

LEGAL DESCRIPTION

LOT 34 IN CHARLES SHIFFLER'S AND SONS' GREEN ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1949 AS DOCUMENT 578128, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-24-102-002

COMMON ADDRESS: 536 PLAINFIELD-NAPERVILLE ROAD, NAPERVILLE, ILLINOIS 60540

PLAT OF SURVEY

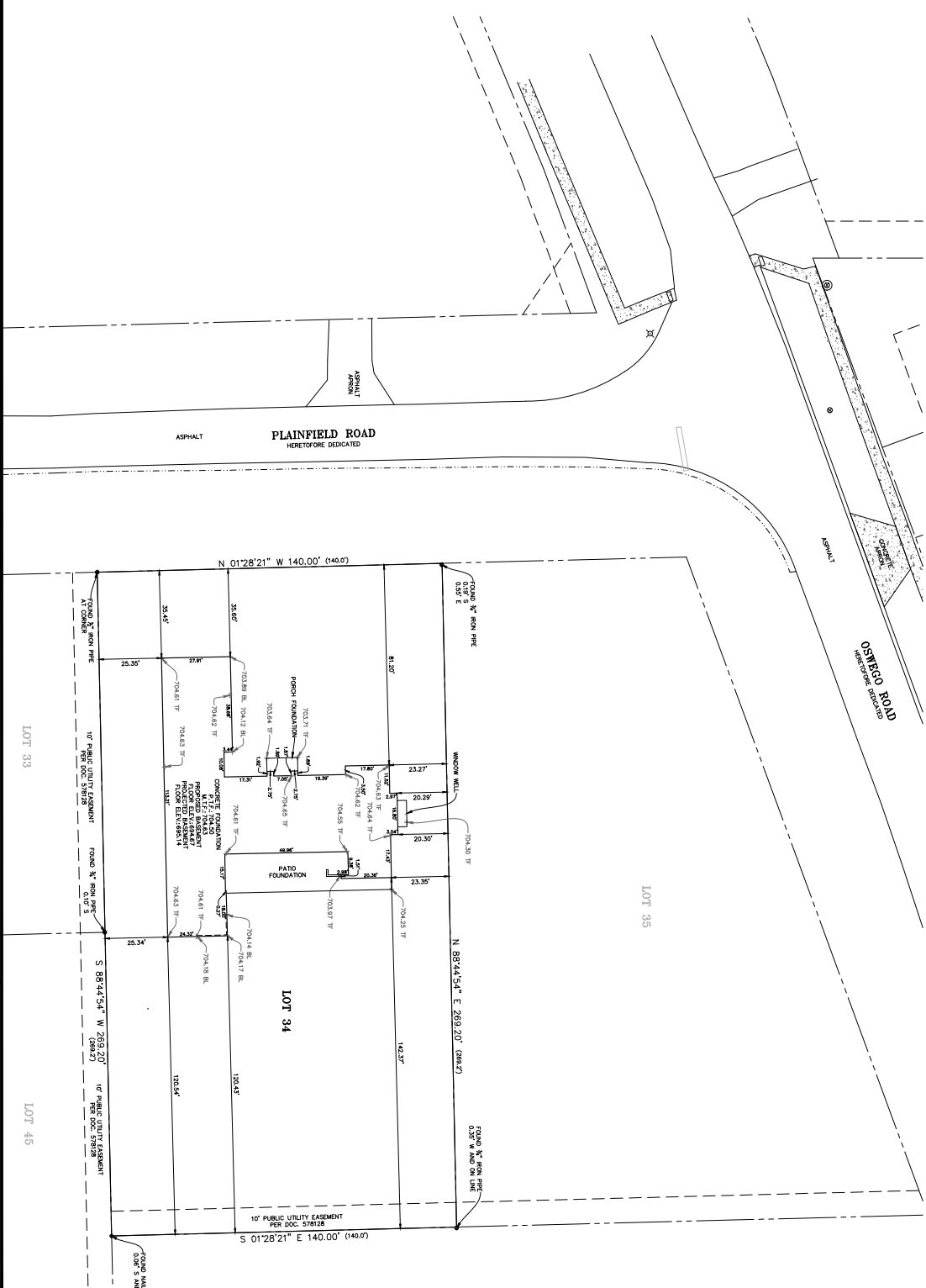
LOT 24 IN CHARGES SURVEYS AND SOVS' GREEN ACRES BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PLAINFIELD HIGHWAY, ACCORDING TO THE PLAN HEREIN REFERRED TO AS "PLAN 07-24-02-002"
SITNEY AREA, 37,688 SQUARE FEET (0.866 ACRES)
COMMONLY KNOWN AS 536 PLAINFIELD-NAPERVILLE RD., NAPERVILLE, ILLINOIS

PLAN: 07-24-02-002

CHURCH ROAD
AS SHOWN ON RECORDED PLAN

PLAINFIELD ROAD
HEREFORE DEDICATED

ASPHALT



STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
LINDS PROTECTIVE LAND SURVEYORS, INC. 1428 1/2 WEST
BERRY CLEVERLY LANE, SUITE 200, WOODHULL, ILLINOIS 60097
LINDS PROTECTIVE LAND SURVEYORS, INC. 1428 1/2 WEST
BERRY CLEVERLY LANE, SUITE 200, WOODHULL, ILLINOIS 60097
LINDS PROTECTIVE LAND SURVEYORS, INC. 1428 1/2 WEST
BERRY CLEVERLY LANE, SUITE 200, WOODHULL, ILLINOIS 60097
FIELD WORK COMPLETED JANUARY 2, 2024

Marilyn B. Miller
Marilyn B. Miller
PROFESSIONAL LAND SURVEYOR
ILLINOIS LICENSE NO. 194201918

SEAL: 1428 1/2 WEST BERRY CLEVERLY LANE, SUITE 200, WOODHULL, ILLINOIS 60097



SOURCE: BENCHMARK
SITE OF SURVEY
SITE OF SURVEY
SITE OF SURVEY

SURVEY INFORMATION:
SURVEYED BY: [Name]
DATE: 07-24-02
SCALE: 1" = 20'

ADDITIONAL NOTES:
AS SHOWN ON RECORDED PLAN

ABBREVIATIONS:
B.M. BENCHMARK
C. CENTERLINE
C.L. CENTERLINE
D. DEDICATED
F. FOUNDATION
F.P. FOUNDATION PERIMETER
G.L. GROUND LEVEL
I.P. INTERIOR PERIMETER
M. MARKER
P.F. PROPOSED FOUNDATION
P.F.F. PROPOSED FOUNDATION ELEVATION
R.O.M. RECORD OF MANSION
V.P. VERTICALLY
V.P.F. VERTICALLY FOUNDATION
W. WOODWORK
X.C. CROSSING
Y. YARD

EXHIBIT B

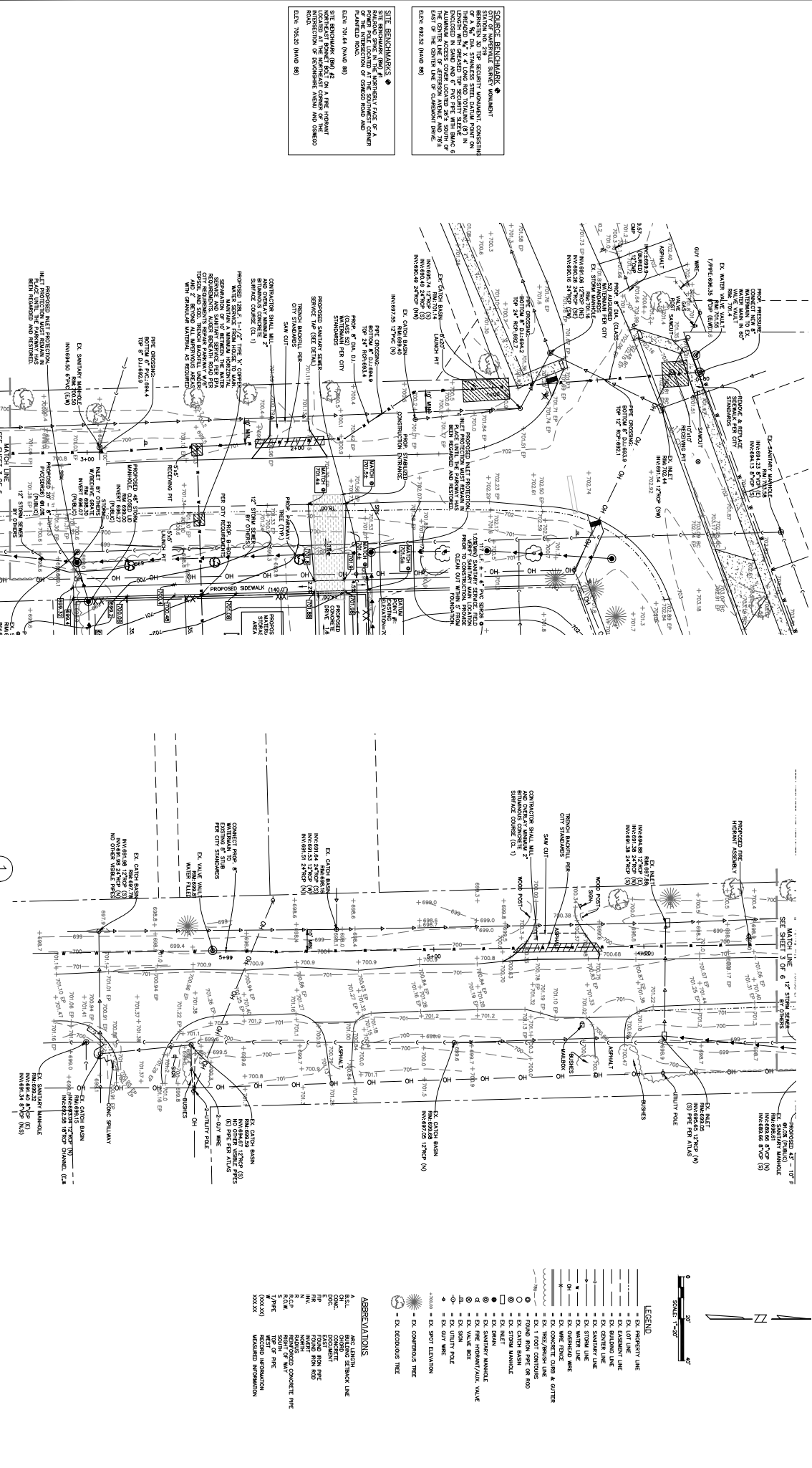
REVISIONS:		DATE:	BY:	DESCRIPTION:
DRAWN BY: CHB				CHECKED BY: TBA
APPROVED BY: TBA				
ENGINEERING RESOURCE ASSOCIATES 3030 WEST ALLEN, SUITE 550, WOODHULL, ILLINOIS 60097 PHONE: (630) 393-6080 FAX: (630) 393-5232 2418 CATALINA DRIVE, SUITE 879, WOODHULL, ILLINOIS 60097 PHONE: (630) 393-5288 FAX: (630) 393-5282		KNICKER, W&B 536 PLAINFIELD-NAPERVILLE RD., NAPERVILLE, ILLINOIS SCALE: 1"=20' DATE: 01-03-2024 JOB NO: W20277.00 SHEET 1 OF 1		

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 107 3/4 IN CHARLES SHIFFLER'S AND SONS' GREEN ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED OCTOBER 13, 1949 AS DOCUMENT 57828, IN DEPAINE COUNTY, ILLINOIS.

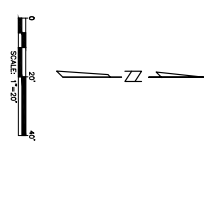
COMMUNITY KNOW AS 536 RAINFIELD-NAPEVILLE ROAD, NAPEVILLE, ILLINOIS

PLAN: 07-24-102-002



SOURCE BENCHMARKS
 STATION NO. 719 - SPENTY-MINUTE CORNER
 OF A N. 70.0' S. 70.0' STAINLESS STEEL POINT ON
 THE CORNER OF SECTION 24 AND 28
 (ELEV. 692.24 (MAD 89))
 STATION NO. 720 - SPENTY-MINUTE CORNER
 OF A N. 70.0' S. 70.0' STAINLESS STEEL POINT ON
 THE CORNER OF SECTION 24 AND 28
 (ELEV. 692.24 (MAD 89))

SITE BENCHMARKS
 SITE BENCHMARK (BM) A - SPENTY-MINUTE CORNER OF A
 N. 70.0' S. 70.0' STAINLESS STEEL POINT ON
 THE CORNER OF SECTION 24 AND 28
 (ELEV. 692.24 (MAD 89))
 SITE BENCHMARK (BM) B - SPENTY-MINUTE CORNER
 OF A N. 70.0' S. 70.0' STAINLESS STEEL POINT ON
 THE CORNER OF SECTION 24 AND 28
 (ELEV. 692.24 (MAD 89))



ENGINEERING
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 3300 W. WILSON AVENUE, SUITE 100
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 WWW.RESOURCEASSOCIATES.COM

WILLIAM AND BETH KNUCKER
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 DECATUR, ILLINOIS 62521
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 WWW.WILLIAMANDBETHKNUCKER.COM

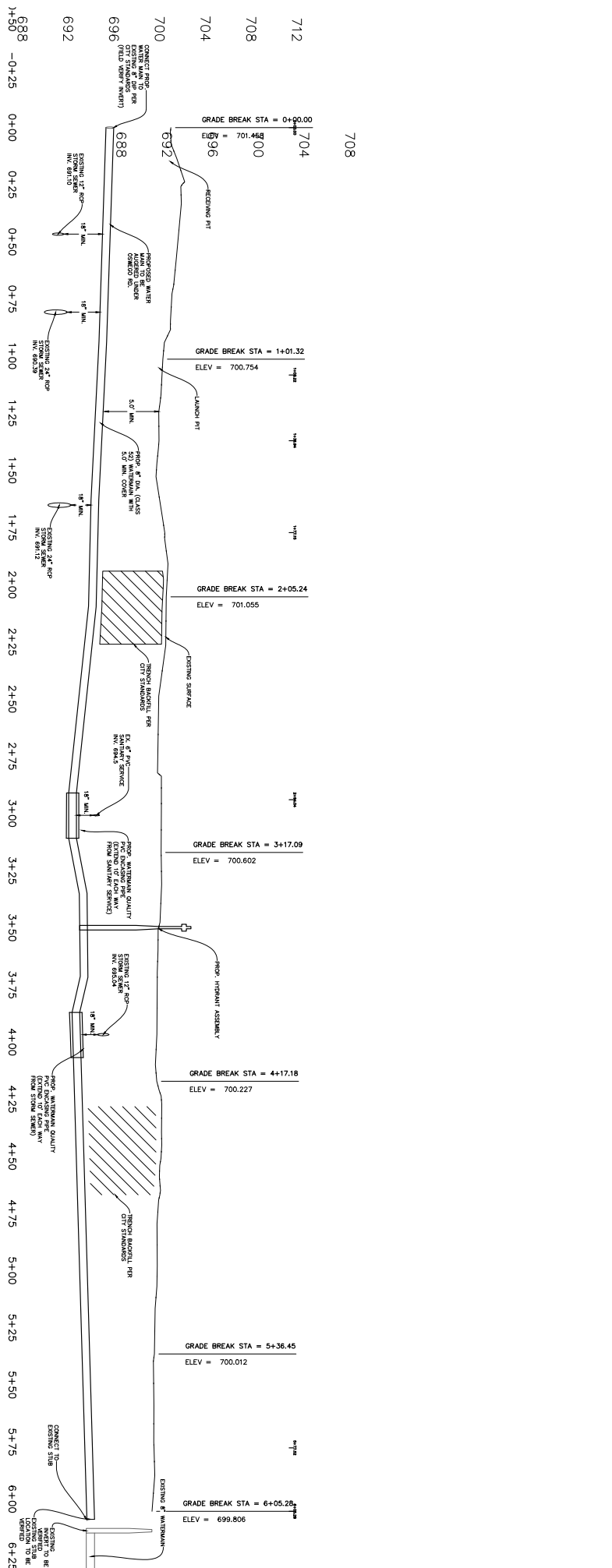
REVISIONS

NO.	DATE	DESCRIPTION
1	07/27/23	REVISED PER COMMENTS
2	07/27/23	REVISED PER COMMENTS
3	07/27/23	REVISED PER COMMENTS

SCALE: 1"=20'
 DATE: 06-14-2023
 SHEET 3 OF 6
 PROFESSIONAL DESIGN FIRM NUMBER: 184.001188
 LICENSE NUMBER: 0411.000000

WATER MAIN PROFILE

LOT 107 3/4 IN CHERRY STREET'S AND SUNS GREEN ACRES BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24 TOWNSHIP 36 NORTH RANGE 9
EAST OF THE THIRD MERIDIAN, COASTLAND OF THE EAST HALF OF SECTION 14, 149 AND 150 SUBDIVISION STRADA IN DEWANE COUNTY, ILLINOIS.
P.L.A. 07-24-102-002
COMMONLY KNOWN AS 536 PLAINFIELD-NAPEVILLE ROAD, NAPEVILLE, ILLINOIS



**CONTRACTOR SHALL FIELD VERIFY EXISTING
VALVE VAULT INVERT & NOTIFY THE ENGINEER
OF ANY DISCREPANCIES.

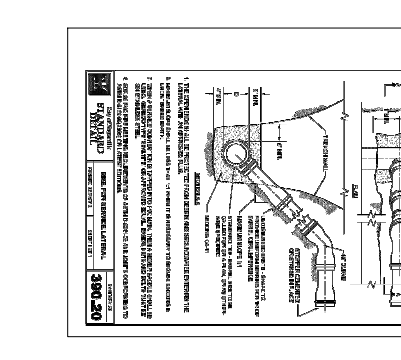
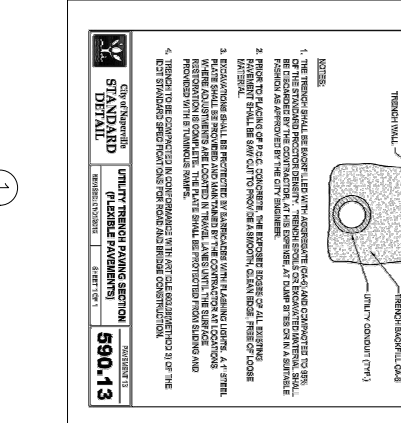
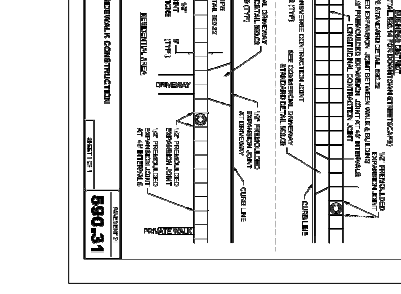
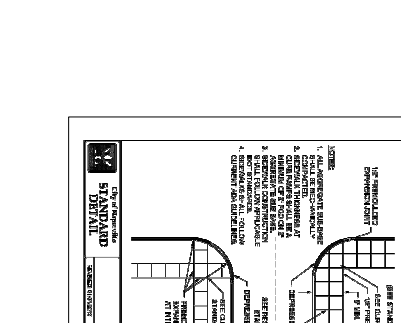
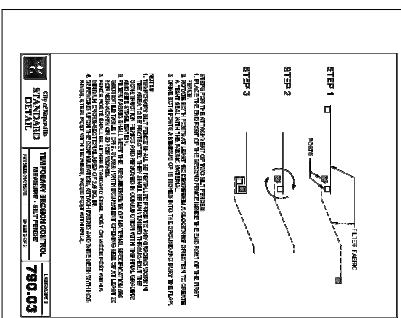
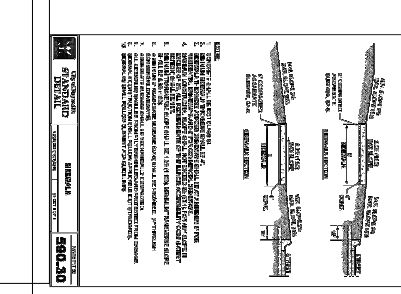
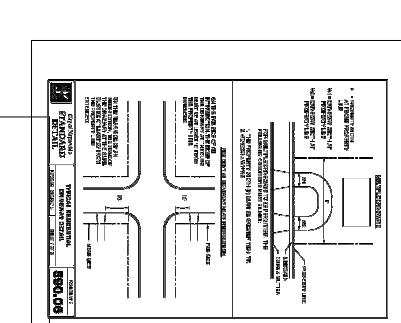
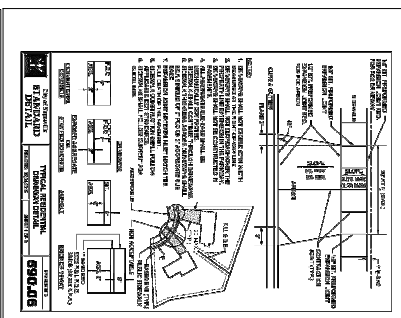
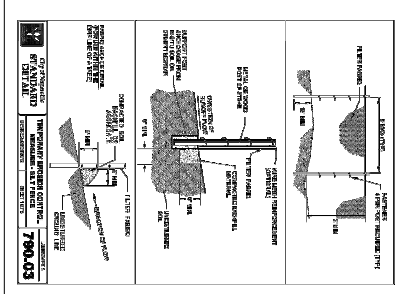
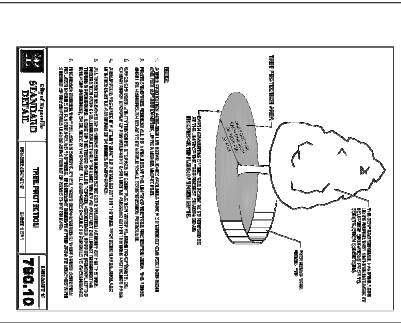
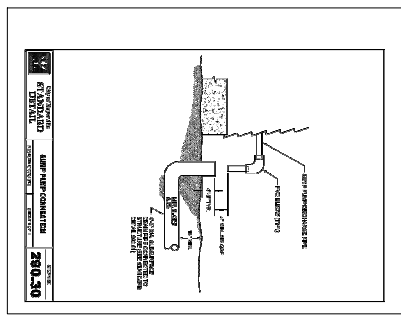
<p>DATE: 06-14-2023 DRAWN BY: W20277.00 SHEET 4 OF 6</p>	<p>PROJECT: 1-207 DATE: 06-14-2023 DRAWN BY: W20277.00 SHEET 4 OF 6</p>	<p>DATE: 06-14-2023 DRAWN BY: W20277.00 SHEET 4 OF 6</p>
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**ENGINEERING
RESOURCE ASSOCIATES**

3330 W. WISCONSIN AVENUE, SUITE 150
MADISON, IL 62627
PHONE: (630) 393-9000
FAX: (630) 393-2152

WILLIAM AND BETH KNUCKER

3330 W. WISCONSIN AVENUE, SUITE 150
MADISON, IL 62627
PHONE: (630) 393-9000
FAX: (630) 393-2152



- NOTES:**
1. THE CUSTOMER SHALL PROVIDE, INSTALL, MAINTAIN, AND INSTALLATION, APPROVED BY DP-1-ET THROUGH NETWORK ELECTRIC UTILITY HAS 2\"/>

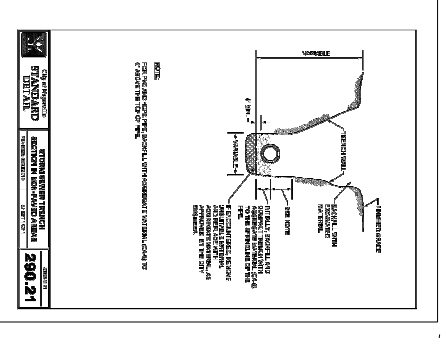
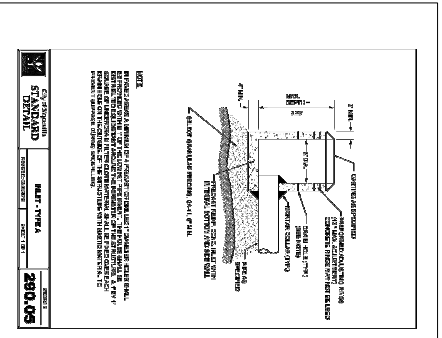
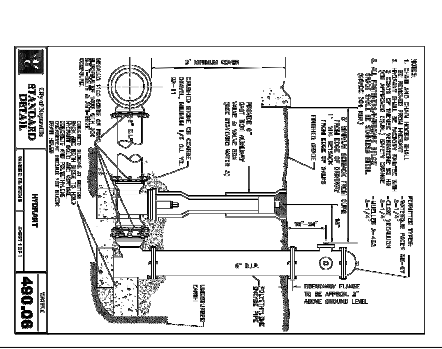
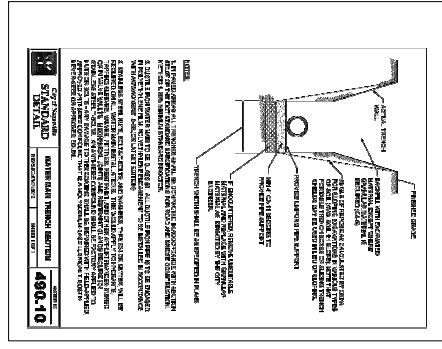
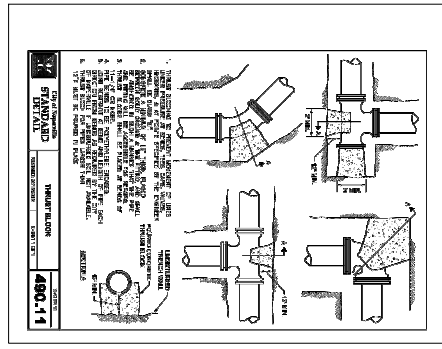
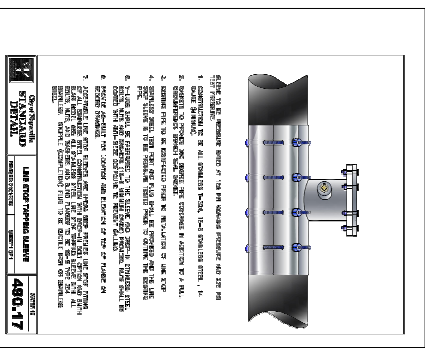
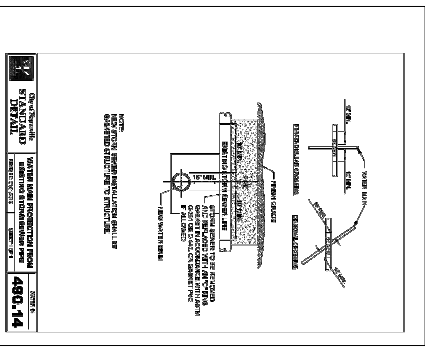
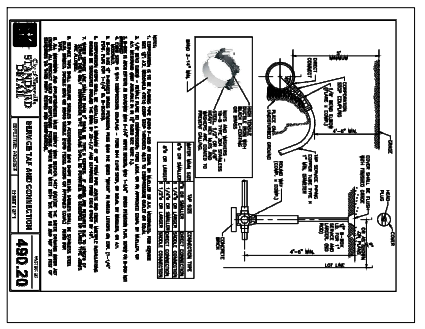
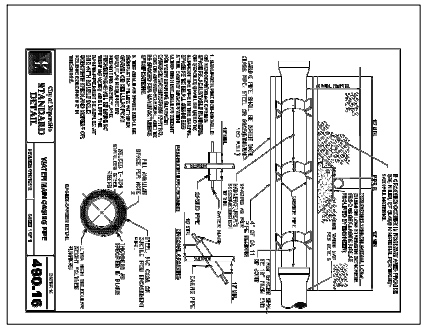
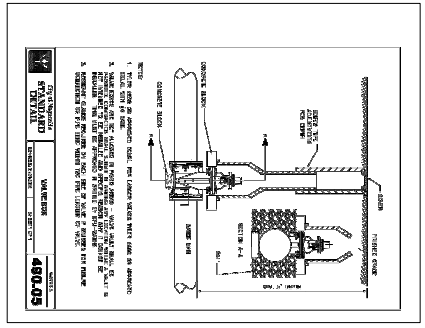
- CONSTRUCTION SPECIFICATIONS:**
1. RESTORE PAINT, ORIGINAL PAINT, OR PAINT PROTECTION FACTORS A. SHALL BE RESTORED - SEE NOTE 22.
 2. RESTORE DOWNSIDE METALS B. RESTORE FOUNDATION EXISTING OR RECONSTRUCT WITH CONCRETE. SEE NOTE 22.
 3. CONSTRUCT PROPOSED FOUNDATION AND INSTALL BENCHMARK - SEE NOTE 22.
 4. PREPARE AND SHIELD RECORD DRAWINGS - FALL 2024
 5. LANDSCAPE AND MAINT LAWY AND REMOVE TEMPORARY CONTRACT PERSON FOR SITE.

NOTES:

1. THE TRENCH SHALL BE BUILT WITH ASPHALT OR G-4 AND COMPACTED TO 95% OF THE PROPOSED PROTECTION BARRIER. TRENCH SHALL BE RECONSTRUCTED WITH ASPHALT OR CONCRETE TO MATCH EXISTING OR RECONSTRUCTED SURFACE TO MATCH EXISTING SURFACE.
2. PRIOR TO PLACING OF P.C. CONCRETE, THE BENCHMARK BARRIER OR ALL EXISTING P.C. SHALL BE REMOVED AND THE TRENCH SHALL BE RECONSTRUCTED WITH ASPHALT OR CONCRETE TO MATCH EXISTING SURFACE TO MATCH EXISTING SURFACE.
3. RECONSTRUCTION SHALL BE PROTECTED BY BARBERCUT WITH HARDING LIGHTS AT ALL TIMES. MATERIAL SHALL BE REMOVED AND MAINTENANCE BY THE CONTRACTOR IN ALL LOCATIONS PROTECTED BY BENCHMARK. THE BENCHMARK SHALL BE REMOVED FROM SLOTTED AND PROTECTED BY BENCHMARK.
4. PROTECT ALL EXISTING UTILITIES TO REMAIN FROM DAMAGE TO THE UTILITIES.

NOTES:

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4. PROTECT ALL EXISTING UTILITIES TO REMAIN FROM DAMAGE TO THE UTILITIES.



REVISION CLOUDS
1 DATE REVISION
2 PUDE AND STORM SEWER REVISION

DRAWN BY: MHN
 CHECKED BY: JFC
 APPROVED BY: JFC
ENGINEERING RESOURCE ASSOCIATES
 3300 WEST AVENUE SUITE 150
 PHOENIX, AZ 85018
 PHONE: (602) 994-0000
 FAX: (602) 994-2152
 101 S. WASHINGTON AVE. SUITE 819
 PHOENIX, AZ 85003
 PHONE: (602) 994-2841
 FAX: (602) 994-2809
 2415 GOLDEN DRIVE
 PHOENIX, AZ 85016
 PHONE: (602) 994-4008
 FAX: (602) 994-5002
 PREPARED FOR:
WILLIAM AND BETH KNICKER
 10700 W. WILLOW AVE. SUITE 100
 PHOENIX, AZ 85042
 PHONE: (602) 994-2841
 FAX: (602) 994-2809
 DATE: 06-14-2023
 SHEET 6 OF 6
 SCALE: 1"=20'
 PROJECT: 10700 W. WILLOW AVE. SUITE 100
 PHOENIX, AZ 85042
 PROJECT NO.: W20207200
 DATE: 06-14-2023
 SHEET 6 OF 6



ENGINEERS | SCIENTISTS | SURVEYORS

www.eraconsultants.com

3S701 West Ave.
Warrenville, Illinois 60555

phone 630.393.3060
fax 630.393.2152

PROJECT: 536 Plainfield-Naperville Rd
LOCATION: Naperville, Illinois
PROJECT #: W22077.00

BY: KK
DATE: 03/18/2024
REVISED: 04/29/2024

ENGINEER'S OPINION OF PUBLIC IMPROVEMENTS

OFFSITE

WATERMAIN IMPROVEMENTS	QUANTITY	UNIT	UNIT COST	TOTAL COST
Connection to Existing Stub	2	EACH	\$2,500.00	\$5,000.00
60" Valve Vault	1	EACH	\$7,500.00	\$7,500.00
8" DIP Water Main	472	L.F.	\$195.00	\$92,040.00
Trench Backfill	10	CY	\$60.00	\$600.00
Pavement Saw Cut and Replacement	1	LUMP	\$1,500.00	\$1,500.00
Bore Receiving and Launch Pits	1	LUMP	\$2,000.00	\$2,000.00
Fire Hydrant	1	EACH	\$3,000.00	\$3,000.00
Earthwork	1	LUMP	\$1,340.00	\$1,340.00
			SUBTOTAL =	\$112,980.00

ONSITE

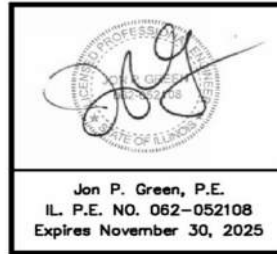
WATER MAIN IMPROVEMENTS	QUANTITY	UNIT	UNIT COST	TOTAL COST
8" DIP Water Main	140	L.F.	\$195.00	\$27,300.00
Trench Backfill	5	CY	\$60.00	\$300.00
Pavement Saw Cut and Replacement	1	LUMP	\$1,500.00	\$1,500.00
1.5" Type 'K' Water Service From B-box	71	L.F.	\$60.00	\$4,260.00
Tap Proposed Main	1	EACH	\$3,500.00	\$3,500.00
B-Box	1	EACH	\$1,000.00	\$1,000.00
Bore Receiving and Launch Pits	1	LUMP	\$1,000.00	\$1,000.00
Earthwork	1	LUMP	\$660.00	\$660.00
			SUBTOTAL =	\$39,520.00

SANITARY SEWER IMPROVEMENTS	QUANTITY	UNIT	UNIT COST	TOTAL COST
Tap to Existing Main	1	EACH	\$3,000.00	\$3,000.00
			SUBTOTAL =	\$3,000.00

STORM SEWER IMPROVEMENTS	QUANTITY	UNIT	UNIT COST	TOTAL COST
48" Diameter Manhole W/Closed Lid	1	EACH	\$2,500.00	\$2,500.00
Connection to Existing Manhole	1	EACH	\$5,000.00	\$5,000.00
8" PVC SDR26	20	L.F.	\$25.00	\$500.00
			SUBTOTAL =	\$8,000.00

ROW IMPROVEMENTS	QUANTITY	UNIT	UNIT COST	TOTAL COST
Parkway Trees	3	EACH	\$500.00	\$1,500.00
5' Concrete Public Walk (w/4" aggregate base)	700	S.F.	\$6.00	\$4,200.00
			SUBTOTAL =	\$5,700.00

SUBTOTAL IMPROVEMENTS = \$169,200.00
 10% CONTINGENCY = \$16,920.00
TOTAL IMPROVEMENTS = \$186,120.00



Group	Name	Fee	Pct Compl	Fee to Date	Billed to-date
Base Scope of Services	Topographical Plan Existing Conditions	2,400.00	100.00	2,400.00	2,400.00
Base Scope of Services	Final Plat of Easement	1,400.00	50.00	700.00	700.00
Base Scope of Services	Preliminary Site Plan Coordination	1,200.00	100.00	1,200.00	1,200.00
Base Scope of Services	Site Development Plan	1,900.00	100.00	1,900.00	1,900.00
Additional/Hourly T&M Services if required or requested	Storm Sewer Design Budget	900.00	100.00	900.00	900.00
Additional/Hourly T&M Services if required or requested	VCBMP Stormwater Calculations	600.00	100.00	600.00	600.00
Additional/Hourly T&M Services if required or requested	Oct 2022 Design Development Revisions	1,600.00	100.00	1,600.00	1,600.00
Additional/Hourly T&M Services if required or requested	Dec 2022 Rvsd Grading Plan/Arch Coord	3,400.00	100.00	3,400.00	3,400.00
Additional/Hourly T&M Services if required or requested	Jan 2023 Grading Design Development Rev	2,100.00	100.00	2,100.00	2,100.00
Additional/Hourly T&M Services if required or requested	May 2023 Site Plan Permit Submittal	900.00	100.00	900.00	900.00
Additional/Hourly T&M Services if required or requested	Jun 2023 Peigobls and Pool Revisions	1,300.00	100.00	1,300.00	1,300.00
Additional/Hourly T&M Services if required or requested	Sep 2023 Revised HOA Submittal	1,400.00	100.00	1,400.00	1,400.00
Additional/Hourly T&M Services if required or requested	Oct 2023 Revised Foundation Stake	600.00	100.00	600.00	600.00
Additional/Hourly T&M Services if required or requested	Oct 2023 Pool Site Plan Submittal	1,500.00	100.00	1,500.00	1,500.00
Additional/Hourly T&M Services if required or requested	Nov 2023 Respond City PoolSitePlan Revs	500.00	100.00	500.00	500.00
Additional/Hourly T&M Services if required or requested	Jan 2024 Revised Cost Estimate	1,100.00	100.00	1,100.00	1,100.00
Construction Phase Services	Foundation Stake	600.00	100.00	600.00	600.00
Construction Phase Services	Foundation Location Plat of Survey	675.00	100.00	675.00	675.00
Construction Phase Services	Final As-Constructed Grading Plan	1,200.00	-	-	-
Additional Services - Offsite Watermain Services	Nov 2022 TopoPlan OffsiteWatermain Inv04	2,100.00	100.00	2,100.00	2,100.00
Additional Services - Offsite Watermain Services	Dec 2022 OffsiteWatermainPrelimDsgnInv05	3,900.00	100.00	3,900.00	3,900.00
Additional Services - Offsite Watermain Services	Jan 2023 PlanProfileSheetsWatermainInv06	3,200.00	100.00	3,200.00	3,200.00
Additional Services - Offsite Watermain Services	Feb 2023 Firehydrants&ValveVaults Inv07	1,400.00	100.00	1,400.00	1,400.00
Additional Services - Offsite Watermain Services	IEPA Permitting/Coordination	2,000.00	100.00	2,000.00	2,000.00
Additional Services - Offsite Watermain Services	Sep 2023 Resubmitt Per City Comments	1,900.00	100.00	1,900.00	1,900.00
Additional Services - Offsite Watermain Services	Dec 2023 EEOPC – watermain improvements	1,400.00	100.00	1,400.00	1,400.00
Additional Services - Offsite Watermain Services	Feb 2024 Respond to City Comments/EEOPC	950.00	100.00	950.00	950.00
Additional Services - Offsite Watermain Services	Mar 2024 Revised Cost Estimt for Bonding	875.00	100.00	875.00	875.00

Additional Services - Offsite Watermain Services	Construction Phase Land Survey Staking	1,800.00	-	-	-
Additional Services - Offsite Watermain Services	Final As-Constructed Record Drawings	1,600.00	-	-	-
		46,400.00		41,100.00	41,100.00
		21,125.00		17,725.00	17,725