

# FINAL PLAT OF SUBDIVISION FOR BURLINGTON WOODS ESTATES NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN
1	9,660	114.05'	130.99'	7	10,829	62.91'	57.50'
2	9,148	64.32'	64.30'	8	9,781	56.10'	54.50'
3	10,509	61.45'	59.00'	9	9,207	61.27'	61.25'
4	10,279	58.55'	54.00'	10	9,146	84.42'	75.85'
5	12,263	77.34'	59.00'	11	26,074	N/A	N/A
6	12,399	79.34'	61.00'	12	303	N/A	N/A

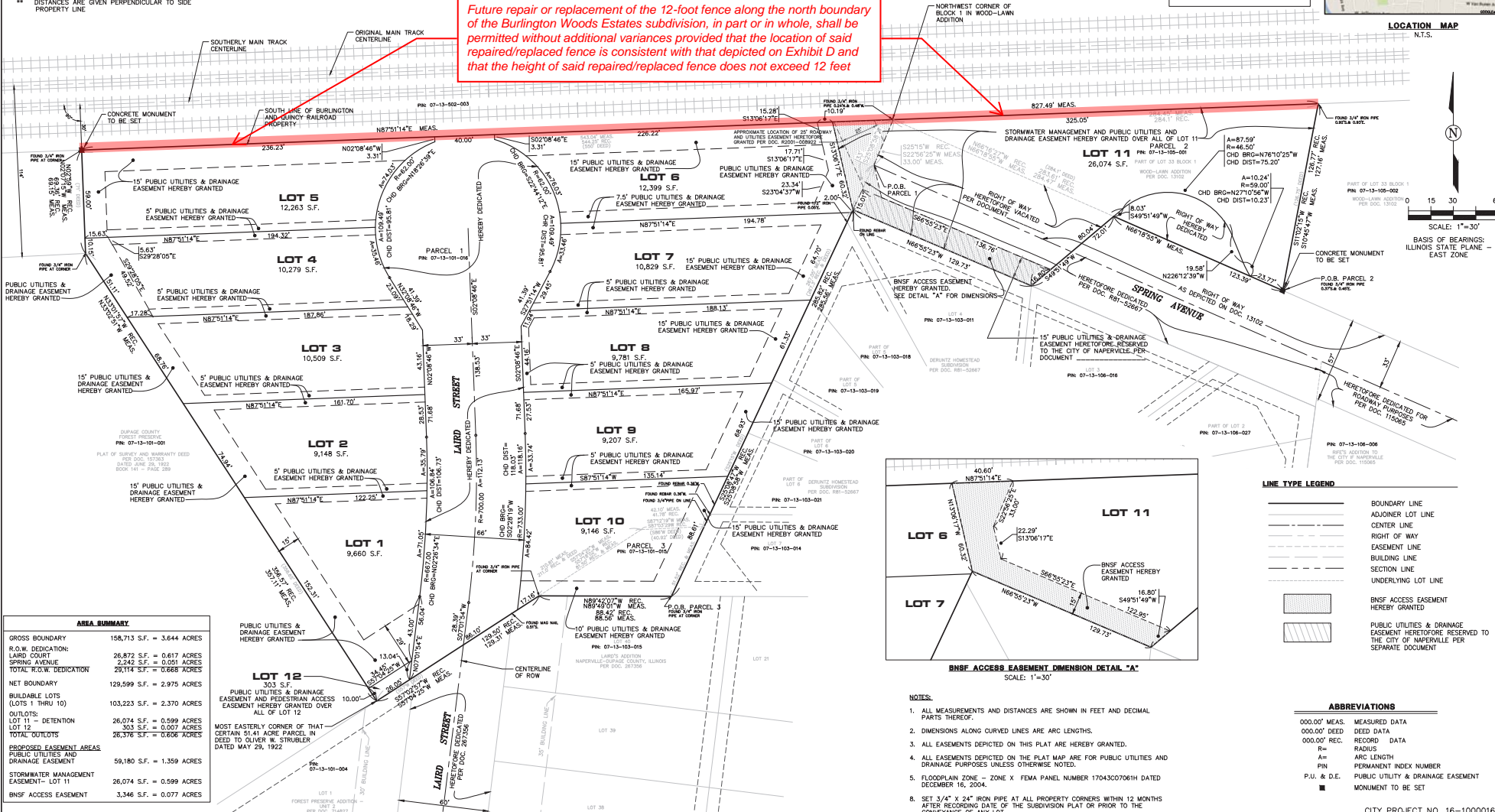
\* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.  
\*\* DISTANCES ARE GIVEN PERPENDICULAR TO SIDE PROPERTY LINE

Future repair or replacement of the 12-foot fence along the north boundary of the Burlington Woods Estates subdivision, in part or in whole, shall be permitted without additional variances provided that the location of said repaired/replaced fence is consistent with that depicted on Exhibit D and that the height of said repaired/replaced fence does not exceed 12 feet

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



LOCATION MAP  
N.T.S.



**AREA SUMMARY**

GROSS BOUNDARY	158,713 S.F. = 3.644 ACRES
R.O.W. DEDICATION:	
LARD COURT	26,872 S.F. = 0.617 ACRES
SPRING AVENUE	2,243 S.F. = 0.051 ACRES
TOTAL R.O.W. DEDICATION	29,114 S.F. = 0.668 ACRES
NET BOUNDARY	129,599 S.F. = 2.975 ACRES
BUILDABLE LOTS (LOTS 1 THRU 10)	103,223 S.F. = 2.370 ACRES
OUTLOTS:	
LOT 11 - DETENTION	26,074 S.F. = 0.599 ACRES
LOT 12	303 S.F. = 0.007 ACRES
TOTAL OUTLOTS	26,377 S.F. = 0.606 ACRES
PROPOSED EASEMENT AREAS:	
PUBLIC UTILITIES AND DRAINAGE EASEMENT	59,180 S.F. = 1.359 ACRES
STORMWATER MANAGEMENT EASEMENT - LOT 11	26,074 S.F. = 0.599 ACRES
BNSF ACCESS EASEMENT	3,346 S.F. = 0.077 ACRES

**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540  
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:  
**CANTERA DEVELOPMENT GROUP, LLC**  
700 NORTH SACRAMENTO BOULEVARD, SUITE 101  
CHICAGO, ILLINOIS 60612  
TEL (773) 722-9200

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	5-31-17	REVISED PER CITY REVIEW (5-2-17)			

CITY PROJECT NO. 16-10000163

**BURLINGTON WOODS ESTATES**

FINAL PLAT OF SUBDIVISION

DRN./XCD BY: SRH/GCC	FILE: 8251PS	F.LD. BK./PC: 264/46	SHEET NO. 1 OF 2
SCALE: 1"=30'	DATE: 04/14/17	JOB NO.: 825.001	

## EXHIBIT D

