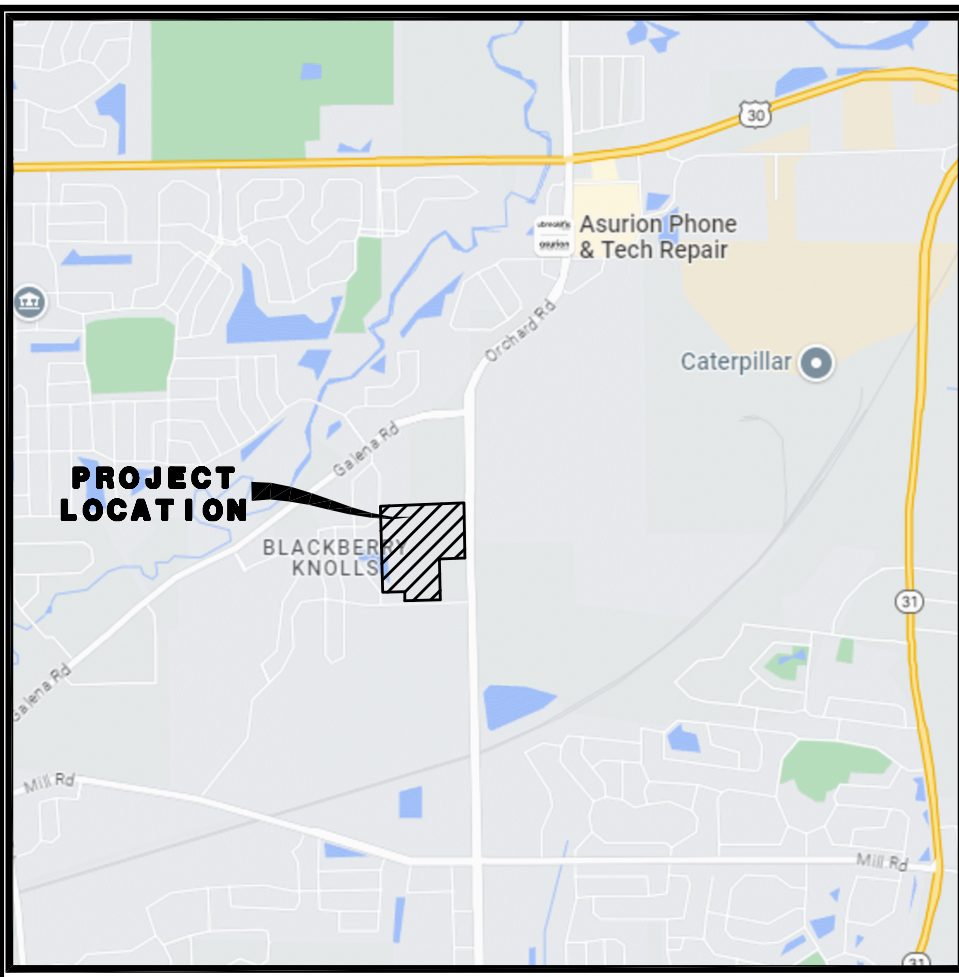
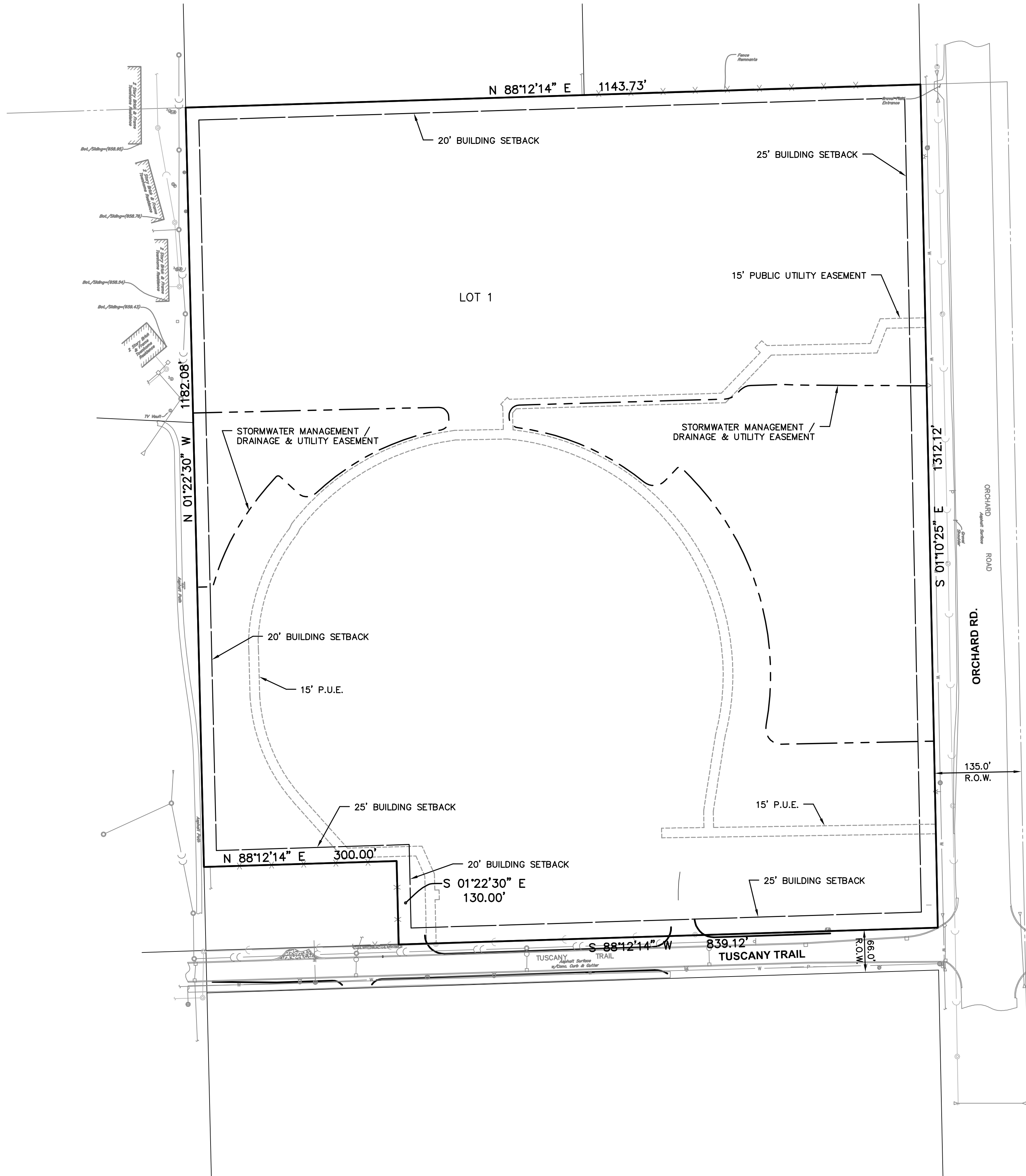
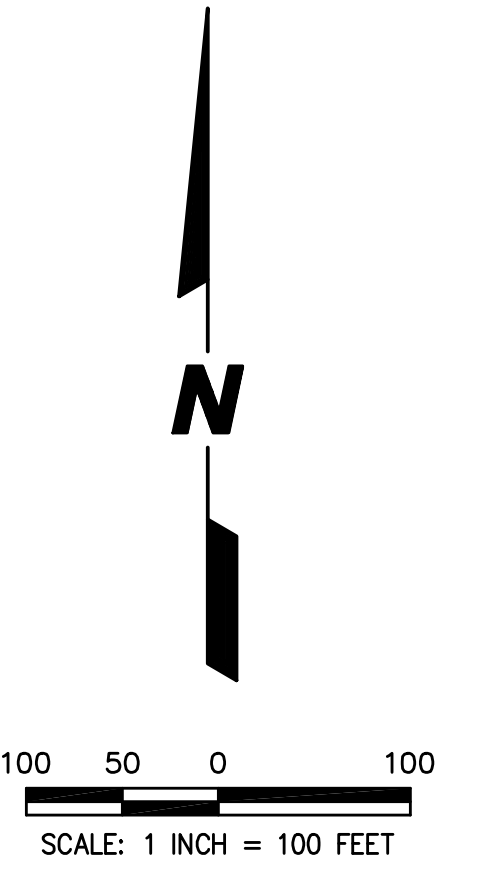


# PRELIMINARY PLAT FOR **BREYBOURNE STADIUM**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 12 MINUTES 14 SECONDS WEST, 135.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE WEST LINE OF ORCHARD ROAD DEDICATED PER DOCUMENT 905059; THENCE SOUTH 01 DEGREE 10 MINUTES 25 SECONDS EAST, 1312.12 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF TUSCANY TRAIL HERETOFORE DEDICATED PER DOCUMENT 200400037238; THENCE SOUTH 88 DEGREES 12 MINUTES 14 SECONDS WEST, 839.12 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF A TRACT DESCRIBED IN DOCUMENT 200900003496; THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT; THENCE NORTH 01 DEGREE 22 MINUTES 30 SECONDS WEST, 130.00 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 14 SECONDS WEST, 300.00 FEET TO THE EAST LINE OF PASQUINELLI'S BLACKBERRY KNOLL PER DOCUMENT 200300037238; THENCE NORTH 01 DEGREE 22 MINUTES 30 SECONDS WEST, 1182.08 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 88 DEGREES 12 MINUTES 14 SECONDS EAST, 1143.73 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.



**LOCATION MAP**



**NOTE:**  
THERE SHALL BE A 10' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL EXTERIOR PROPERTY LINES.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

SITE DATA	
A. TOTAL AREA	33.48 AC.±
B. INTERNAL R.O.W.	0.00 AC.±
C. STORMWATER MANAGEMENT	5.40 AC.±
D. NO. OF LOTS	1
E. FRONT AND CORNER SIDE YARD SETBACK (TUSCANY TRAIL & ORCAD ROAD)	25'
F. REAR & SIDE YARD SETBACK	20'
G. PROPOSED PUBLIC R.O.W.	0.00 AC.±

PREPARED FOR:  
**CHAKRA 360, LLC**  
 1658 N. MILWAUKEE AVE. SUITE 100-3404  
 CHICAGO, IL. 60647  
 (847) 220-1060

PREPARED BY:  
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 Consulting Engineers, Land Surveyors & Planners  
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 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904456 FILE NAME: PREOVER  
 DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.  
 COMPLETION DATE: 2023-08-10 JOB NO.: 904.456  
 XREF : TOPO PROJECT MANAGER : KTS  
 REVISION: 2023-08-04/DDD