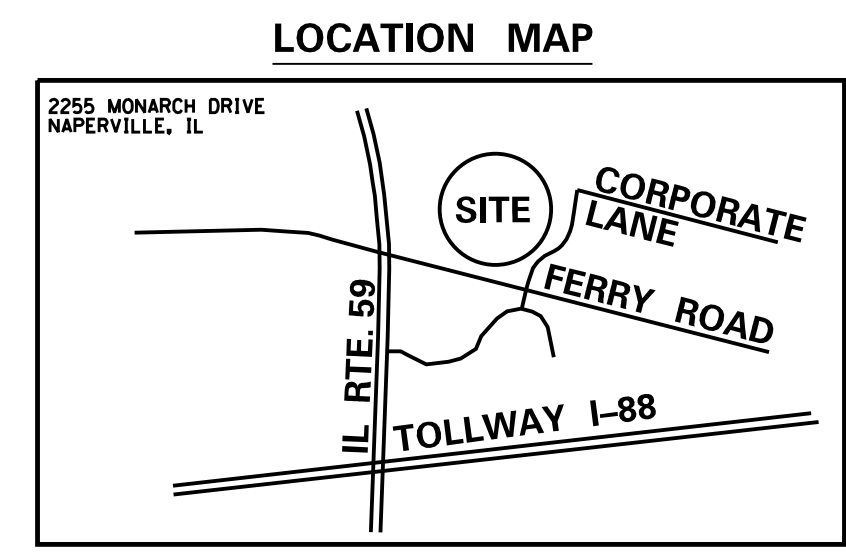
P.I.N.: 07-03-103-027  
**N75° 36'39" W**  
**446.82'**

**FERRY ROAD (DUPAGE COUNTY HIGHWAY NO. 3)**  
100' PUBLIC RIGHT-OF-WAY  
HERETOFORE DEDICATED DOC. R98-30560

**LOT 3**  
**CITYGATE CENTER RESUBDIVISION**  
DOC. R2021-010153

**COMFORT DRIVE**  
100' PUBLIC RIGHT-OF-WAY

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
  3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
  4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
  5. (R) = RECORD DIMENSION
  6. IRON RODS (5/8" DIA. x 18" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
  7. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
  8. PROPERTY REFERENCE: 2255 MONARCH DRIVE, NAPERVILLE 60563
  9. BALCONIES, PORTICOS AND STOODS WILL EXTEND PAST THE LOT LINE. FRONT - UP TO APPROX. 4.25' MORE OR LESS. SIDE - UP TO APPROX. 2.5' MORE OR LESS. BALCONIES - DETAIL INFORMATION IS NOT AVAILABLE AT THIS TIME. BUILDINGS ARE LOCATED WITHIN.
  10. THOSE PORTIONS OF EASEMENTS SHOWN HEREON LOCATED IN RIGHT OF WAY HEREBY DEDICATED ARE TO BE VACATED.
  11. P.I.N.# 07-03-104-005 & PT. 07-03-104-004



- LEGEND**
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
  - PROPERTY/LOT LINE
  - ADJOINING PROPERTY/LOT LINE
  - EASEMENT LINE
  - SET CONCRETE MONUMENT
  - SET IRON PIPE
  - ROAD CENTERLINE
  - ROAD RIGHT-OF-WAY
  - CORPORATE LINE

**Thomson Surveying Ltd.**  
9575 W. Higgins Road, Suite 850  
Rosemont, IL 60018  
TEL: (847) 318-9790  
FAX: (847) 318-9792  
wlu2@thomsonitd.com

**CLIENT:**  
**M/I HOMES OF CHICAGO, LLC**  
**CITY GATE LANE, SUITE 620**  
**NAPERVILLE, ILLINOIS**  
**60563**

NO.	DATE	NATURE OF REVISION	CHKD.
2	5/20/26	VILLAGE COMMENTS PROVIDED 05/05/26	
1	4/10/26	VILLAGE COMMENTS PROVIDED 01/17/26.	

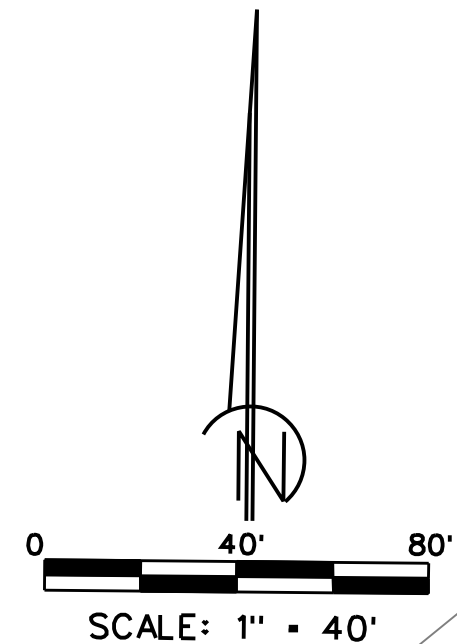
DSGN.	JWG
DWN.	DMS
CHKD.	DMS
SCALE:	1" = 80'
DATE:	12-01-25

**TITLE:**  
**PRELIMINARY**  
**PLAT OF SUBDIVISION**  
**NORTHGATE OF NAPERVILLE**  
NAPERVILLE, ILLINOIS

**PROJECT NO. 5700**  
**SHEET 1 OF 3**  
**DRAWING NO.**  
**5700-POS-1.DGN**

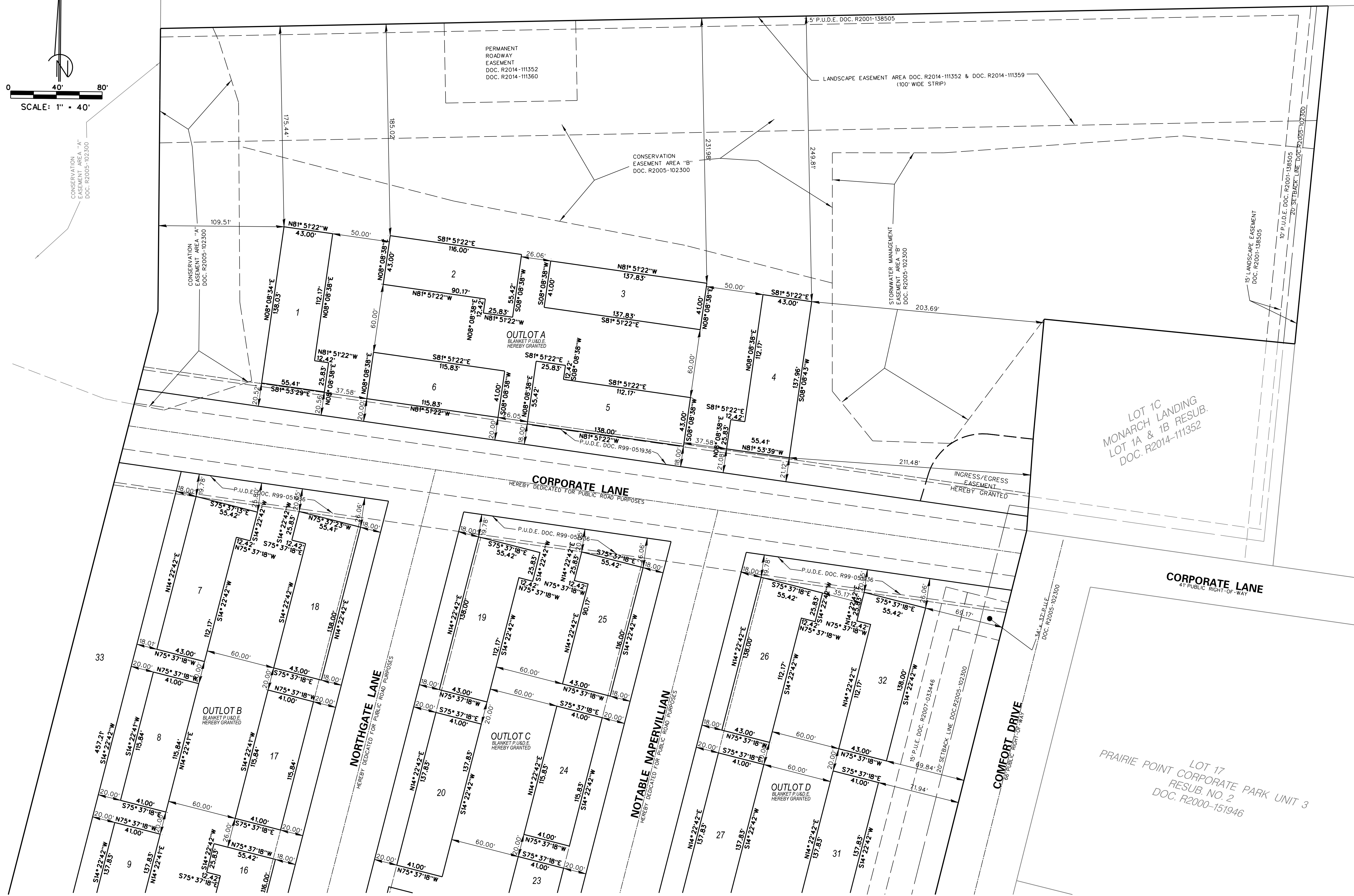
**CITY PROJECT NUMBER DEV-0175-2025**

LOT DETAIL SHEET



TOWN LINE ROAD

50' PUBLIC RIGHT-OF-WAY



LOT 1C  
MONARCH LANDING  
LOT 1A & 1B RESUB.  
DOC. R2014-111352

LOT 17  
PRAIRIE POINT CORPORATE PARK UNIT 3  
RESUB. NO. 2  
DOC. R2000-151946

PROJECT NO.	5700
SHEET	2 OF 3
DRAWING NO.	5700-POS-2.DGN

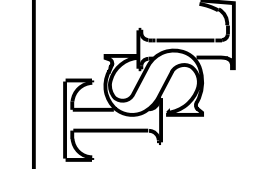
TITLE:  
**PRELIMINARY  
PLAT OF SUBDIVISION  
NORTHGATE OF NAPERVILLE  
NAPERVILLE, ILLINOIS**

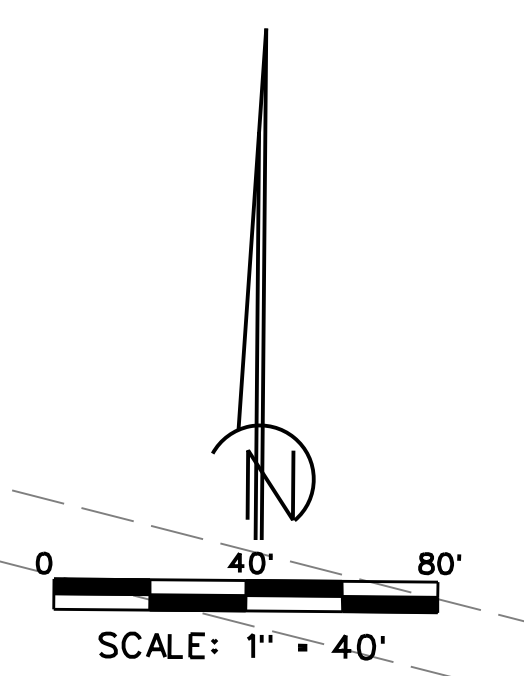
DSGN.	JWC
DWN.	DMS
CHKD.	SCALE: 1" = 40'
DATE:	12-1-25

NO.	DATE	NATURE OF REVISION
2	5/20/26	VILLAGE COMMENTS PROVIDED 05/05/26
1	4/10/26	VILLAGE COMMENTS PROVIDED 01/17/26.

CLIENT: **M/I HOMES OF CHICAGO, LLC**  
CITY GATE LANE, SUITE 620  
NAPERVILLE, ILLINOIS  
60563

**Thomson Surveying Ltd.**  
9575 W. Higgins Road, Suite 850  
Rosemont, IL 60018  
TEL: 630-738-9790  
FAX: 630-738-9792  
WJUT26@thomsonltd.com





MONARCH LANDING LOT 1A  
 DOC. R2005-111348



FERRY ROAD (DUPAGE COUNTY HIGHWAY NO. 3)  
 100' PUBLIC RIGHT-OF-WAY  
 HERETOFORE DEDICATED DOC. R98-30560

LOT 2  
 MONARCH LANDING  
 DOC. R2005-102300

LOT 6  
 PRAIRIE POINT CORPORATE PARK UNIT 3  
 DOC. R1999-051936

LOT DETAIL SHEET

<b>Thomson Surveying Ltd.</b> 9575 W. Higgins Road, Suite 850 Rosemont, IL 60018 TEL: 847.318-9790 FAX: 847.318-9792 WUT2@thomsonitd.com		<b>CLIENT:</b> M/I HOMES OF CHICAGO, LLC CITY GATE LANE, SUITE 620 NAPERVILLE, ILLINOIS 60563	
<b>NO.</b> 1	<b>DATE</b> 4/10/26	<b>CHKD.</b> DMS	<b>NATURE OF REVISION</b> VILLAGE COMMENTS PROVIDED 01/17/26.
<b>NO.</b> 2	<b>DATE</b> 5/20/26	<b>CHKD.</b> JWC	<b>NATURE OF REVISION</b> VILLAGE COMMENTS PROVIDED 05/05/26.
<b>DSGN.</b> DWN.	<b>DATE</b> 12-1-25	<b>CHKD.</b> DMS	<b>NATURE OF REVISION</b> 
<b>TITLE:</b> PRELIMINARY PLAT OF SUBDIVISION NORTHGATE OF NAPERVILLE NAPERVILLE, ILLINOIS		<b>PROJECT NO.</b> 5700	<b>SHEET</b> 3 OF 3
		<b>DRAWING NO.</b> 5700-POS-2.DGN	