DECIMAL PARTS THEREOF.

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND

2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.

# PRELIMINARY PLAT OF SUBDIVISION

## NAPERVILLE, ILLINOIS

OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

**FOR** 4TH AVENUE & LOOMIS STREET

3. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT. 4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. 5. FLOODPLAIN ZONE — ZONE X (AREA OF MINIMAL FLOOD HAZARD) FEMA PANEL NUMBER 17043CO144J, DATED AUGUST 1, 2019. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY CIVIL CHICAGO BURLINGTON & QUINCY RAILROAD AND ENVIRONMENTAL CONSULTANTS, INC. FOR EXISTING FEATURES AND PROPOSED GRADES. UTILITIES AND SIDEWALKS. **4TH AVENUE** (FORMERLY FIRST STREET) AS DEPICTED LEVI MANBECK'S SUBDIVISION -FND 1" IP 0.20'N. & 0.02'W.— DOC. (1907) 91778 0.02'S. & 0.07'W.-FND 1" IP 0.13'S. & 0.08'W.— FND 1/2"@ CORNER -CONCRETE MONUMENT TO BE SET N87°59'20"E MEAS. S86'40'59"E MEAS. 41.0' REC. & MEAS. 173.85' MEAS. -5' PUBLIC UTILITIES & 5' PUBLIC UTILITIES & DRAINAGE -FND 1" IP DRAINAGE EASEMENT TO EASEMENT TO BE GRANTED @ CORNER -0.02S. & 0.02'W.-BE GRANTED 5' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED ELLSWORTH & SONS ADDITION 29,892 S.F. TO THE TOWN OF NAPERVILLE PER DOC. (1860) 1353 PART OF LOT 1 BLK 1 PART OF LOT 2 BLK 2 ELLSWORTH & SONS ADDITION ELLSWORTH & SONS ADDITION PER DOC. (1860) 1353 PER DOC. (1860) 1353 - 15' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED-PART OF LOT 2 BLK 1 ELLSWORTH & SONS ADDITION THE TOWN OF NAPERVILLE PER DOC. (1860) 1353 PART OF LOT 2 BLK 1 ELLSWORTH & SONS ADDITION TO THE TOWN OF NAPERVILLE PER DOC. (1860) 1353 FND 3/4" IP 150' REC. 0.28'N & 0.17'W.-*\\_\_ FND 1" IP* 0.34 N. & 0.22 E. ELLSWORTH & SONS ADDITION TO THE TOWN OF NAPERVILLE PART OF LOT 3 BLK 2 LOT 2 LOT 3 \_FND 1/2" IP PER DOC. (1860) 1353 LOT 5 ELLSWORTH & SONS ADDITION LEVI MANBECK'S LEVI MANBECK'S LEVI MANBECK'S 0.24'S. & 1.10'E. TO THE TOWN OF NAPERVILLE SUBDIVISION PER SUBDIVISION PER SUBDIVISION PER PER DOC. (1860) 1353 DOC. (1907) 91778 DOC. (1907) 91778 DOC. (1907) 91778 5' PUBLIC UTILITIES & 5' PUBLIC UTILITIES & DRAINAGE EASEMENT TO DRAINAGE EASEMENT TO BE GRANTED BE GRANTED 150' RFC LOT 4 — FND 1/2" IP LEVI MANBECK'S 173.5' REC. .<u>1.</u>82'S. & 1.54**5' PUBLIC UTILITIES & DRAINAGE**— SUBDIVISION PER EASEMENT TO BE GRANTED DOC. (1907) 91778 PART OF LOT 4 BLK 1 PART OF LOT 3 BLK 1 ELLSWORTH & SONS ADDITION ELLSWORTH & SONS ADDITION TO THE TOWN OF NAPERVILLE TO THE TOWN OF NAPERVILLE \_\_ FND 1/2" IP PER DOC. (1860) 1353 PER DOC. (1860) 1353 CONCRETE MONUMENT 0.01'S. & 0.46'E. -FND 1/2" IP TO BE SET 0.34'S. & 0.08'E. O'CONNOR LOOMIS STREET ' PUBLIC UTILITIES & 0.24 N. & 0.69 W -SUBDIVISION PER DOC. DRAINAGE EASEMENT 37.90' REC. & MEAS. R2012-021496 **ALLEY** TO BE GRANTED N86°23'45"W MEAS. HERETOFORE DEDICATED PER DOC. (1907) 91778 FND IP PART OF LOT 4 BLK 1 PART OF LOT 3 BLK 1 0.07'S. & 0.02'W.— -FND 3/8" REBAR ELLSWORTH & SONS ADDITION ELLSWORTH & SONS ADDITION 0.09 N. & 0.43 E. O THE TOWN OF NAPERVILLE TO THE TOWN OF NAPERVILLE PER DOC. (1860) 1353 PER DOC. (1860) 1353 FND 1/2" IP 1.06'S. & 0.57'E.— LOT 8 PART OF LOT 8 BLK 2 LEVI MANBECK'S ELLSWORTH & SONS ADDITION TO THE TOWN OF NAPERVILLE SUBDIVISION PER LOT 7 PER DOC. (1860) 1353 DOC. (1907) 91778 LEVI MANBECK'S LOT 6 SUBDIVISION PER LEVI MANBECK'S DOC. (1907) 91778 SUBDIVISION PER FND 1/2" IP -FND 1/2" IP DOC. (1907) 91778 0.93'S. & 1.01'E.— 0.18'S. & 0.20'W. FND 1/2" IP PART OF LOT 4 BLK 1 0.08'N. & 0.63'E.— ELLSWORTH & SONS ADDITION PART OF LOT 3 BLK 1 TO THE TOWN OF NAPERVILLE ELLSWORTH & SONS ADDITION PER DOC. (1860) 1353 TO THE TOWN OF NAPERVILLE PER DOC. (1860) 1353

08-18-131-015 ADDRESS: 252 E. 4TH AVENUE NAPERVILLE, IL 60540 262 E. 4TH AVENUE NAPERVILLE, IL 60540 E 6th Ave 333 N. LOOMIS STREET PROJECT NAPERVILLE, IL 60540 329 N. LOOMIS STREET Amtrak Station - NPV NAPERVILLE, IL 60540 5 E Franklin Ave ಸ್ರ E Van Buren Ave Google Earth **VICINITY MAP** 

N.T.S.

**LEGEND** BOUNDARY PROPERTY LINE ADJACENT PROPERTY LINE UNDERLYING PROPERTY LINE EXISTING EASEMENT ----- EXISTING ROADWAY CENTERLINE ——— PROPOSED EASEMENT

#### **ABBREVIATIONS**

08-18-131-014

08-18-131-016

08-18-131-017

RECORD DATA MEASURED DATA DEEDED DATA RADIUS ARC DATA RIGHT OF WAY PROPERTY LINE CENTERLINE PUBLIC UTILITY &

DRAINAGE EASEMENT IRON PIPE

CONCRETE MONUMENT TO BE SET

#### SITE DATA

= 29,892 SQUARE FEET (0.686 ACRES) GROSS AREA NET AREA = 29,892 SQUARE FEET (0.686 ACRES)

NO. OF LOTS CURRENT ZONING = R2 (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)

PROPOSED ZONING = R2 WITH VARIANCE (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)

PROPOSED SETBACKS: FRONT YARD (4TH AVE.) = 15.00 FEET CORNER SIDE YARD (LOOMIS ST.) = 15.00 FEET INTERIOR SIDE YARD = 6.00 FEETREAR YARD = 25.00 FEET

= 11,212 SQUARE FEET **BUILDING AREA:** NUMBER OF RESIDENTIAL UNITS: DENSITY (13 UNITS/0.686 AC.) = 18.95 UNITS/ACRE

PROPOSED EASEMENT AREA = 7,626 S.F.

### LEGAL DESCRIPTION

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS.

### TOGETHER WITH:

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

### AND ALSO:

THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

### AND ALSO:

THE EAST 150 FEET OF THE SOUTH 50 OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18. TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

SCALE IN FEET

CITY PROJECT NO. 20-10000075

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