BASIS OF BEARING = ILLINOIS STATE PLANE COORDINATES

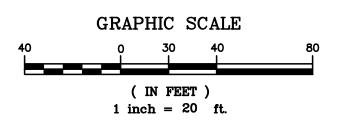
EAST ZONE SYSTEM

P.I.N.:

THIS PLAT HAS BEEN SUBMITTED FOR

400 S. EAGLE STREET NAPERVILLE, ILLINOIS

RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK



LEGAL DESCRIPTION

LOT 1 OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

IN DUPAGE COUNTY, ILLINOIS.

ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ARC DISTANCES ARE ALONG ALL CURVES. THERE ARE WETLAND AREAS ON AND NEAR THE SUBJECT PROPERTY

IRON PIPES PLACED AT ALL CORNERS. SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES

THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DU PAGE)

I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY STATE THAT THE PROPERTY IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, COMMUNITY PANEL NUMBER 17043C0227J, EFFECTIVE DATE AUGUST 1, 2019. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

VEN UNDER MY HAN	N UNDER MY HAND AND SEAL AT,			
ISDAY OF		, 20		

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587 LICENSE EXPIRATION/RENEWAL DATE: 11-30-2022

> <u>OWNER</u> ARS ESTATE, LLC 3644 WHITE EAGLE DRIVE

NAPERVILLE, IL 60564

CITY OF NAPERVILLE PROJECT NO. XX-XXXXXXX



1989 UNIVERSITY LANE, SUITE D - LISLE, ILLINOIS TEL.: (630) 964-5656 FAX: (630) 964-5052 E-MAIL: CAD@INTECHCONSULTANTS.COM ILLINOIS REGISTRATION No. 184-001040

SHEET No. 1 of 1 JOB No.: 2020-004

OWNER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF____ , IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID. SIGNATURE **NOTARY CERTIFICATE** COUNTY OF_____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY , OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH , RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____MONTH NOTARY PUBLIC SIGNATURE PRINT NAME MY COMMISSION EXPIRES MONTH CITY COUNCIL CERTIFICATE COUNTY OF DUPAGE) APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

DUPAGE COUNTY RECORDER'S CERTIFICATE

ON THE _____, 20_____,

CHAIRMAN

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE _____ DAY OF ______, A.D., 20____

STATE OF ILLINOIS)

THIS INSTRUMENT

COUNTY OF DUPAGE)

AT ____O'CLOCK ____ M.

PLAN COMMISSION CERTIFICATE

COUNTY OF DUPAGE)

RECORDER OF DEEDS

NOT TO SCALE

, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS ME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET /IDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE		
AFORESAID. INOIS, THIS DAY OF, 20 DATE MONTH		<u>j</u>
DATE MONTH		7
ATTEST: SIGNATURE		
TITLE:		Z. W
PRINT TITLE		
	VACANT (14° 9) K	*
, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY	BEEBE D	W
TFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY		
ED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.	N89°08'02"E 270.50' R≠M () 15° () 1	
RIAL SEAL		W
_, 20	LOT 4	
	10' PUBLIC UTILITIES & DRAINAGE EASEMENT	¥
IGNATURE	& DRAINAGE EASEMENT	
IGNATURE		
	40.00	
, 20	VACAPIVT BUILDING STILLING & DRAINAGE EASEMENT.	
NTH DATE	R2005-249736 X (52,273 SF = 1.20 ACRES)	
	B1 B2	IES MENT
	KLA CHILDCARE BLDG AREA = 12,824 S.F.	2 67
	KLA CHILDCARE BLDG AREA = 12,824 S.F.	
MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD		
, 20	15' PUBLISHIPME WEIL MILE IN WE	
ATTEST: CITY CLERK		/ s = /
	* 10" X 8" X 8" X 10" X	
<u></u>	ONC WALK N89°47'38"W 224.19' R=M	<i>y</i> / <i> </i>
	BEEBE DR	
	LOT 4 (PRIVATE ROAD EASEMENT) PUBLIC UTILITIES AND DRAWAGE EASEMENT (ALL OF LOT 4) PER DOC. NO. 82002-252767	
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, —	10" 8" 8" 10" 10" 10" 10" 10" 10" 10" 10" 10" 10	
, 20,		- CH=S44*40'23"W 64.
		CH=S44'40'12"W 64.95' R R=45.50'
	A b	L=(72.32')

AFFECTED AREA

LOT	SITE	ZONING	LOT	YARD	HEIGHT/BULK LIMITATIONS	NO. OF VEHICLE	NO. OF BICYCLE	TOTAL GROSS
NUMBER	AREA		WIDTH	MINIMUM	MAXIMUM FLOOR AREA RATIO	PARKING SPACES	PARKING SPACES	FLOOR AREA
1	52,273 S.F.	B-2 PUD	NOT REQUIRED		0.325	40	3	12,824 S.F.

ABBREVIATION TABLE

N = NORTHS = SOUTHE = EASTW = WEST

S.F. = SQUARE FEET DOC. = DOCUMENTNo. = NUMBER

LEGEND

LOT BOUNDARY LINE EASEMENT LINE FLOODPLAIN ZONE SANITARY SEWER WITH MANHOLE

WATER MAIN & HYDRANT VALVE IN VAULT

STORM SEWER INLET, TYPE A

> MANHOLE, TYPE A WITH CLOSED LID MANHOLE, TYPE A WITH OPEN LID

GREASE TRAP PIPE BOLLARD

HANDICAP PARKING SPACE

CURB & GUTTER SIDEWALK

BENCHMARKS

CITY OF NAPERVILLE SURVEY MONUMENT 525, 3D TOP SECURITY MONUMENT CONSISTING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 6" PVC SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF 75TH STREET AND PLAINFIELD-NAPERVILLE ROAD. ELEVATION: 704.01 (NAVD 88)

CITY OF NAPERVILLE SURVEY MONUMENT 1004, 3D TOP SECURITY MONUMENT CONSISTING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 6" PVC SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF RICKERT ROAD AND SANCTUARY LANE.

ELEVATION: 703.96 (NAVD 88)

SITE BENCHMARK:

A RANDOM CROSS ON THE TOP OF CURB OPPOSITE THE FIRE HYDRANT SOUTH OF THE SOUTHEAST CORNER OF LOT 5. ELEVATION: 704.01 (NAVD 88)

A RANDOM CROSS CUT OPPOSITE THE FIRE HYDRANT EAST OF LOT 5, OPPOSITE THE SOUTH TIP OF THE ISLAND. **ELEVATION 705.28 (NAVD 88)**

PREPARED: 3/2/21