

Legal Description

384 River Bluff Circle – PIN 07-13-317-033

THAT PART OF BLOCK 7 IN RIVER BEND, A PLANNED UNIT DEVELOPMENT – NAPERVILLE, ILLINOIS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED NOVEMBER 24, 1980 AS DOCUMENT R80-73333, IN DuPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF BLOCK 7; THENCE SOUTH 4 DEGREES 13' 05" EAST ALONG THE WEST LINE OF BLOCK 7 FOR A DISTANCE OF 260.05 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE SOUTH 63 DEGREES 31' 27" EAST ALONG A SOUTHERLY LINE OF SAID BLOCK FOR A DISTANCE OF 13.63 FEET TO A NORTHERLY LINE OF WATERSIDE COURT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF WATERSIDE COURT BEING AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 40.0 FEET FOR A DISTANCE OF 52.28 FEET (THE CHORD OF SAID ARC BEARING NORTH 63 DEGREES 35' 02" EAST); THENCE NORTH 11 DEGREES 01'32" EAST 37.10 FEET; THENCE NORTH 31 DEGREES 16'38" EAST 43.47 FEET; THENCE SOUTH 58 DEGREES 43'24" EAST 80.71 FEET; THENCE SOUTH 31 DEGREES 16'38" WEST 39.88 FEET; THENCE SOUTH 58 DEGREES 43'24" EAST 1.68 FEET; THENCE SOUTH 31 DEGREES 16'36" WEST 55.87 FEET TO THE NORTHERLY LINE OF WATERSIDE COURT; THENCE EASTERLY ALONG SAID NORTHERLY LINE BEING AN ARC OF CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 110.0 FEET FOR A DISTANCE OF 57.86 FEET (THE CHORD OF SAID ARC BEARING SOUTH 47 DEGREES 52'06" EAST) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF WATERSIDE COURT BEING AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 110.0 FEET FOR A DISTANCE OF 17.98 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 28 DEGREES 07'00" EAST) THENCE SOUTH 23 DEGREES 26'00" EAST ALONG THE NORTHERLY LINE OF WATERSIDE COURT TANGENT WITH THE LAST DESCRIBED ARC FOR A DISTANCE OF 6.30 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE BEING AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 19.0 FEET FOR A DISTANCE OF 21.62 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF RIVER BLUFF CIRCLE, BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 62.03 FEET A DISTANCE OF 46.36 FEET TO A POINT OF TANGENCY HEREINAFTER REFERRED TO AS A POINT "A" (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 67 DEGREES 12'36" EAST) THENCE SOUTH 45 DEGREES 47'50" EAST ALONG SAID NORTHEASTERLY LINE 32.13 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 364.38 FEET FOR AN ARC OF 24.76 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B" (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 48 DEGREES 28'50" EAST) THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE, HAVING A RADIUS OF 264.38 FEET FOR AN ARC DISTANCE OF 57.91 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C" (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 57 DEGREES 26'21" EAST) THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF AN ARC DISTANCE OF 18.72 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 117.50 FEET FOR A DISTANCE OF 65.77 FEET TO A POINT 51.32 FEET NORTHWESTERLY OF A P.C ON SAID EASTERLY LINE OF RIVER BLUFF CIRCLE (THE CHORD OF SAID 65.77 FOOT ARC HAVING A BEARING OF SOUTH 51 DEGREES 44'09" EAST) THENCE NORTH 54 DEGREES 17'55" EAST 25.42 FEET; THENCE NORTH 20 DEGREES 37'53" EAST 65.11

FEET; THENCE NORTH 39 DEGREES 57'33" EAST 48.36 FEET; THENCE NORTH 60 DEGREES 56'43" WEST 79.20 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "D"; THENCE CONTINUE NORTH 60 DEGREES 56'43" WEST 23.76 FEET; THENCE NORTH 69 DEGREES 56'59" WEST 35.34 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "E"; THENCE CONTINUE NORTH 69 DEGREES 56'59" WEST 37.58 FEET; THENCE NORTH 44 DEGREES 20'44" WEST 21.65 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "F"; THENCE CONTINUE NORTH 44 DEGREES 20'44" WEST 15.95 FEET; THENCE NORTH 51 DRGREES 08'31" WEST 45.39 FEET; THENCE NORTH 58 DEGREES 33'24" WEST 32.67 FEET TO A LINE DRAWN NORTH 31 DEGREES 16'36" EAST THROUGH THE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 16'36" WEST 106.52 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFRON THAT PART LYING NORTHWESTERLY OF A LINE DRAWN NORTH 35 DEGREES 23'30" EAST FROM POINT "B" TO POINT "E" AFORSAID AND EXCEPT THERFROM THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN NORTH 35 DEGREES 22'54" EAST FROM POINT "C" TO POINT "D" AFRESAID) IN DuPAGE COUNTY, ILLINOIS.