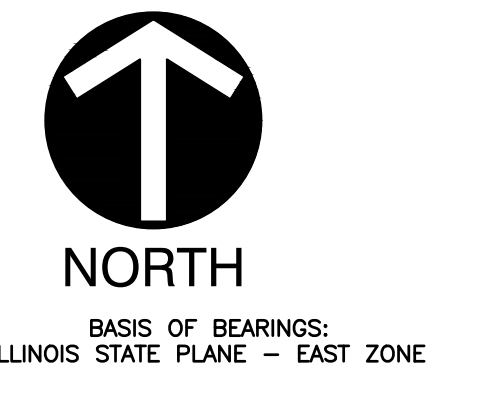


PLAT OF SURVEY

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-13-443-005
07-13-443-009
07-13-443-010

REVISION RECORD		
NO.	DATE	DESCRIPTION
1	08/01/2021	REVISE PER ATTORNEY REVIEW



WATER STREET
HERETOFORE DEDICATED
PER DOC. (1847) 2587

LOT 1 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

LOT 2 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

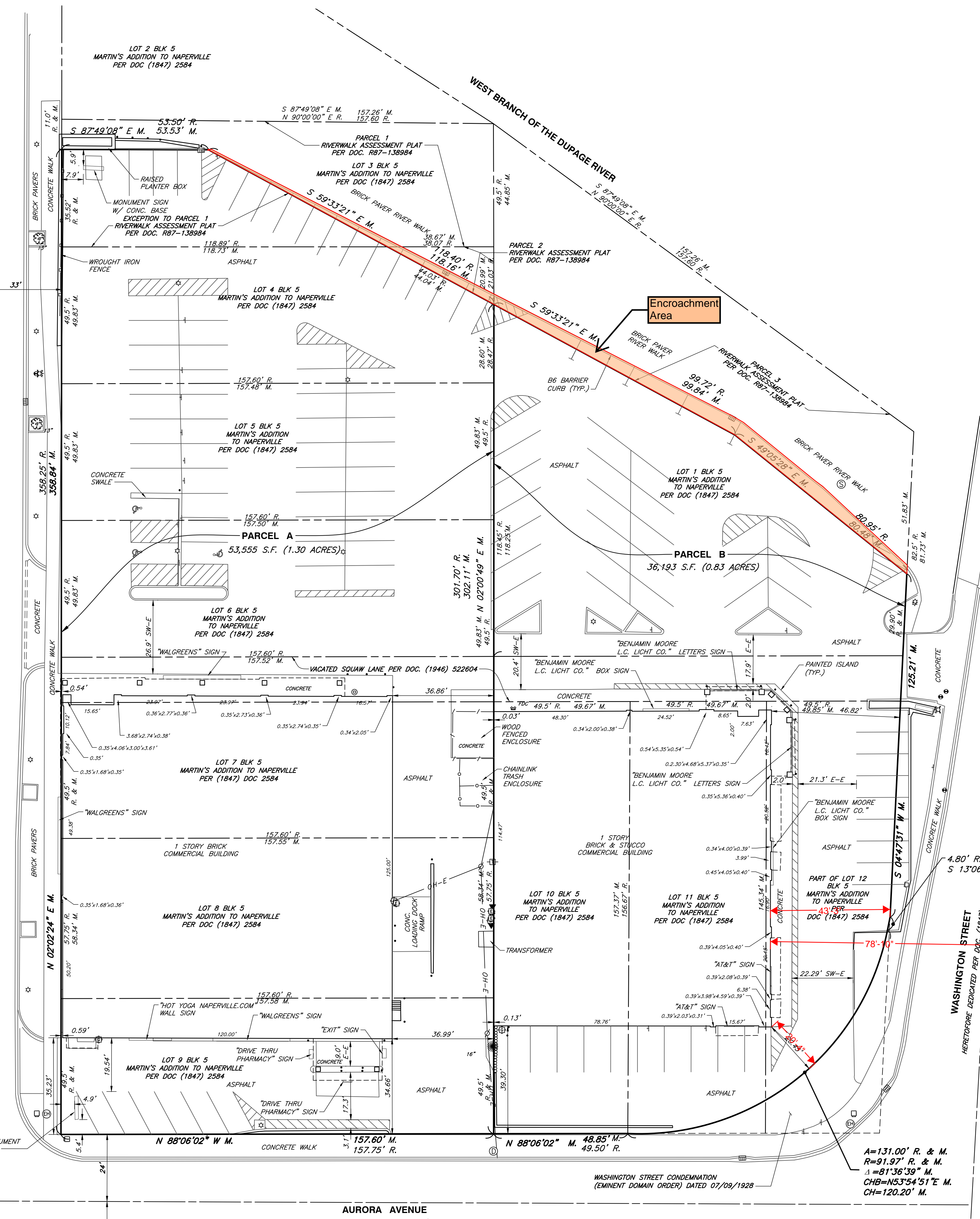
LOT 3 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

LOT 4 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

LOT 5 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

LOT 6 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584

LOT 7 BLK 5
MARTIN'S ADDITION TO NAPERVILLE
PER DOC. (1847) 2584



EXISTING LEGEND:

SYMBOL	DESCRIPTION
(Circle with cross)	SANITARY MANHOLE
(Circle with dot)	GAS MANHOLE
(Circle with X)	FIBER OPTIC MARKER
(Circle with vertical line)	TRAFFIC POLE
(Circle with horizontal line)	TRAFFIC MANHOLE
(Circle with diagonal line)	CABLE PEDESTAL
(Circle with triangle)	TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)
(Circle with square)	MANHOLE (UTILITY UNKNOWN)
(Circle with diamond)	OIL WELL
(Circle with star)	VALVE BOX (UNKNOWN, FLUSH WITH GRADE)
(Circle with circle)	TELEPHONE PULL BOX (FLUSH WITH GRADE)
(Circle with plus)	UTILITY CABINET (UNKNOWN, ABOVE GRADE)
(Circle with asterisk)	VAULT
(Circle with hash)	ELECTRIC HANDHOLE
(Circle with percent)	STEAM MANHOLE
(Circle with ampersand)	TRANSFORMER
(Circle with at)	STAND PIPE
(Circle with exclamation mark)	TRAFFIC PULL BOX (FLUSH WITH GRADE)
(Circle with dollar sign)	TRAFFIC DETECTOR HOUSING
(Circle with percent sign)	FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
(Circle with ampersand)	UTILITY POLE
(Circle with asterisk)	ELECTRIC CONTROL CABINET (ABOVE GRADE)
(Circle with hash)	TELEPHONE BOX/CABINET (ABOVE GRADE)
(Circle with percent)	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
(Circle with ampersand)	FIBER OPTIC MANHOLE
(Circle with asterisk)	UTILITY PULL BOX (UNKNOWN, FLUSH W/ GRADE)

LEGAL DESCRIPTION - PARCEL A

PIN: 07-13-443-009
ADDRESS: 400 SOUTH MAIN STREET

PARCEL 1:
THAT PART OF LOT 3 IN BLOCK 5 OF MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 3, 118.89 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 151 DEGREES 28 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, 74.37 FEET TO A POINT, SAID POINT BEING 11.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOT 3; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3, 53.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID LINE 35.52 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT (EXCEPT THAT PART THEREOF FALLING WITHIN RIVERWALK ASSESSMENT PLAT RECORDED SEPTEMBER 21, 1987 AS DOCUMENT R87-138984), LOT 5, 6, 7, 8 AND 9 AND THAT PART OF SQUAW LANE (NOW VACATED BY ACT OF GENERAL ASSEMBLY OF ILLINOIS ON FEBRUARY 12, 1853) LYING BETWEEN SAID LOTS 6 AND 7 IN BLOCK 5 OF MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY CROSS EASEMENT AGREEMENT DATED OCTOBER 28, 1978 AND RECORDED APRIL 3, 1979 AS DOCUMENT R79-26279, BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1960 AND KNOWN AS TRUST NUMBER 23993 AND WILLOWAY, INC., AND AMENDED AND RESTATED CROSS-EASEMENT AGREEMENT DATED OCTOBER 25, 1994 AND RECORDED NOVEMBER 21, 1994 AS DOCUMENT R94-224871, BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1960 AND KNOWN AS TRUST NUMBER 23993 AND JAMES D. POLVKA, FOR THE PURPOSE OF ACCESS TO WASHINGTON STREET OVER EXISTING DRIVES AND DRIVEWAYS OVER LOTS 1, 10, 11 AND 12 IN BLOCK 5 IN MARTIN'S ADDITION TO NAPERVILLE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOTS 11 AND 12, AFORESAID, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 2 DEGREES 04 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 12, 82.50 FEET; THENCE SOUTH 10 DEGREES 23 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE PROPOSED NEW BRIDGE OVER THE DUPAGE RIVER 4.80 FEET; THENCE ON A CURVE TO THE RIGHT (THE RADIUS OF WHICH IS 91.97 FEET) 131 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 11 AND 12, 91.70 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THAT PART OF LOT 1 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 128.45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN INCLUDED ANGLE OF 61 DEGREES 32 MINUTES 39 SECONDS TO THE WEST LINE OF SAID LOT 1, 99.72 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 10 DEGREES 29 MINUTES 04 SECONDS TO THE RIGHT OF THE LAST DESCRIBED COURSE 80.95 FEET TO A POINT IN THE EAST LINE SAID LOT 1, SAID POINT BEING 29.90 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION - PARCEL B

PIN: 07-13-443-005
07-13-443-010
ADDRESS: 419-23 S. WASHINGTON STREET

LOTS 1, 10, 11 AND 12 IN BLOCK 5, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING TO SAID LOT 1, IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584 (EXCEPT THAT PART OF LOTS 11 AND 12, AFORESAID, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 2 DEGREES 04 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT 12, 82.50 FEET; THENCE SOUTH 10 DEGREES 23 MINUTES WEST, PARALLEL WITH THE CENTER LINE OF THE PROPOSED NEW BRIDGE OVER THE DUPAGE RIVER 4.80 FEET; THENCE ON A CURVE TO THE RIGHT (THE RADIUS OF WHICH IS 91.97 FEET) 131 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOTS 11 AND 12, 91.70 FEET TO THE POINT OF BEGINNING)

AND EXCEPTING THEREFROM THAT PART OF SAID LOT 1, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 128.45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN INCLUDED ANGLE OF 61 DEGREES 32 MINUTES 39 SECONDS TO THE WEST LINE OF SAID LOT 1, 99.72 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 10 DEGREES 29 MINUTES 04 SECONDS TO THE RIGHT OF THE LAST DESCRIBED COURSE 80.95 FEET TO A POINT IN THE EAST LINE SAID LOT 1, SAID POINT BEING 29.90 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, IN DUPAGE COUNTY, ILLINOIS.

SURVEY NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VIS. OBSERVATIONS.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ALL UTILITIES SHOWN ON THE SURVEY ARE ONLY WHERE APPARENT FROM THE SURFACE.
- NOT SHOWN IS THE CROSS ACCESS EASEMENT NOTED IN AGREEMENT DATED OCTOBER 28, 1978 AND RECORDED APRIL 3, 1979 AS DOCUMENT NO. R79-26279, AFFECTING LOTS 1 AND 4 IN BLOCK 5.
- NOT SHOWN IS THE AMENDED AND RESTATED CROSS-ACCESS EASEMENT NOTED IN AGREEMENT DATED OCTOBER 25, 1994 AND RECORDED NOVEMBER 21, 1994 AS DOCUMENT NO. R94-224871, AFFECTING ALL LOTS IN BLOCK 5.
- RESERVATION CONTAINED IN WARRANTY DEED FROM JOSEPH NAPER AND ALMENA NAPER, HIS WIFE, TO GEORGE MARTIN, DATED MARCH 2, 1842, AS RECORDED JUNE 1, 1842, IN BOOK 1 OF DEEDS, PAGE 204, AS DOCUMENT 155, CONCERNING PREMISES IN QUESTION AND OTHER PROPERTY AS FOLLOWS:
"THE SAID PARTIES OF THE 1ST PART HEREBY RESERVE TO THEMSELVES AND TO THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE OF ERECTING A MILL DAM ACROSS THE SAID DUPAGE RIVER AT ANY POINT THEY MAY SELECT ON SAID STREAM AND THE SOLE USE OF SAID STREAM FOR HYDRAULIC PURPOSES AND THIS DEED IS ACCEPTED BY GRANTEE SUBJECT TO SUCH RIGHT."
- NO TITLE POLICY WAS PROVIDED FOR USE DURING THE PREPARATION OF THIS SURVEY.

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, DOUGLAS R. MCCLINTIC, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184-000022, LICENSE EXPIRES APRIL 30, 2023, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. THIS SURVEY CONFORMS TO THE CURRENT STANDARD FOR AN ILLINOIS BOUNDARY SURVEY. FIELDWORK COMPLETED AUGUST 25, 2021.
GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,

THIS 31TH DAY OF AUGUST, 2021.
Douglas R. McClintic
DOUGLAS R. MCCLINTIC
PROFESSIONAL LAND SURVEYOR NUMBER 2992.
LICENSE EXPIRES NOVEMBER 30, 2022.



Civil & Environmental Consultants, Inc.
1230 East Ditch Road, Suite 200 - Naperville, IL 60563
PH: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.cbcinc.com

WILLOWAY, LLC
WASHINGTON BRIDGE REPLACEMENT PLAN
419-423 S. WASHINGTON STREET AND
400 MAIN STREET
NAPERVILLE, ILLINOIS

DRAWN BY: SRH (CHECKED BY: DRM) APPROVED BY: 310-527-AW00
DATE: 08/25/2021 DWG SCALE: 1"=20' PROJECT NO.:
DRAWING NO.:
PLAT OF SURVEY
SV01
SHEET 1 OF 2

- ### REFERENCE
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON AUGUST 25, 2021 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS) GEOID18 - U.S. SURVEY FOOT.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS AND ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE.

