PRELIMINARY PLAT
FOR
OSTARA
NAPERVILLE, ILLINOIS
SECTION: 13, TOWNSHIP: 38N, RANGE: 9E DUPAGE COUNTY

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

PARCEL INDEX NUMBERS (PIN NUMBERS)	
07-13-216-011	501 SPRING AVE.
07-13-216-013	433 SPRING AVE.
07-13-216-014	417 SPRING AVE.
07-13-216-021	435 SPRING AVE.
07-13-216-022	433 SPRING AVE.
07-13-216-015	415 SPRING AVE.
07-13-216-016	411 SPRING AVE.
07-13-216-018	303 N. MILL ST. NAPERVILLE, IL 60540

PROPERTY ADDRESS
411, 415, 417, 433, 435, 501 SPRING AVENUE & 303 N. MILL STREET, NAPERVILLE, IL 60540

N

30 15 0 30
SCALE: 1" = 30'

LOCATION MAP

PARCEL DESCRIPTION

PARCEL 1:
LOT 4 OF OWNER'S ASSESSMENT PLAT OF LOTS 18 AND 19 AND PART OF LOTS 15, 16 17 AND 20 IN BLOCK 1 OF WOODLAWN ADDITION TO NAPERVILLE, IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 17 AND 20 (EXCEPT THE NORTH 81.50 FEET AND THAT PART OF SAID LOTS LYING WITHIN OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409) IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

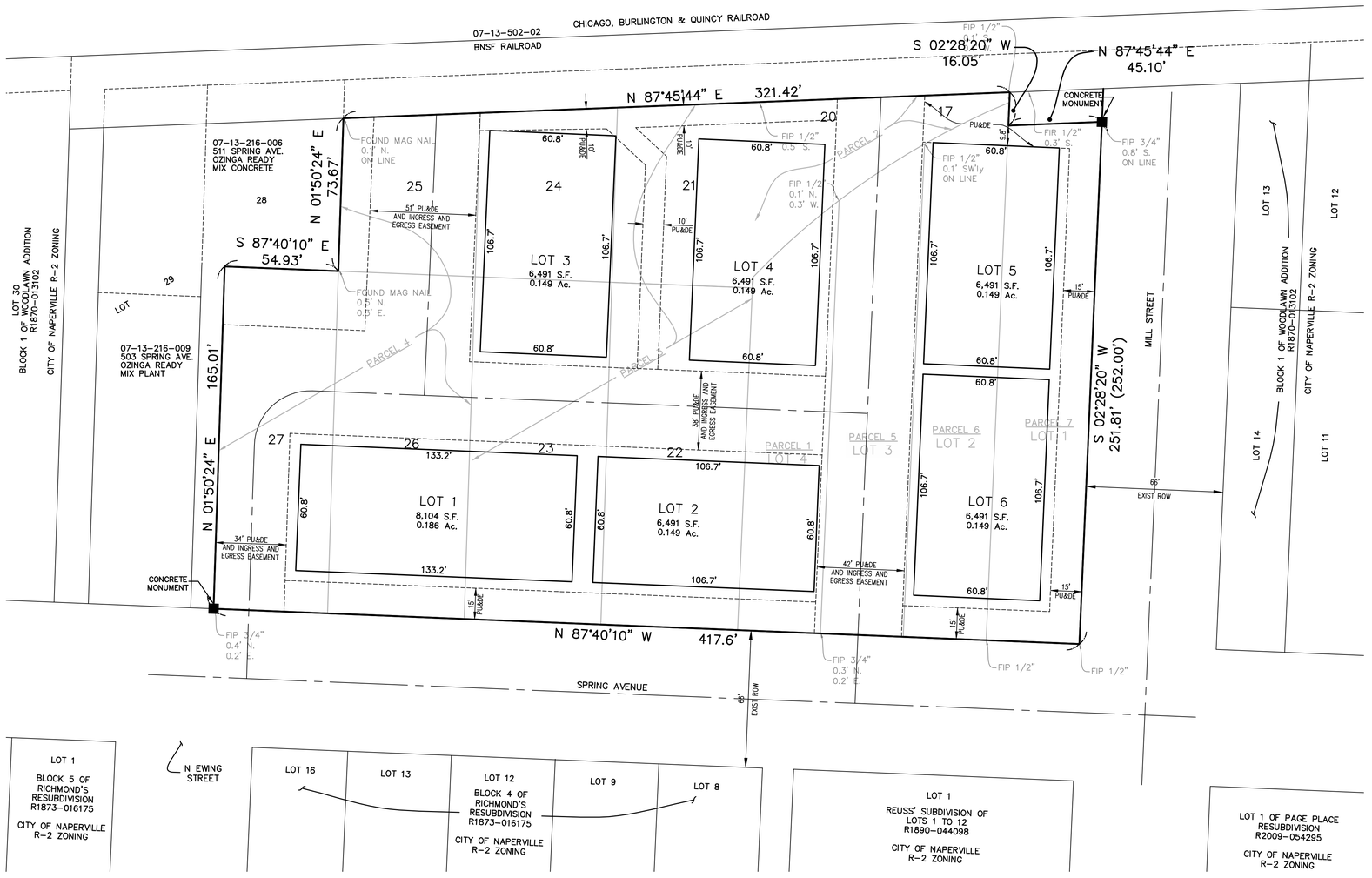
PARCEL 3:
LOTS 21 AND 24 (EXCEPT THE NORTH 18.5 FEET) AND LOTS 22 AND 23 IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:
LOT 27 (EXCEPT THE WEST 11 FEET THEREOF) AND LOT 25 (EXCEPT THE NORTH 18.5 FEET THEREOF) AND LOT 26 IN BLOCK 1 IN WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1870 AS DOCUMENT 13102, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5:
LOT 3 OF OWNER'S ASSESSMENT PLAT OF LOT 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20, IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN JUNE 5, 1916 IN BOOK 8, OF PLATS, PAGE 68 AS DOCUMENT NO. 125409, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 6:
LOT 2 OF OWNER'S ASSESSMENT PLAT OF LOT 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20, IN BLOCK 1 OF WOODLAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN JUNE 5, 1916 IN BOOK 8, OF PLATS, PAGE 68 AS DOCUMENT NO. 125409, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 7:
LOT 1 (EXCEPT THE NORTHERLY 16 FEET THEREOF) OF OWNER'S ASSESSMENT PLAT OF LOTS 18 AND 19 AND PART OF LOTS 15, 16, 17 AND 20 IN BLOCK 1 OF WOODLAWN ADDITION TO NAPERVILLE, IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S ASSESSMENT PLAT RECORDED JUNE 5, 1916 AS DOCUMENT 125409, IN DUPAGE COUNTY, ILLINOIS.



BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS

RM1-NAPERVILLE SURVEY MON. #1506. BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (12') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEVATION=690.61 (NAVD 88)

PROJECT ELEVATION REFERENCE MARKS

CP 2 - CROSS CUT IN CONCRETE WALK AT THE CENTERLINE OF THE WESTERLY ENTRANCE OF 433 SPRING AVENUE, AS SHOWN HEREON.

N: 1861967.288 E: 1032638.021 ELEV.: 702.88

CP 3 - SET MAG NAIL IN THE ASPHALT SURFACE NEAR THE NORTHWEST CORNER OF SITE, AS SHOWN HEREON.

N: 1862192.029 E: 1032700.379 ELEV.: 702.36

CP 7 - CROSS CUT IN TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF SPRING AVENUE AND NORTH MILL STREET, AS SHOWN HEREON.

N: 1861941.219 E: 1033030.808 ELEV.: 700.78

CP 9 - CUT CROSS IN TOP OF CURB ALONG EAST SIDE OF NORTH MILL STREET AT NORTHEAST CORNER OF SITE, AS SHOWN HEREON.

N: 1862193.297 E: 1033084.067 ELEV.: 693.21

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- NAPERVILLE MUNICIPAL BOUNDARY LINE (Hatched Line)
- SET CONCRETE MONUMENT

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U. & D.E. – INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SUBJECT PROPERTY BEING N 87°40'10" W (ASSUMED).

AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (Ac.)
1	8,104	0.182
2	6,491	0.149
3	6,491	0.149
4	6,491	0.149
5	6,491	0.149
6	6,491	0.149
EASEMENTS	44,669	1.030
OUTLOT A	59,982	1.377

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

CITY PROJECT NUMBER: DEV-0108-2025

PREPARED FOR:
KRAMER HOMES
319 CENTENNIAL COURT
NAPERVILLE, IL 60540

PREPARED BY:
CEMCON, Ltd.
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DISC NO.: 904518 FILE NAME: PREOVER
DRAWN BY: MIM FLD. BK. / PG. NO.: ---
COMPLETION DATE: 06-30-25 JOB NO.: 904.518
XREF: TOPO PROJECT MANAGER: MAM
REV.: 10-2-25 REV PER CITY COMMENTS, 10-23-25/KMS, 11-05-25/JGC, 01-27-26/KMS REMOVED MONUMENT SIGN PER CLIENT, 04-10-26/JGC REVISED LAYOUT/BUILDINGS, 05-22-26/MIM REVISED PER CITY REVIEW DATED 05-14-2026

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PLOT FILE CREATED: 5/22/2026 BY: MIKE MAY JR
DRAWING PATH: P:\904518\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVER.DWG