

# PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

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

P.I.N.: 08-18-309-002 (PARCEL 1)  
08-18-422-001 (PARCEL 2)

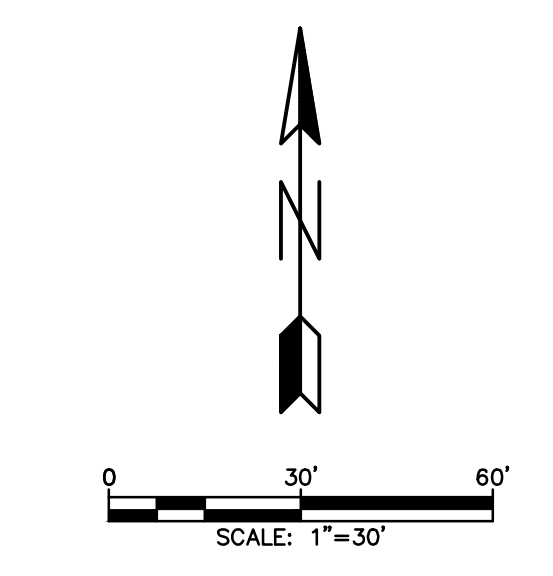
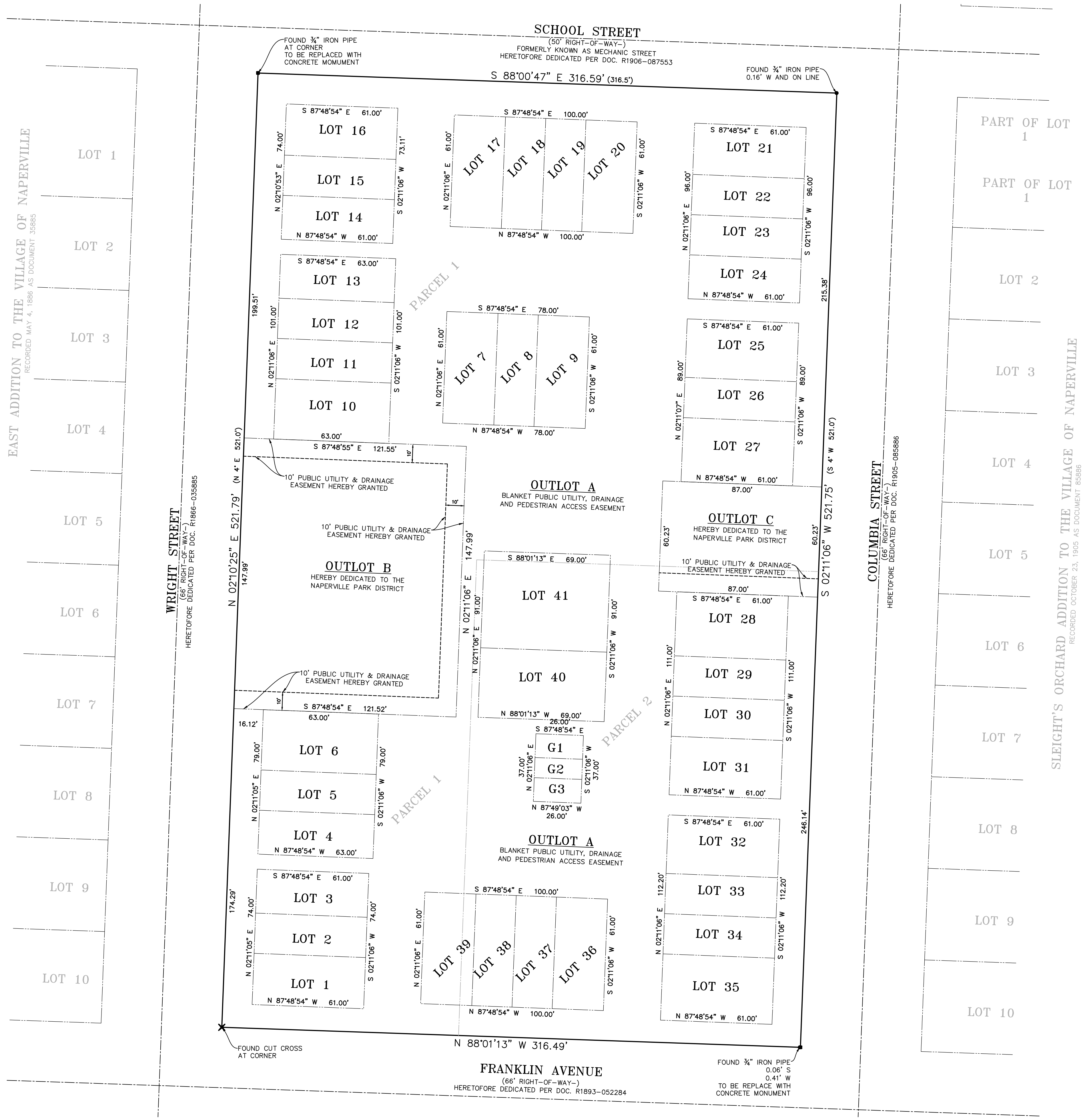
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

**SITE DATA**

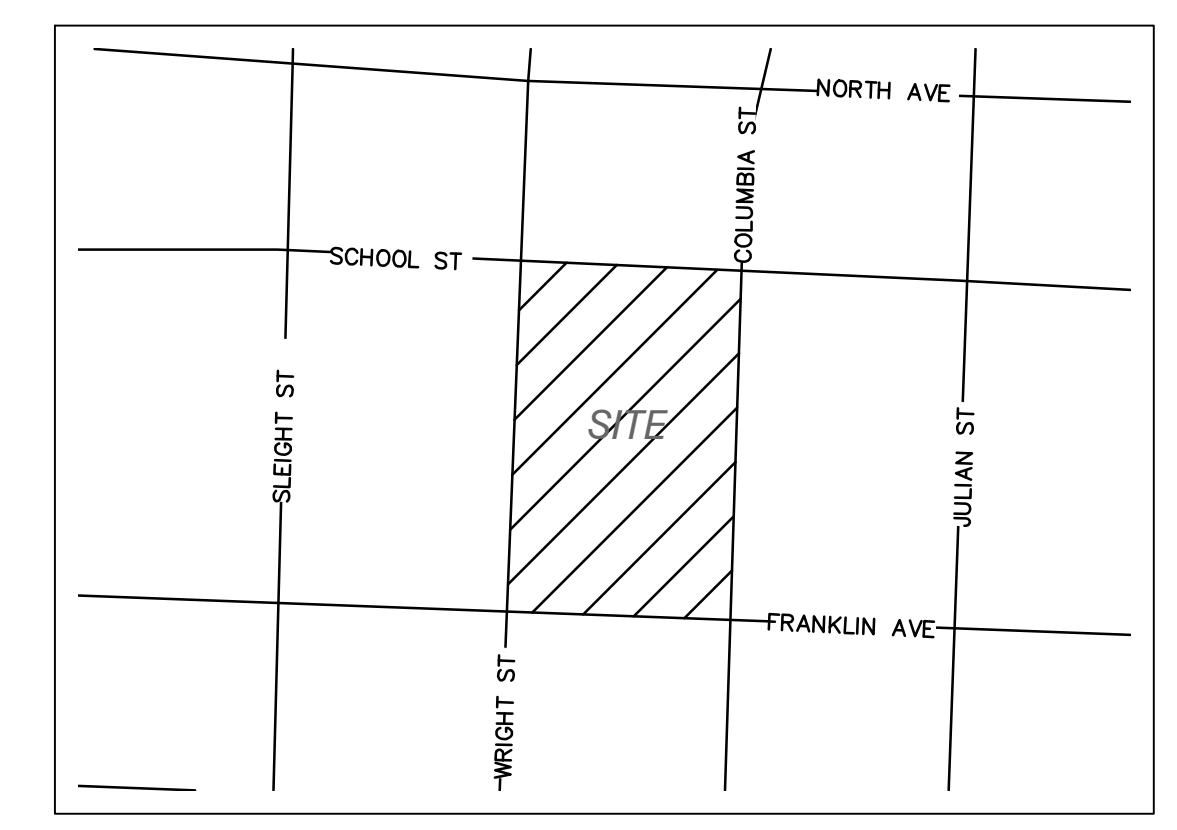
GROSS AREA	165,158 SQUARE FEET / 3.792 ACRES
NUMBER OF LOTS	47
NUMBER OF BUILDINGS	13
NUMBER OF UNITS	41
NET DENSITY	41 UNITS/3.792 ACRES 10.81 UNITS/ACRE

**LOT AREA SUMMARY CHART**

Lot: 1	1,708 Sq. Ft.	0.039 Ac.
Lot: 2	1,342 Sq. Ft.	0.031 Ac.
Lot: 3	1,464 Sq. Ft.	0.034 Ac.
Lot: 4	1,512 Sq. Ft.	0.035 Ac.
Lot: 5	1,386 Sq. Ft.	0.032 Ac.
Lot: 6	1,764 Sq. Ft.	0.040 Ac.
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Lot: 40	2,625 Sq. Ft.	0.060 Ac.
Lot: 41	3,654 Sq. Ft.	0.084 Ac.
G1	338 Sq. Ft.	0.008 Ac.
G2	286 Sq. Ft.	0.007 Ac.
G3	338 Sq. Ft.	0.008 Ac.
Outlot A	71,902 Sq. Ft.	1.651 Ac.
Outlot B	19,155 Sq. Ft.	0.440 Ac.
Outlot C	5,240 Sq. Ft.	0.120 Ac.



- LEGEND**
- = EX. PROPERTY LINE
  - - - = EX. LOT LINE
  - - - = EX. EASEMENT LINE
  - - - = EX. BUILDING LINE
  - - - = EX. CENTER LINE
  - ⊙ = FOUND IRON PIPE OR ROD
  - = CONCRETE MONUMENT
- ABBREVIATIONS**
- |          |                          |
|----------|--------------------------|
| A        | ARC LENGTH               |
| B.S.L.   | BUILDING SETBACK LINE    |
| CH       | CHORD                    |
| CONC.    | CONCRETE                 |
| DOC.     | DOCUMENT                 |
| E        | EAST                     |
| FIP      | FOUND IRON PIPE          |
| FIR      | FOUND IRON ROD           |
| INV.     | INVERT                   |
| N        | NORTH                    |
| R        | RADIUS                   |
| R.C.P.   | REINFORCED CONCRETE PIPE |
| R.O.W.   | RIGHT OF WAY             |
| S        | SOUTH                    |
| T/PIPE   | TOP OF PIPE              |
| W        | WEST                     |
| (XXX.XX) | RECORD INFORMATION       |
| XXX.XX   | MEASURED INFORMATION     |



**LEGAL DESCRIPTION**

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS

PARCEL 1:  
BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
  - BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
  - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
  - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=30'  
 DATE: 08-10-20  
 JOB NO: W20052  
 SHEET: 1 OF 3

REVISIONS:  
 DATE: 09/23/20  
 BY: CNB  
 DESCRIPTION: REVISED PER REVIEW COMMENTS  
 DATE: 10/01/20  
 BY: CNB  
 DESCRIPTION: REVISED LOT GEOMETRY  
 DATE: 10/13/20  
 BY: CNB  
 DESCRIPTION: REVISED LOT GEOMETRY

PREPARED FOR:  
**RAM WEST CAPITAL, LLC**  
 IN PARTNERSHIP WITH  
**DUK CUSTOM HOMES**

0416 GALEN DRIVE  
 CHICAGO, ILLINOIS 60621  
 PHONE (217) 351-8268  
 FAX (217) 355-1902

35701 WEST AVENUE SUITE 150  
 NAPERVILLE, ILLINOIS 60565  
 PHONE (630) 393-3080  
 FAX (630) 393-2152

ENGINEERING  
 RESOURCE ASSOCIATES

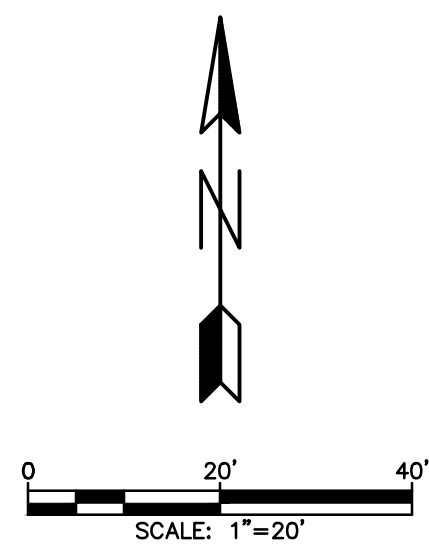
DRAWN BY: CNB  
 CHECKED BY: TBM  
 APPROVED BY: TBM

G:\PROJECTS\DUK\CustomHomes\W20052.00 140 N Wright St Naperville Sub Concept\CADD\W20052.P05.dwg Updated by: Kjc 10/13/2020

# PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

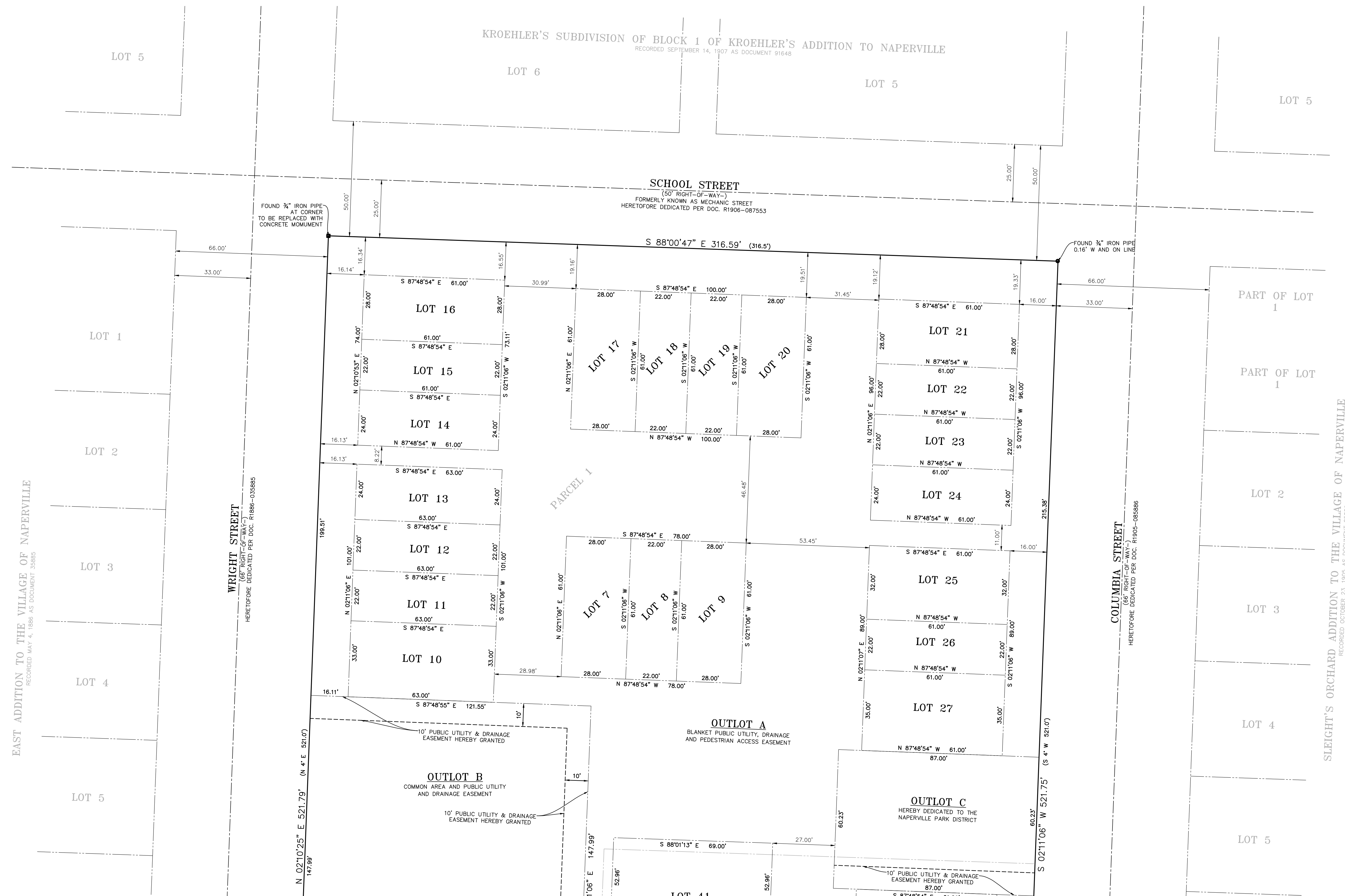
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| A        | ARC LENGTH               |
| B.S.L.   | BUILDING SETBACK LINE    |
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| CONC.    | CONCRETE                 |
| DOC.     | DOCUMENT                 |
| E        | EAST                     |
| FIP      | FOUND IRON PIPE          |
| FIR      | FOUND IRON ROD           |
| INV.     | INVERT                   |
| N        | NORTH                    |
| R        | RADIUS                   |
| R.C.P.   | REINFORCED CONCRETE PIPE |
| R.O.W.   | RIGHT OF WAY             |
| S        | SOUTH                    |
| T/PIPE   | TOP OF PIPE              |
| W        | WEST                     |
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<b>SCALE:</b> 1"=20'	<b>DATE:</b> 08-10-20	<b>JOB NO.:</b> W20052	<b>SHEET:</b> 2 OF 3
<b>REVISIONS:</b>	<b>DATE:</b>	<b>DESCRIPTION:</b>	
09/23/20	CNB	REVISED PER REVIEW COMMENTS	
10/01/20	CNB	REVISED LOT GEOMETRY	
10/13/20	CNB	REVISED LOT GEOMETRY	

**PREPARED FOR:**  
**RAM WEST CAPITAL, LLC**  
IN PARTNERSHIP WITH  
**DUK CUSTOM HOMES**

**9416 GALEN DRIVE**  
CHICAGO, ILLINOIS 60621  
PHONE (217) 351-8268  
FAX (217) 355-1902

**10 S. RIVERSIDE PLAZA, SUITE 875**  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

**ENGINEERING**  
**RESOURCE ASSOCIATES**

**35701 WEST AVENUE SUITE 150**  
NAPERVILLE, ILLINOIS 60555  
PHONE (630) 393-3080  
FAX (630) 393-2432

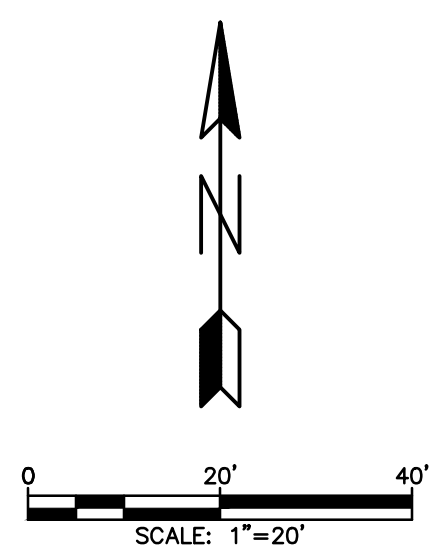
**DRAWN BY:** CNB  
**CHECKED BY:** TBM  
**APPROVED BY:** TBM

G:\PROJECTS\DUKCustomHomes\W20052.00 140 N Wright St Naperville Sub Concept\CADD\W20052 PRELIMINARY POS.dwg Updated by: Kja# 10/13/2020

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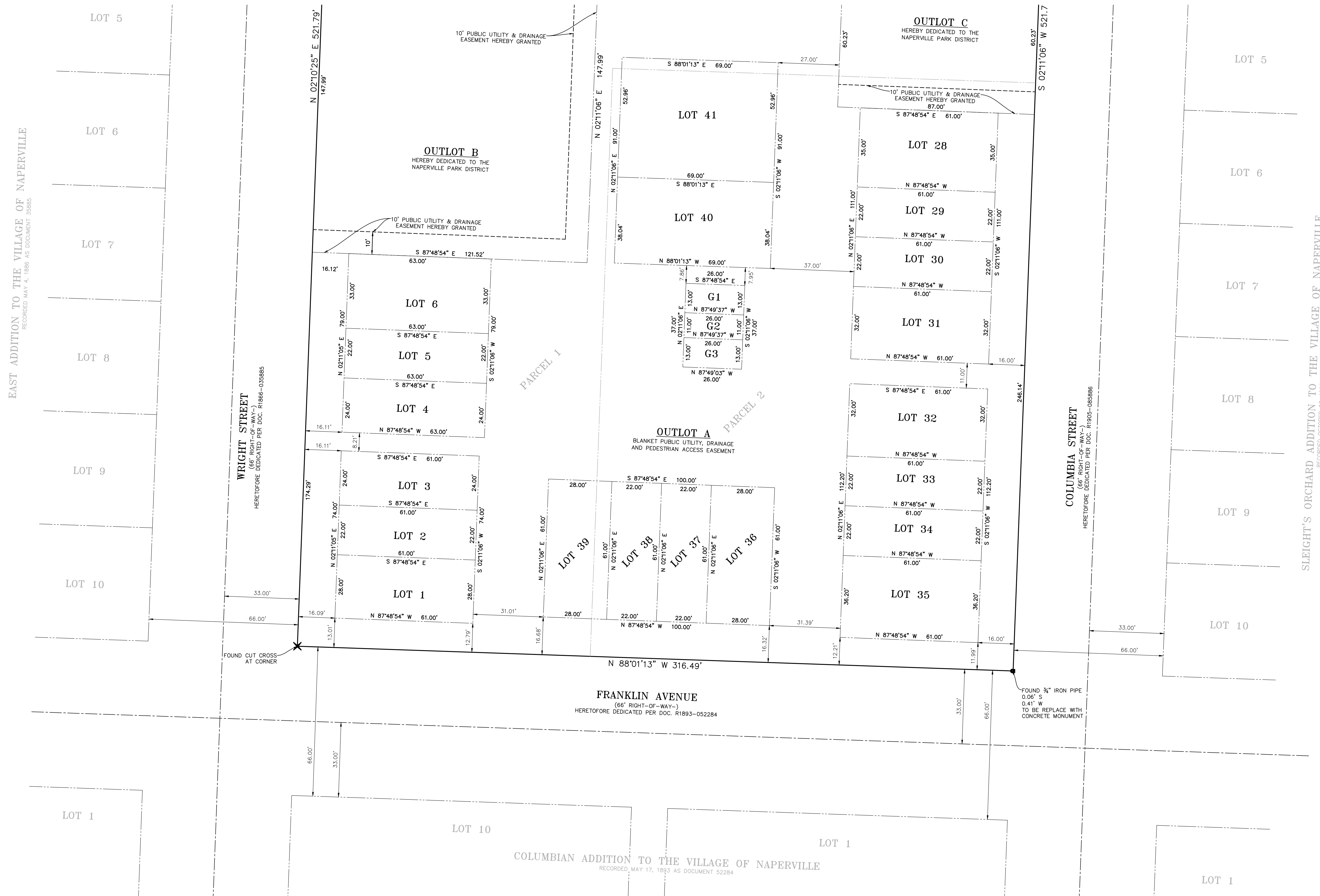
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| T/PIPE   | TOP OF PIPE              |
| W        | WEST                     |
| (XXX.XX) | RECORD INFORMATION       |
| XXX.XX   | MEASURED INFORMATION     |

EAST ADDITION TO THE VILLAGE OF NAPERVILLE  
RECORDED MAY 4, 1889 AS DOCUMENT 3585



LOT	AREA (Sq. Ft.)	AREA (Ac.)
Lot: 1	1,708	0.039
Lot: 2	1,342	0.031
Lot: 3	1,464	0.034
Lot: 4	1,512	0.035
Lot: 5	1,386	0.032
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Outlot C	5,240	0.120

<b>SCALE:</b> 1"=20'	<b>DATE:</b> 08-10-20	<b>JOB NO.:</b> W20052	<b>SHEET:</b> 3 OF 3
<b>REVISIONS:</b>	<b>DATE:</b>	<b>BY:</b>	<b>DESCRIPTION:</b>
09/23/20		CNB	REVISED PER REVIEW COMMENTS
10/01/20		CNB	REVISED LOT GEOMETRY
10/13/20		CNB	REVISED LOT GEOMETRY
<b>PREPARED FOR:</b>			
<b>RAM WEST CAPITAL, LLC</b>			
<b>IN PARTNERSHIP WITH</b>			
<b>DUK CUSTOM HOMES</b>			
<b>10 S. RIVERSIDE PLAZA, SUITE 875</b>		<b>CHICAGO, ILLINOIS 60606</b>	
<b>2416 GALEN DRIVE</b>		<b>CHICAGO, ILLINOIS 61821</b>	
<b>PHONE (312) 474-7841</b>		<b>PHONE (217) 355-8268</b>	
<b>FAX (312) 474-6999</b>		<b>FAX (217) 355-1902</b>	
<b>ENGINEERING RESOURCE ASSOCIATES</b>			
<b>35701 WEST AVENUE SUITE 150</b>			
<b>WASHEVILLE, ILLINOIS 60555</b>			
<b>PHONE (630) 393-3080</b>		<b>PHONE (630) 393-3080</b>	
<b>FAX (630) 393-2152</b>		<b>FAX (630) 393-2152</b>	
<b>DRAWN BY: CNB</b>			
<b>CHECKED BY: TBM</b>			
<b>APPROVED BY: TBM</b>			

CITY OF NAPERVILLE PROJECT NUMBER 20-1000061

EXHIBIT B