

PRELIMINARY/FINAL PLAT OF SUBDIVISION NAPERVILLE ELDERLY HOMES

ALL OF BLOCK 2 TOGETHER WITH VACATED LINDA COURT IN SAID BLOCK 2 (SAID LINDA COURT HAVING BEEN VACATED BY ORDINANCE PASSED BY THE CITY OF NAPERVILLE, A COPY OF WHICH WAS RECORDED JUNE 17, 1989 AS DOCUMENT R69-26558) IN BROWN SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981 AS DOCUMENT R61-18064, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 07-24-400-001-0000

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



Scale: 1" = 30'

BASE OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83

LEGEND:

- FIRE HYDRANT
- RECORD
- MEASURED
- EASEMENT LINE
- PROPERTY LINE
- PARCEL BOUNDARY LINE

NOTES:

- 1) ALL LOTS IN BLOCK 2 IN BROWN SUBDIVISION, THE BUILDING SETBACK LINES IN SAID BLOCK 2, LINDA COURT AND THE PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF LOT 4 AND ALONG THE EAST LINE OF LOT 5, WERE VACATED BY ORDINANCE NO. 258-69 AND RECORDED AS DOCUMENT R69-26558.
- 2) THE SURVEYED PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE EASEMENT MADE BETWEEN NAPERVILLE ELDERLY HOMES, INC. AND COMCAST OF ILLINOIS/WEST VIRGINIA, LLC, RECORDED AS DOCUMENT R2011-13858, SAID EASEMENT IS BLANKETED OVER THE SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTABLE.
- 3) THE SURVEYED PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS GRAPHICALLY DEPICTED ON FEMA FLOOD INSURANCE RATE MAP 17040C0700H EFFECTIVE DATE DECEMBER 16, 2004.
- 4) THE SURVEYED PARCEL CONTAINS 3.328 ACRES MORE OR LESS.
- 5) THE FIELD WORK WAS COMPLETED ON JANUARY 5TH, 2017.
- 6) NO DIMENSION SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
- 7) DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- 8) THE PROPERTY IS CURRENTLY ZONED CITY OF NAPERVILLE DCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT.
- 9) REBAR WILL BE SET AT ALL LOT CORNERS PER ILLINOIS STATE STATUTE.
- 10) LOCAL ADDRESS: 310 MARTIN AVENUE
- 11) ARCHITECT - WORN, JERABEK, WILSE ARCHITECTS
401 W. SUPERIOR SUITE 400
CHICAGO, IL 60654
312-642-5587
- 12) ENGINEER - BRIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
Darien, IL 60551
630-969-7000
- 13) OWNER - NAPERVILLE ELDERLY HOMES, INC.
310 MARTIN AVENUE
NAPERVILLE, IL 60540
630-357-9909

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
A NON-EXCLUSIVE PERPETUAL BLANKET UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER REFERRED TO AS THE "SUBJECT PROPERTY") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THESE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES OF AGREEMENT FROM THE CITY OF NAPERVILLE, ILLINOIS, AND NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY AND AMT, ILLINOIS, NORTON DGS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THEREON) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MAINTENANCE AND OTHER CONSTRUCTION, SERVICES, INCLUDING BUT NOT LIMITED TO THE PERFORMING, REPAIR, REPLACEMENT, MAINTENANCE, TESTING, REPAIR, MAINTENANCE AND OPERATING, WINDING UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SEWAGE SERVICES, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPURTEANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO REAR, EXAMINE, INSPECT, MEASURE, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRADERS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

The right is also granted to the City and its agents to TOW OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SUCH MAY BE LOCATED ON LOTS, DRIVES, SIDEWALKS AND OTHER PROPERTIES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE USES OR RIGHTS.

ALL CONSTRUCTION OF WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE CITY OF NAPERVILLE, ILLINOIS, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS
The grant of the above easement is hereby reserved for the use of the City of Naperville, Illinois, and its agents, successors and assigns, or any other governmental entity having jurisdiction over the subject property, for the performance of maintenance and other construction, services, including but not limited to the performing, repairing, replacing, testing, and/or replacing of the City of Naperville's stormwater management practices, including but not limited to, stormwater detention basins, infiltration basins, rain gardens, and other stormwater management practices. The City of Naperville may include periodic stormwater, clearing of obstructions, removal of invasive species, and replanting of native plants and trees.

No buildings, structures, surface RL, or obstructions that would impair the flow of stormwater or interfere with the function of the Post Construction Best Management Practices shall be undertaken by Owner without the consent of the City of Naperville.

The properties within this Plat of Subdivision are subject to the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements recorded on 2019 as Document Number R2019-

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

1. S84°48'17"W 54.89'
2. N05°12'43"E 8.92'
3. N05°11'43"E 3.00'
4. S84°47'33"W 224.48'
5. S85°24'21"W 126.58'
6. N02°18'14"W 51.49'
7. N02°08'58"E 66.70'
8. N15°21'40"E 58.03'
9. N02°48'09"W 41.36'
10. S84°18'17"W 306.33'
11. N05°11'03"W 77.24'
12. S84°48'17"W 103.24'
13. R=45.00' A=31.03°
N75°29'29"W 80.42'
14. R=65.00' R=12.65°
N15°48'32"E 9.54'
15. N48°18'19"E 70.82'
16. R=25.00' A=9.03°
S80°20'12"E 8.95'
17. S69°50'21"E 10.66'
18. R=25.00' A=9.03°
S80°20'12"E 8.97'
19. N49°11'19"E 30.94'
20. R=1.00' R=12.65°
S02°56'42"E 2.00'

BENCHMARK:

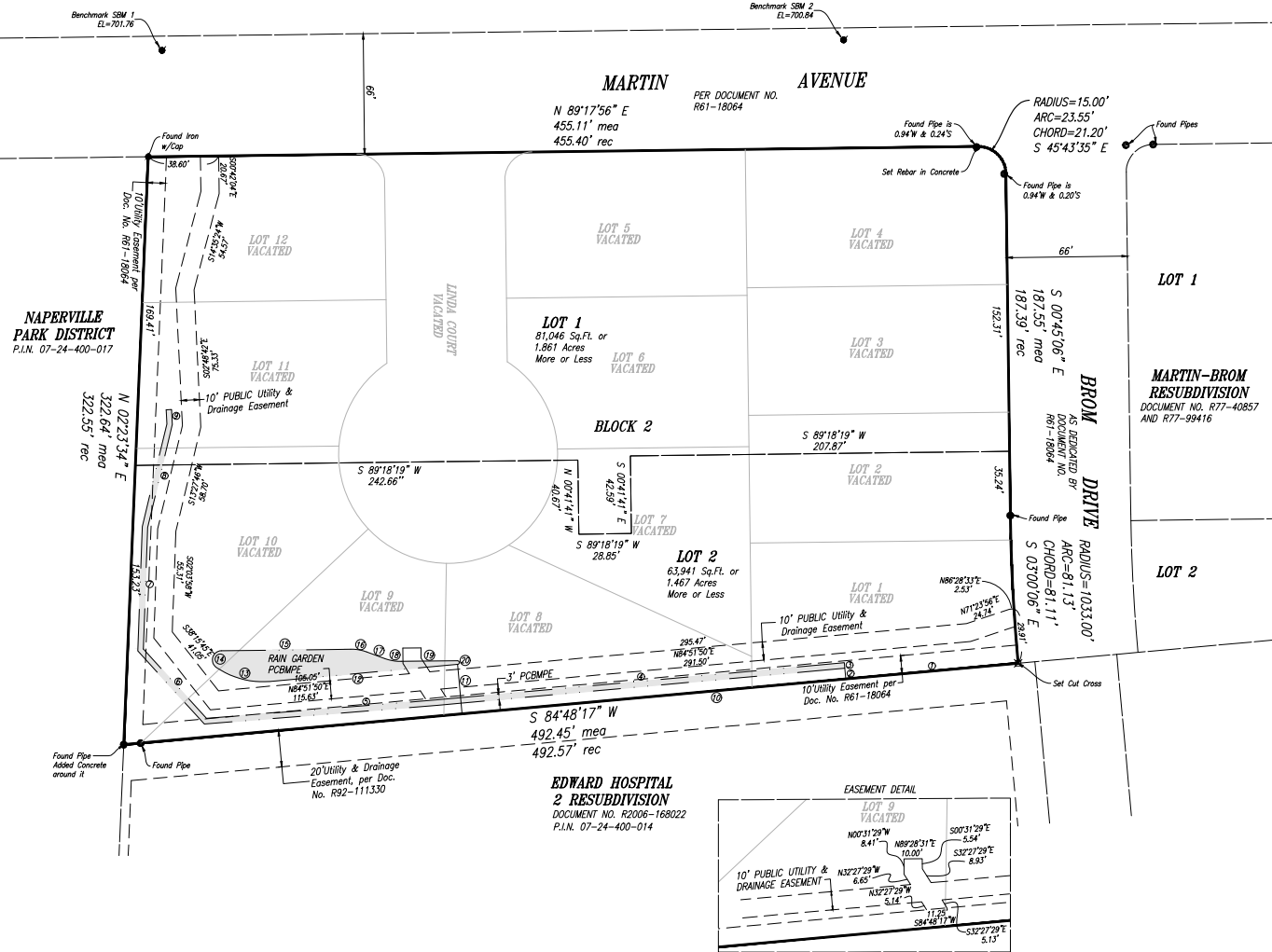
CITY OF NAPERVILLE STATION 1006 LOCATED AT THE SOUTHEAST CORNER OF ELMWOOD DRIVE AND MAGNOLIA LANE.
ELEVATION: 694.27 (NAVD 88)

SITE BENCHMARK 1:

ARROW BOLT ON FIRE HYDRANT NORTH OF THE NORTHWEST CORNER OF THE SURVEYED PARCEL.
ELEVATION: 701.76 (NAVD 88)
CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT
ELEVATION: 699.84 (NAVD 88)

SITE BENCHMARK 2:

ARROW BOLT ON FIRE HYDRANT APPROXIMATELY 87 FEET WEST OF BROWN DRIVE ON NORTH SIDE OF MARTIN AVENUE.
ELEVATION: 700.84 (NAVD 88)
CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT
ELEVATION: 698.14 (NAVD 88)



DLZ
INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

NAPERVILLE
NAPERVILLE ELDERLY HOMES, INC.
310 MARTIN AVENUE
NAPERVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

ILLINOIS	CHICAGO	NO.	REVISION	BY	DATE
DESIGNED: EDC	APPROVED: EDC	1	REVISED PER CITY COMMENTS	EDC	1/22/19
DATE: SEPTEMBER 11, 2018		2	REVISED PER CITY COMMENTS	EDC	2/26/19
SCALE: 1" = 30'		3	REVISED PER CITY COMMENTS	EDC	3/22/19
PROJECT NUMBER					
1750.7001.90					

SHEET 1
OF 2
DRAWING NUMBER
7001SUB