

# 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	REVISION PER ATTORNEY REVIEW
2	10/27/2021	REVISED TITLE BLOCK
3	11/01/2021	BOUNDARY NOTE ADDED



BASE OF BEARINGS:  
ILLINOIS STATE PLANE - EAST ZONE

WATER STREET  
HEREINAFTER DEDICATED  
PER DOC. (1847) 2587

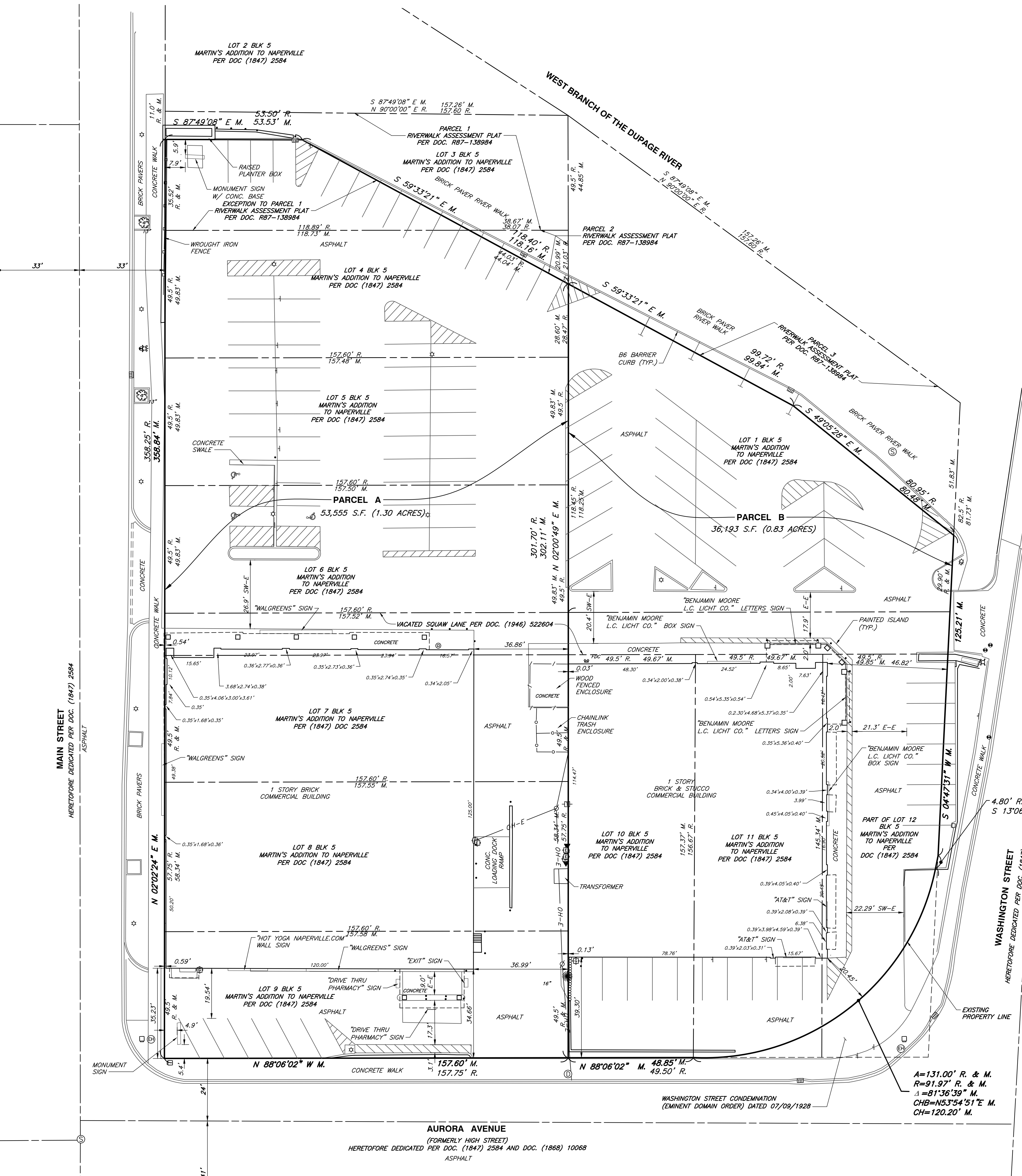
LOT 2 BLK 5  
MARTIN'S ADDITION TO NAPERVILLE  
PER DOC. (1847) 2584

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

PART OF LOT 15 BLK 4  
MARTIN'S ADDITION TO NAPERVILLE  
PER DOC. (1847) 2584

LOT 1  
CHARLESTON ROW II  
PER DOC. 12019-070493

LOT 1 BLK 1  
MARTIN'S 2ND ADDITION TO THE  
VILLAGE OF NAPERVILLE  
PER DOC. (1868) 10068



### EXISTING LEGEND:

	MAILBOX		SANITARY MANHOLE		GAS MANHOLE		FIBER OPTIC MARKER
	FLAG POLE		GAS LINE MARKER		TRAFFIC POLE		ELECTRIC PEDESTAL
	GROUND LIGHT		COMBINATION MANHOLE		GAS BOX (GAS VALVE)		CABLE PEDESTAL
	SIGN		STAND PIPE (RISER)		GAS METER		TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)
	SATELLITE DISH		LIFT STATION		GAS TAP		MANHOLE (UTILITY UNKNOWN)
	LIGHT STANDARD		WATER MANHOLE		PROPANE TANK		OIL WELL
	AC UNIT		WATER BOX (WATER VALVE)		GAS WELL		VALVE BOX (UNKNOWN, FLUSH WITH GRADE)
	BOLLARD		FIRE HYDRANT		TREE, DECIDUOUS (800 SIZE TYPE)		TELEPHONE PULL BOX (FLUSH WITH GRADE)
	PARKING METER		WATER WELL		TREE, CONIFER (800 SIZE TYPE)		UTILITY CABINET (UNKNOWN, ABOVE GRADE)
	ANTENNA		SPRINKLER VALVE		BUSH/SHRUB (SIZE)		VAULT
	GRAVE		WATERLINE MARKER		STUMP		ELECTRIC HANDHOLE
	HANDICAP PARKING SYMBOL		WATER METER		GUY WIRE		STEAM MANHOLE
	STORM MANHOLE		HOSE BIB BUILDING		GUY POLE		TRANSFORMER
	CATCH BASIN (TYPE)		PVI - POST INDICATOR VALVE		TELEPHONE POLE		STAND PIPE
	CURB INLET		SPRINKLER HEAD		TELEPHONE PEDESTAL		TRAFFIC PULL BOX (FLUSH WITH GRADE)
	RISER PIPE		IRRIGATION VALVE		TELEPHONE LINE MARKER		TRAFFIC DETECTOR HOUSING
	INLET (CIRCULAR)		IRRIGATION CONTROL BOX		TELEPHONE MANHOLE		FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
	DRAIN		FIRE DEPT. CONNECTION		ELECTRIC MANHOLE		UTILITY POLE
	BEEHIVE INLET SQUARE		FIRE DEPT. CONNECTION (BLDG.)		ELECTRIC LINE MARKER		ELECTRIC CONTROL CABINET (ABOVE GRADE)
	INLET SQUARE		FARM SPIGOT		ELECTRIC PULL BOX (FLUSH WITH GRADE)		TELEPHONE BOX/CABINET (ABOVE GRADE)
	FLARED END SECTION				ELECTRIC CONTROL BOX (ON BUILDING)		FIBER OPTIC BOX/CABINET (ABOVE GRADE)
					HIGH TENSION TOWER		FIBER OPTIC MANHOLE
					ELECTRIC METER		UTILITY PULL BOX (UNKNOWN, FLUSH W/GRADE)

### EXISTING LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	UNDERLYING PROPERTY LINE
	EXISTING EASEMENT
	CENTER LINE OF RIGHT OF WAY
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING WROUGHT IRON FENCE
	US-E EXISTING UNDERGROUND ELEC. LINE
	OH-W EXISTING OVERHEAD ELECTRIC

**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 SOUTHEAST 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 4 (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 WALK) 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 SOUTHEAST 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. POLIVKA, 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 SOUTHEAST 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

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
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 PLAN HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184-004002, 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,

**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 SOUTHEAST 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 DEGREE 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.

THIS 1ST DAY OF NOVEMBER, 2021.  
  
DOUGLAS R. MCCLINTIC  
PROFESSIONAL LAND SURVEYOR  
ILLINOIS LICENSE NUMBER 2992  
LICENSE EXPIRES NOVEMBER 30, 2022.

**Civil & Environmental Consultants, Inc.**  
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www.cecinc.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: 310-527-AW00
DRAWING NO.:		
PLAT OF SURVEY - EXISTING UTILITIES		
<b>SV01</b>		
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.

