

**PREPARED BY:**

**CEMCON, Ltd.**

 Consulting Engineers, Land Surveyors & Planners  
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73

DRAWN BY: 402138 FILE NAME: /  
DISC NO: 141 FL.D. BK: /  
COMPLETION DATE: 06-18-21 JOB NO: 402138  
XREF: / PROJECT MANAGER: CRM  
© 07-15-21/AL REVISAL PER 2021-07-07 CITY COMMENTS

**FINAL P.D. FOR HAPER COMMO  
CITY OF NAPERVILLE PROJECT NO. 81-1006060**

**SHEET 1 OF 5**  
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80 40 0 80  
SCALE: 1" = 80'



SEE SHEET 3



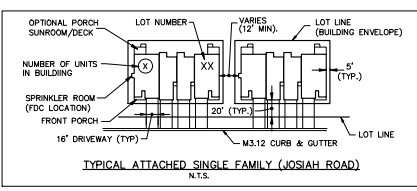
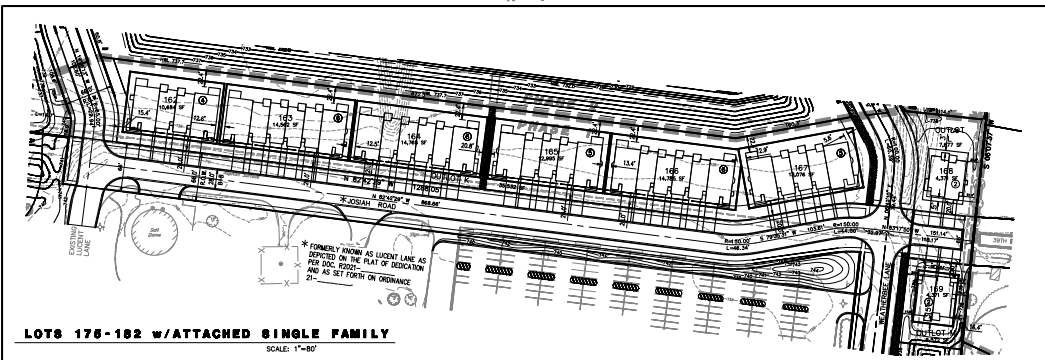
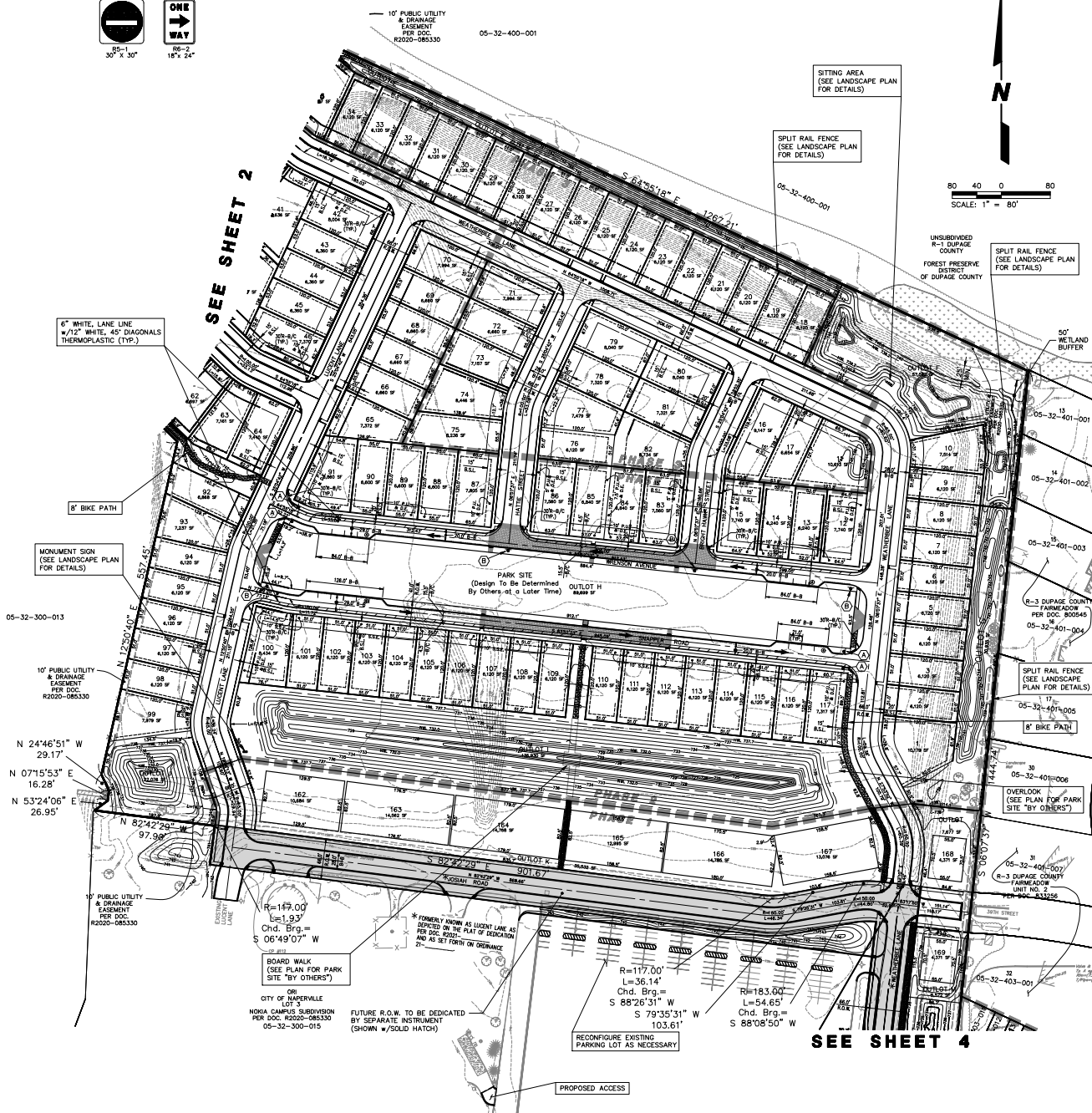
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DISC NO.: 402138 FILE NAME: FINAL PUD  
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES  
COMPLETION DATE: 06-18-21 JOB NO.: 402.138  
XREF: TOPO PROJECT MANAGER: CRM  
07-13-21/LAL REVISED PER 2021-07-07 CITY COMMENTS

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
EXHIBIT C 230-5400

**FINAL P.U.D. FOR MAPER COMMONS**  
CITY OF NAPERVILLE PROJECT NO. 21-1000090  
SHEET 2 OF 5  
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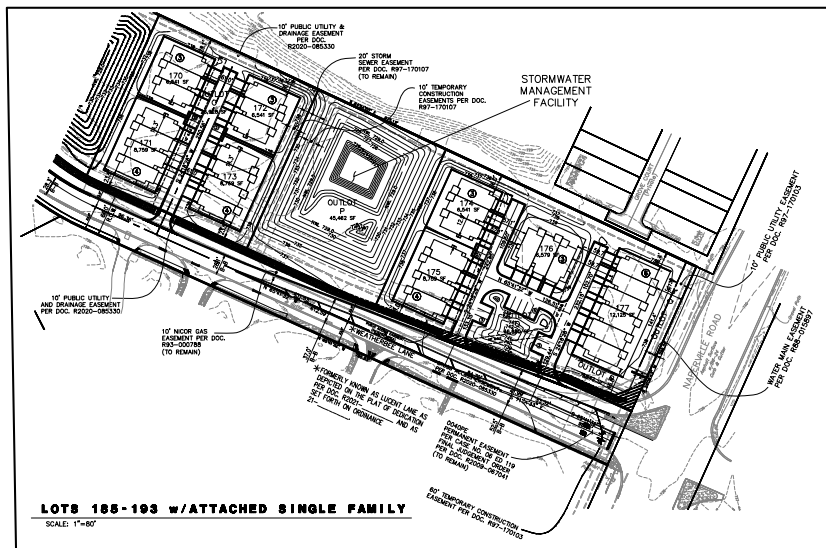
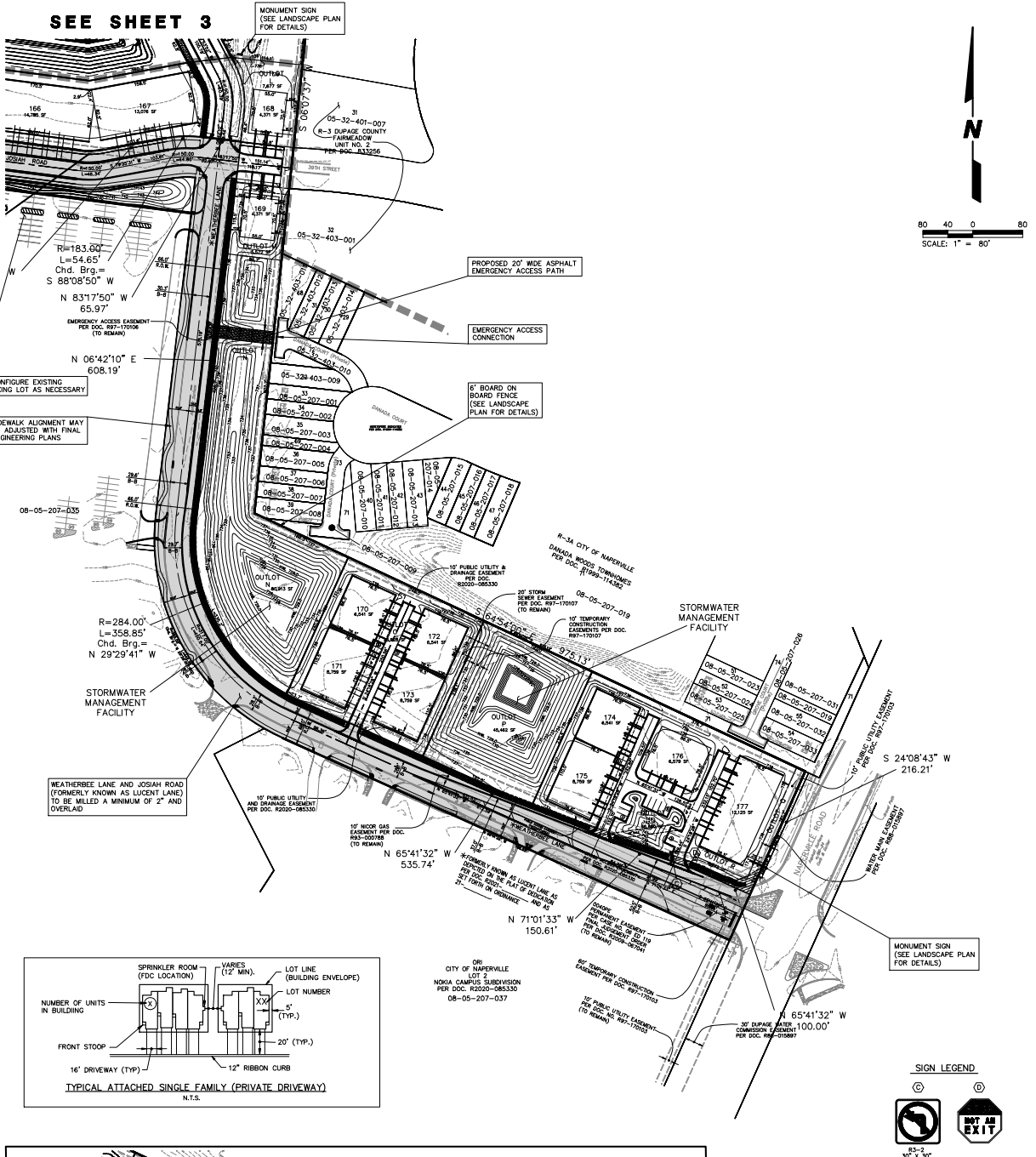


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230-5400

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SEE SHEET 3



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1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
630-230-5400

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FINAL P.U.D. FOR MAPER COMMONS  
CITY OF NAPERVILLE PROJECT NO. 21-1000090  
SHEET 4 OF 5  
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## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 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.

DATED AT SCHAUMBURG, IL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.  
(DATE) (MONTH)

PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY  
1900 E. SCHAUMBURG ROAD  
SUITE 300  
SCHAUMBURG, IL 60173

OWNER: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF COOK )

\_\_\_\_\_ A NOTARY PUBLIC IN AND FOR  
SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

\_\_\_\_\_ AND  
PRINT NAME TITLE

PRINT NAME TITLE  
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME  
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS  
SUCH \_\_\_\_\_ AND \_\_\_\_\_ 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 \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_  
MONTH DATE

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF DUPAGE )

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF DUPAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

## DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF DUPAGE )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S  
OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

## LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF DUPAGE )

I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,  
#035-003072, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE  
FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A PART OF THE  
NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
AUGUST 6, 2020 AS DOCUMENT R2020-086330, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; (THE FOLLOWING FOUR  
COURSES ARE ALONG THE BOUNDARY OF SAID LOT 4); 1) THENCE NORTH 88  
DEGREES 16 MINUTES 19 SECONDS EAST, 848.67 FEET; 2) THENCE SOUTH 05  
DEGREES 02 MINUTES 50 SECONDS WEST, 846.05 FEET; 3) THENCE SOUTH 44  
DEGREES 55 MINUTES 18 SECONDS EAST, 1267.21 FEET; 4) THENCE SOUTH 06  
DEGREES 07 MINUTES 37 SECONDS WEST, 722.11 FEET; THENCE NORTH 83  
DEGREES 52 MINUTES 23 SECONDS WEST, 114.14 FEET; THENCE SOUTH 83  
DEGREES 11 MINUTES 53 SECONDS WEST, 70.74 FEET; THENCE SOUTH 79  
DEGREES 35 MINUTES 31 SECONDS WEST, 160.26 FEET; THENCE NORTH 82  
DEGREES 42 MINUTES 29 SECONDS WEST, 872.30 FEET; THENCE SOUTH 70  
DEGREES 53 MINUTES 47 SECONDS WEST, 66.00 FEET; THENCE SOUTH 19  
DEGREES 06 MINUTES 13 SECONDS EAST, 57.84 FEET; THENCE SOUTHWESTERLY,  
14.74 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET  
AND A CHORD BEARING SOUTH 05 DEGREES 54 MINUTES 21 SECONDS EAST;  
THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 18.93 FEET TO A  
SOUTHERLY LINE OF SAID LOT 4; (THE FOLLOWING EIGHT COURSES ARE ALONG  
THE BOUNDARY LINE OF SAID LOT 4); 1) THENCE NORTH 82 DEGREES 42  
MINUTES 29 SECONDS WEST, 197.90 FEET; 2) THENCE NORTH 53 DEGREES 24  
MINUTES 06 SECONDS EAST, 26.95 FEET; 3) THENCE NORTH 07 DEGREES 15  
MINUTES 53 SECONDS EAST, 16.28 FEET; 4) THENCE NORTH 24 DEGREES 46  
MINUTES 51 SECONDS WEST, 29.17 FEET; 5) THENCE NORTH 12 DEGREES 50  
MINUTES 40 SECONDS EAST, 557.45 FEET; 6) THENCE NORTH 45 DEGREES 56  
MINUTES 28 SECONDS WEST, 435.63 FEET; 7) THENCE NORTH 84 DEGREES 13  
MINUTES 07 SECONDS WEST, 336.37 FEET; 8) THENCE NORTH 05 DEGREES 48  
MINUTES 05 SECONDS EAST, 1137.96 FEET TO THE POINT OF BEGINNING, IN  
DUPAGE COUNTY, ILLINOIS

AND ALSO,

THAT PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A PART OF THE  
NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
AUGUST 6, 2020 AS DOCUMENT R2020-086330, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EASTERNMOST CORNER OF SAID LOT 4 ON THE WEST LINE  
OF NAPERVILLE ROAD CONTIGUOUS WITH DANADA WOODS TOWNHOMES RECORDED  
AS DOCUMENT R1999-114362, THENCE SOUTH 24 DEGREES 08 MINUTES 43  
SECONDS WEST, 216.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF  
2021-\_\_\_\_\_ DEDICATED PER PLAT RECORDED AS DOCUMENT

(THE FOLLOWING TEN COURSES ARE ALONG THE BOUNDARY  
OF SAID RIGHT OF WAY LINE); 1) THENCE NORTH 65 DEGREES 41 MINUTES 32  
SECONDS WEST, 100.00 FEET; 2) THENCE NORTH 71 DEGREES 01 MINUTES 33  
SECONDS WEST, 150.61 FEET; 3) THENCE NORTH 65 DEGREES 41 MINUTES 32  
SECONDS WEST, 535.74 FEET; 4) THENCE NORTHWESTERLY, 358.84 FEET ALONG  
A CURVE TO THE RIGHT, HAVING A RADIUS OF 284.00 FEET AND A CHORD  
BEARING NORTH 29 DEGREES 29 MINUTES 41 SECONDS WEST; 5) THENCE NORTH  
06 DEGREES 42 MINUTES 10 SECONDS EAST, 608.19 FEET; 6) THENCE NORTH  
83 DEGREES 17 MINUTES 50 SECONDS WEST, 65.97 FEET; 7) THENCE  
SOUTHWESTERLY, 54.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS  
OF 183.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 08 MINUTES 51  
SECONDS WEST; 8) THENCE SOUTH 79 DEGREES 35 MINUTES 31 SECONDS WEST,  
103.61 FEET; 9) THENCE WESTERLY, 36.14 FEET ALONG A CURVE TO THE RIGHT,  
HAVING A RADIUS OF 117.00 FEET AND CHORD BEARING SOUTH 88 DEGREES 26  
MINUTES 31 SECONDS WEST; 10) THENCE NORTH 82 DEGREES 42 MINUTES 29  
SECONDS WEST, 901.66 FEET; THENCE NORTH 07 DEGREES 17 MINUTES 31  
SECONDS EAST, 17.00 FEET; THENCE NORTHERLY, 14.74 FEET ALONG A CURVE  
TO THE LEFT, HAVING A RADIUS OF 32.00 FEET AND A CHORD BEARING NORTH  
09 DEGREES 54 MINUTES 21 SECONDS WEST; THENCE NORTH 19 DEGREES 06  
MINUTES 13 SECONDS WEST, 57.84 FEET; THENCE NORTH 70 DEGREES 53  
MINUTES 47 SECONDS EAST, 66.00 FEET; THENCE SOUTH 82 DEGREES 42  
MINUTES 29 SECONDS EAST, 872.30 FEET; THENCE NORTH 79 DEGREES 35  
MINUTES 31 SECONDS EAST, 160.26 FEET; THENCE NORTH 83 DEGREES 11  
MINUTES 53 SECONDS EAST, 70.74 FEET; THENCE SOUTH 83 DEGREES 52  
MINUTES 23 SECONDS EAST, 114.14 FEET TO AN EASTERLY LINE OF SAID LOT 4;  
(THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY LINE OF SAID LOT  
4); 1) THENCE SOUTH 06 DEGREES 07 MINUTES 37 SECONDS WEST, 722.52 FEET;  
THENCE SOUTH 64 DEGREES 54 MINUTES 00 SECONDS EAST, 975.13 FEET TO  
THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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.

BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY  
(F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17043C0151J WITH AN EFFECTIVE  
DATE OF AUGUST 1, 2019, AND LETTER OF MAP REVISION DATED APRIL 26,  
2021, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X  
EXCEPT FOR A PORTION OF NON-BUILDABLE OUTLOT C WHICH FALLS WITHIN  
EXISTING FLOODPLAIN LIMITS AS DESIGNATED AND DEFINED BY FEMA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

PETER A. BLAESER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
EXPIRES ON APRIL 30, 2023



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FINAL P.U.D. FOR NAPER COMMONS  
CITY OF NAPERVILLE PROJECT NO.: 21-10006061  
SHEET 5 OF 5  
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EXHIBIT C