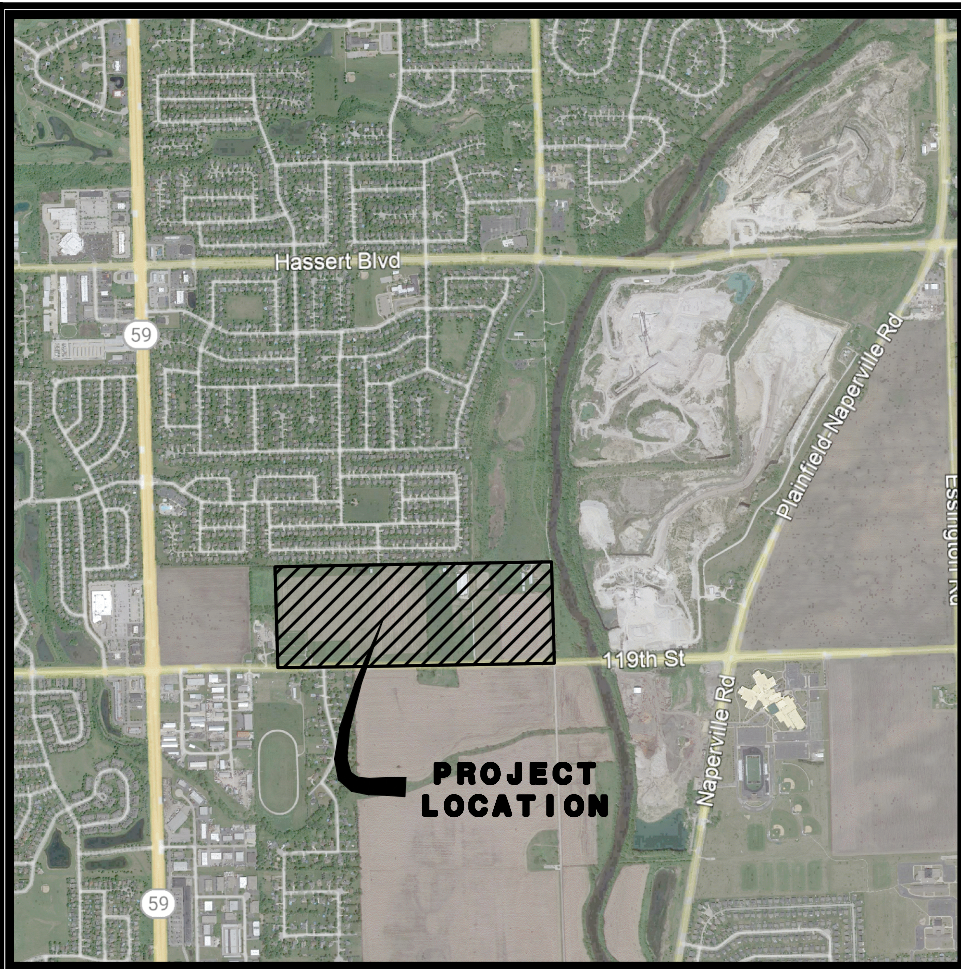




LOCATION MAP

BENCHMARKS/CONTROL POINTS

CITY OF NAPERVILLE BENCHMARK STATION NO. 1001: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (16") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED AT THE NORTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE. MONUMENT LOCATED 50.81 FEET EAST OF "X" CUT ON NORTH RIM OF VALVE VAULT LOCATED AT THE NORTHWEST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE, AND 73.21 FEET NORTH OF "X" CUT ON NORTH RIM OF VALVE VAULT LOCATED AT THE SOUTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE.
ELEVATION: 651.59 NAVD 88

BENCHMARK #13 - RR SPIKE SET IN WEST FACE OF UTILITY POLE AT THE NORTHWEST CORNER OF 119TH STREET AND BOOK ROAD.
ELEV. = 620.29 NAVD 88

BENCHMARK #16 - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD.
ELEV. = 632.52 NAVD 88

CONTROL POINTS

CP #104 - FOUND "X" IN TOP OF CURB ON EAST SIDE OF HAWKWEED DRIVE APPROXIMATELY 13 FEET NORTH OF SUBJECT SITE.
NORTHING: 1822362.98
EASTING: 1022555.01
ELEVATION: 637.10 NAVD 88

SITE DATA

a). TOTAL AREA	110.57 AC. ±
b). PROPOSED ZONING	R2 PUD
c). 119TH STREET DEDICATION	5.00 AC. ±
d). BOOK ROAD DEDICATION	3.41 AC. ±
e). INTERNAL R.O.W.	20.03 AC. ±
f). PARK DEDICATION (OUTLOT E & OUTLOT F)	8.04 AC. ±
g). NET AREA (TOTAL AREA LESS DEDICATIONS AND R.O.W.)	74.05 AC. ±
h). OPEN SPACE (STORMWATER/COMMON AREA/LANDSCAPE BUFFER)	29.23 AC. ±
i). LIFT STATION (OUTLOT N)	0.05 AC. ±
j). OPEN SPACE (P.U.D. STANDARDS)	38.33%
k). RESIDENTIAL UNITS:	
TOWNES (SINGLE FAMILY ATTACHED)	136
FRONT SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	
FRONT TO FRONT	61 FT.
REAR TO REAR	50 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	30 FT.
MEADOWS (SINGLE FAMILY DETACHED)	56
(56' X 120' LOTS)	
MINIMUM LOT SIZE	6,720 S.F.
AVERAGE LOT SIZE	7,362 S.F.
MAXIMUM LOT SIZE	10,505 S.F.
FRONT YARD SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT. MIN. w/COMBINED 16 FT. TOTAL
REAR YARD SETBACK	25 FT.
ESTATES (SINGLE FAMILY DETACHED)	57
(66' X 120' LOTS)	
MINIMUM LOT SIZE	7,920 S.F.
AVERAGE LOT SIZE	8,964 S.F.
MAXIMUM LOT SIZE	15,687 S.F.
FRONT YARD SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT. MIN. w/COMBINED 16 FT. TOTAL
REAR YARD SETBACK	25 FT.
SPRINGS (SINGLE FAMILY DETACHED)	148
(41' X 110' LOTS)	
MINIMUM LOT SIZE	4,510 S.F.
AVERAGE LOT SIZE	5,131 S.F.
MAXIMUM LOT SIZE	10,346 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	10 FT.
INTERIOR SIDE YARD SETBACK	5 FT. MIN. w/COMBINED 11 FT. TOTAL
REAR YARD SETBACK	20 FT.

i). TOTAL UNITS	397
m). GROSS MODIFIED DENSITY	3.89 DU/AC.
n). LOT AREA	

REQUIRED	
SINGLE FAMILY DETACHED (6,000 X 261)	1,566,000 S.F.
SINGLE FAMILY ATTACHED (4,000 X 136)	544,000 S.F.
TOTAL REQUIRED AREA	2,110,000 S.F.

PROVIDED	
SINGLE FAMILY DETACHED	1,683,136 S.F.
SINGLE FAMILY ATTACHED	770,867 S.F.
TOTAL	2,454,003 S.F.

DIFFERENCE	344,003 S.F.
------------	--------------

o). TOWNHOME GUEST PARKING	
REQUIRED (2.25 SPACES PER UNIT @ 136 TH) =	306 SPACES
PROVIDED (4 SPACES PER UNIT @ 136 TH) =	544 SPACES

p). MULTISE FIELDS PARKING	
REQUIRED	70 SPACES
PROVIDED	75 SPACES

STATEMENT OF INTENT AND CONCEPT

Naperville Polo Club is a mixed-residential community consisting of 261 single-family detached residential homes and 136 townhomes on an approximately 110-acre site. With four distinct housing lines, Naperville Polo Club adds to the diversity of the City's housing stock and meets the various needs and desires for a broad spectrum of homebuyers.

Located along 119th street just east of Route 59, Naperville Polo Club is proximate to abundant shopping, dining and entertainment options located along Route 59. At the same time, Naperville Polo Club is located adjacent to the Will County Forest Preserve's RiverView Farmstead Preserve, which creates a quiet enclave with unparalleled access to preserved open space and passive recreational amenities. As part of the development, approximately 10-acres identified as Outlot D will be dedicated to the Will County Forest Preserve District as a logical extension of the RiverView Farmstead Preserve. Other private open space is dedicated to open yards and stormwater basins that provide attractively landscaped areas with paths, sidewalk connections and other pedestrian scale enhancements. In addition, Naperville Polo Club includes of approximately 8 acres of publicly dedicated park space that will be improved with multi-use fields, playground equipment, a pavilion and other appropriate amenities in coordination with the Naperville Park District. Together, the public recreational areas and the private open space provide a balance of active and passive open spaces throughout this community.

The mixed-residential offerings at Naperville Polo Club will attract a diverse array of buyers in terms of income, experience and housing needs. The townhome portion of Naperville Polo Club, known as the Townes series, consists of 136 units located along the southern portion of the community and offer a transition between more intensive use of 119th street and the single-family portion of the community. The heart of Naperville Polo Club features small-lot single-family detached homes known as the Springs. The Springs will offer slightly smaller homes ranging from 1,700-2,500 square feet. The Meadows and Estates series' stretch across the northern half of Naperville Polo Club and provide a logical transition to existing residences north of Naperville Polo Club. The Meadows and Estates series homes have been very well received in recent developments in both north and south Naperville with modern floor plans ranging from 3,100 square feet to approximately 4,000 square feet.

Naperville Polo Club incorporates landscape enhancements to transition between the subdivision and adjacent properties. To the north, the Naperville Polo Club homeowners association will own and maintain a landscape buffer located within Outlots H, O and P. This landscape buffer will increase the physical distance between new and existing homes and provide visual separation between the adjacent residential uses. Similarly, a landscape buffer will be maintained in Outlots J, M and Q to provide adequate separation between new homes and adjacent arterial roadways.

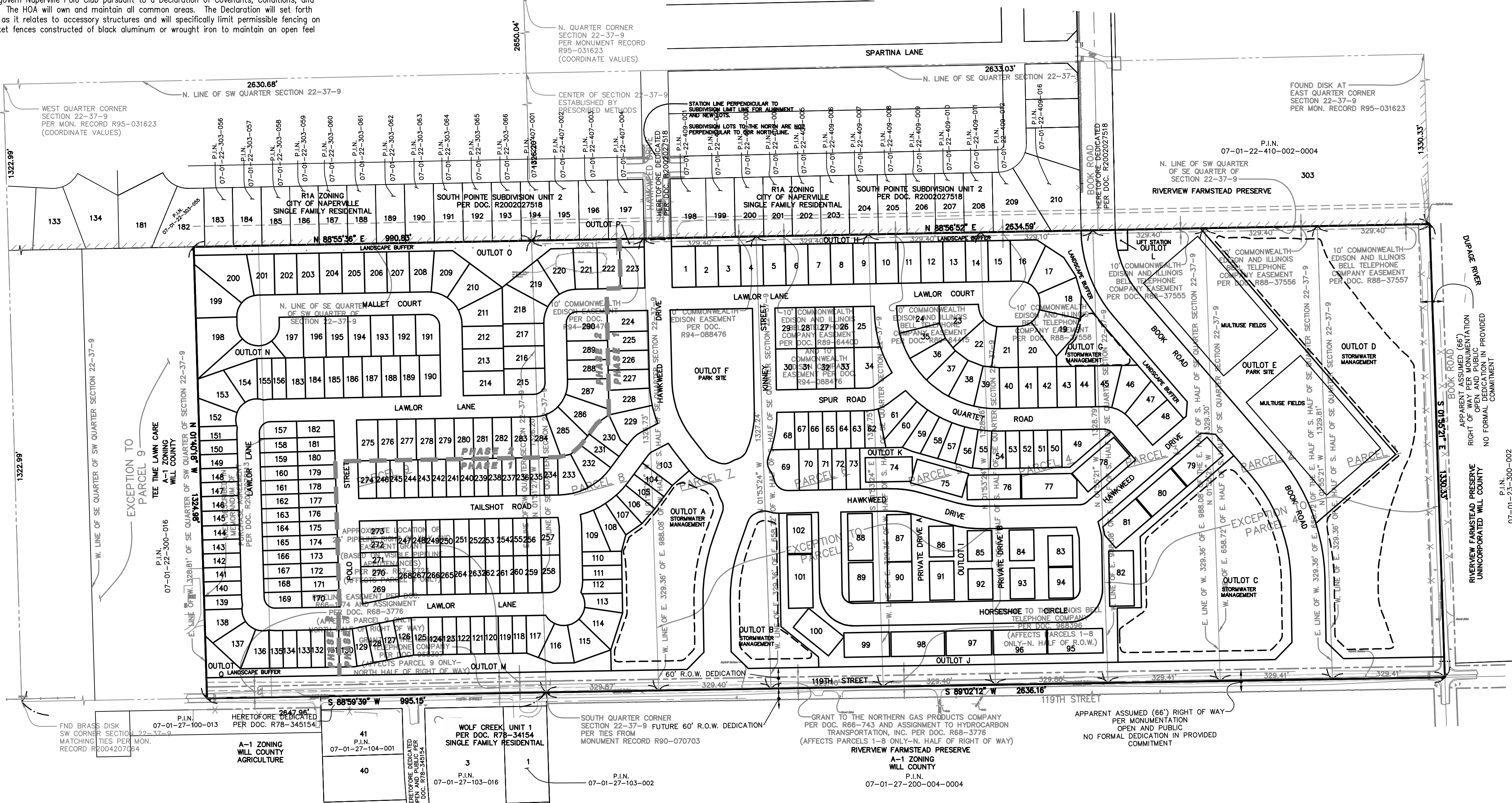
A Homeowners Association will govern Naperville Polo Club pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas. The Declaration will set forth permitted uses and restrictions as it relates to accessory structures and will specifically limit permissible fencing on residential lots to five-foot picket fences constructed of black aluminum or wrought iron to maintain an open feel within the subdivision.

FINAL PLANNED UNIT DEVELOPMENT FOR

NAPERVILLE POLO CLUB

PARCEL DESCRIPTION

PARCEL 1: THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 2: THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 3: THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 4: THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
PARCEL 5: THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 6: THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 7: THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 8: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
PARCEL 9: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 328.81 FEET THEREOF) IN WILL COUNTY, ILLINOIS.



PARCEL INDEX NUMBERS

01-22-400-014
01-22-400-013
01-22-400-012
01-22-400-011
01-22-400-010
01-22-400-009
01-22-400-008
01-22-400-007
01-22-300-015

UNINCORPORATED
WILL COUNTY, ILLINOIS

200 100 0 200

SCALE: 1 INCH = 200 FEET

NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°02'12" W (ASSUMED).
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
- EXISTING PARCELS ARE NOT SHOWN FOR CLARITY. PARCELS WILL BE SHOWN AT TIME OF FINAL PLATTING.
- 2 STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

PREPARED FOR:

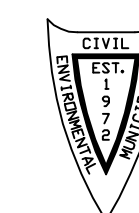
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 402151 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 05-03-23 JOB NO.: 402.151
XREF : TOPO PROJECT MANAGER : CRM
06-06-23/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 5/30/23



FINAL P.U.D. FOR POLO CLUB
CITY OF NAPERVILLE PROJECT NO.: 23-10000037
SHEET 1 OF 4
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EXHIBIT B



LOT AREA TABLE					
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,400	0.193	81	9,799	0.225
2	7,920	0.182	82	11,664	0.268
3	7,920	0.182	83	6,480	0.149
4	7,920	0.182	84	6,480	0.149
5	7,920	0.182	85	6,480	0.149
6	7,920	0.182	86	6,480	0.149
7	7,920	0.182	87	9,936	0.228
8	7,920	0.182	88	9,936	0.228
9	7,920	0.182	89	8,208	0.188
10	7,920	0.182	90	8,208	0.188
11	7,920	0.182	91	8,208	0.188
12	7,920	0.182	92	6,480	0.149
13	7,920	0.182	93	6,480	0.149
14	7,920	0.182	94	6,480	0.149
15	7,920	0.182	95	11,664	0.268
16	9,666	0.222	96	11,304	0.26
17	10,601	0.243	97	9,576	0.22
18	10,395	0.239	98	11,304	0.26
19	10,611	0.244	99	9,576	0.22
20	10,779	0.247	100	9,576	0.22
21	8,362	0.192	101	11,304	0.26
22	10,601	0.243	102	8,208	0.188
23	11,122	0.255	103	8,801	0.202
24	8,279	0.19	104	5,104	0.117
25	7,948	0.182	105	4,884	0.112
26	6,720	0.154	106	5,399	0.124
27	6,720	0.154	107	5,399	0.124
28	6,720	0.154	108	6,863	0.158
29	7,400	0.17	109	7,104	0.163
30	7,400	0.17	110	4,733	0.109
31	6,720	0.154	111	4,733	0.109
32	6,720	0.154	112	4,810	0.11
33	6,720	0.154	113	5,485	0.126
34	10,505	0.241	114	5,896	0.135
35	7,688	0.176	115	5,896	0.135
36	7,688	0.176	116	8,134	0.187
37	7,688	0.176	117	7,234	0.166
38	7,688	0.176	118	5,104	0.117
39	7,576	0.174	119	4,510	0.104
40	6,720	0.154	120	4,510	0.104
41	6,720	0.154	121	4,510	0.104
42	6,720	0.154	122	4,510	0.104
43	6,720	0.154	123	4,510	0.104
44	6,720	0.154	124	4,510	0.104
45	7,698	0.177	125	5,251	0.121
46	9,603	0.222	126	5,059	0.116
47	7,369	0.169	127	4,510	0.104
48	8,772	0.201	128	4,510	0.104
49	9,713	0.223	129	4,890	0.112
50	4,510	0.104	130	5,102	0.117
51	4,510	0.104	131	4,510	0.104
52	4,510	0.104	132	4,510	0.104
53	4,510	0.104	133	4,510	0.104
54	4,745	0.109	134	4,510	0.104
55	5,197	0.119	135	4,523	0.104
56	5,189	0.119	136	6,921	0.159
57	5,159	0.119	137	8,366	0.192
58	5,439	0.125	138	8,219	0.189
59	6,010	0.138	139	4,534	0.104
60	7,241	0.166	140	4,510	0.104
61	7,318	0.168	141	4,510	0.104
62	5,697	0.131	142	4,510	0.104
63	4,510	0.104	143	4,510	0.104
64	4,510	0.104	144	4,510	0.104
65	4,510	0.104	145	4,755	0.109
66	4,510	0.104	146	4,755	0.109
67	4,510	0.104	147	4,510	0.104
68	6,350	0.146	148	4,510	0.104
69	9,553	0.219	149	4,510	0.104
70	6,720	0.154	150	4,510	0.104
71	4,920	0.113	151	5,253	0.121
72	4,920	0.113	152	6,772	0.155
73	4,920	0.113	153	10,346	0.238
74	9,888	0.227	154	7,808	0.179
75	11,304	0.26	155	5,220	0.12
76	11,278	0.259	156	4,920	0.113
77	11,514	0.264	157	5,206	0.12
78	11,664	0.268	158	4,510	0.104
79	9,936	0.228	159	4,510	0.104
80	9,576	0.22	160	4,510	0.104

NOTE: LOTS 74-102 ARE TOWNHOME LOTS

SITTING AREAS (SEE LANDSCAPE PLANS FOR DETAILS)

(4) - CONCRETE BENCH PADS (SEE LANDSCAPE PLANS FOR DETAILS)

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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E-Mail: info@cemcon.com Website: www.cemcon.com

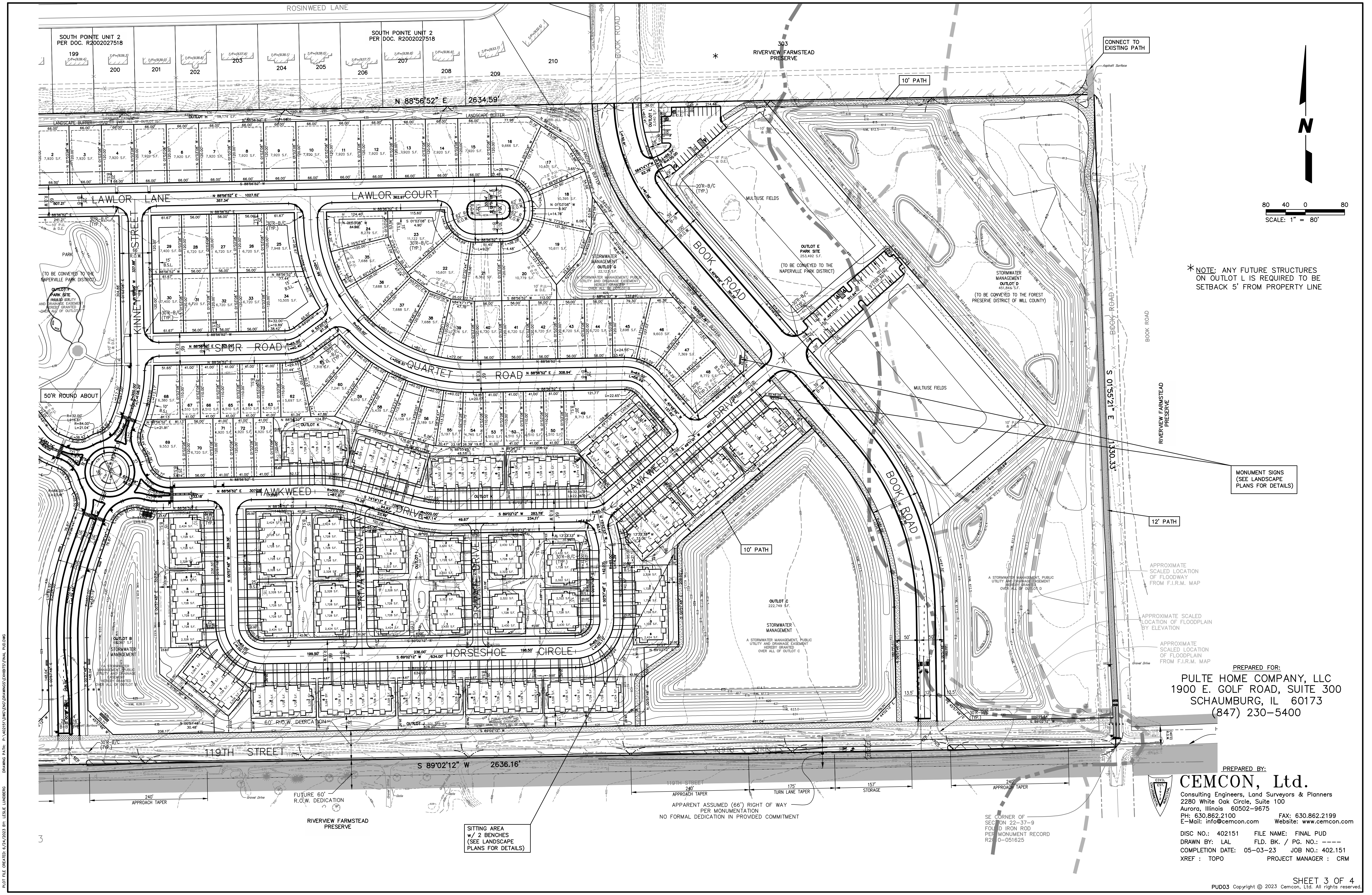
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

DISC NO.: 402151 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
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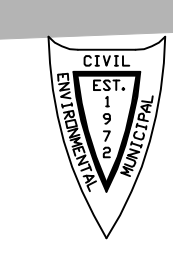
SHEET 2 OF 4
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DRAWING PATH: P:\402151\WORKING\DRAWINGS\EXHIBITS\FINAL PUD02.DWG

EXHIBIT B



PLOT FILE CREATED: 6/24/2023 BY: LESLIE UNDERBERG
DRAWING PATH: P:\402151\DWG\LAND\DRAWINGS\EXHIBITS\FINAL PLOTTING



PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 402151 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 05-03-23 JOB NO.: 402.151
XREF: TOPO PROJECT MANAGER : CRM

PLOT FILE CREATED: 6/24/2023 BY: LESLIE LUNDBERG DRAWING PATH: P:\402151\UNO\UNO.DWG DRAWING: EXHIBITS\FINAL PLOTTING

LAND SURVEYOR’S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035–003483, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 PER MONUMENT RECORD R90–070703; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS WEST, 995.15 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO THE EAST LINE OF THE WEST 328.81 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 01 DEGREE 40 MINUTES 18 SECONDS WEST, 60.00 FEET ALONG SAID EAST LINE TO A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 88 DEGREES 59 MINUTES 39 SECONDS EAST, 390.46 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST, 201.00 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 39 SECONDS EAST, 3.61 FEET; THENCE EASTERLY, 2.04 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET AND A CHORD BEARING NORTH 88 DEGREES 46 MINUTES 31 SECONDS EAST; THENCE NORTHERLY, 45.83 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET AND A CHORD BEARING NORTH 04 DEGREES 42 MINUTES 13 SECONDS WEST; THENCE NORTH 01 DEGREE 40 MINUTES 18 SECONDS WEST, 381.67 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 36 SECONDS EAST, 652.87 FEET; THENCE NORTH 77 DEGREES 15 MINUTES 32 SECONDS EAST, 39.03 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 16 SECONDS EAST, 39.48 FEET; THENCE NORTH 36 DEGREES 44 MINUTES 36 SECONDS EAST, 82.00 FEET; THENCE NORTH 55 DEGREES 35 MINUTES 27 SECONDS EAST, 41.28 FEET; THENCE NORTH 01 DEGREE 04 MINUTES 24 SECONDS WEST, 370.59 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST, 40.28 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 08 SECONDS WEST, 145.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST, 2376.82 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 01 DEGREE 55 MINUTES 21 SECONDS EAST, 1330.33 FEET ALONG SAID EAST LINE TO THE SOUTH LINE THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 02 MINUTES 12 SECONDS WEST, 2636.16 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AND ALSO,

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT M IN NAPERVILLE POLO CLUB PHASE 1, BEING A SUBDIVISION OF THE SOUTH HALF OF SAID SECTION 22 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R202 ; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS WEST, 390.46 TO THE EAST LINE OF THE WEST 328.81 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 01 DEGREES 40 MINUTES 18 SECONDS WEST, 1264.97 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 88 DEGREES 55 MINUTES 36 SECONDS EAST, 990.83 FEET TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST, 257.77 FEET TO THE NORTHWEST QUARTER OF OUTLOT P IN SAID NAPERVILLE POLO CLUB PHASE 1; THE FOLLOWING 13 COURSES ARE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 01 DEGREES 03 MINUTES 08 SECONDS EAST 145.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 52 SECONDS WEST, 40.28 FEET; THENCE SOUTH 01 DEGREE 04 MINUTES 24 SECONDS EAST, 370.59 FEET; THENCE SOUTH 55 DEGREES 35 MINUTES 27 SECONDS WEST, 41.28 FEET; THENCE SOUTH 36 DEGREES 44 MINUTES 36 SECONDS WEST, 82.00 FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 16 SECONDS WEST, 39.48 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES 32 SECONDS WEST, 39.03 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 36 SECONDS WEST, 652.87 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 18 SECONDS EAST, 381.67 FEET; THENCE SOUTHERLY, 45.83 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 433.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES 42 MINUTES 13 EAST; THENCE WESTERLY, 2.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 46 MINUTES 31 SECONDS WEST; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS WEST, 3.61 FEET; THENCE SOUTH 01 DEGREE 00 MINUTES 21 SECONDS EAST, 201.00 FEET TO THE POINT OF BEGINNING, IN WILL 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 ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17197C0037G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT PARTS OF THE PROPERTY DESCRIBED HEREON FALL WITHIN ZONE X, SHADED ZONE X, ZONE AE AND FLOODWAY AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS _____ DAY OF _____, A.D., 20____

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184–002937
EXPIRES ON APRIL 30, 2023

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., 2023.
(DATE) (MONTH)

PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY OWNER: _____
1900 E. SCHAUMBURG ROAD ATTEST: _____
SUITE 300 SCHAUMBURG, IL 60173 TITLE: _____

NOTARY’S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

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

PRINT NAME TITLE AND

PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTFULLY,

TITLE TITLE
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., 2023.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ 20____

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., 2023.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

WILL COUNTY RECORDER’S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER’S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O’CLOCK ____M.

RECORDER OF DEEDS

PREPARED FOR:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230–5400

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502–9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402151 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 05–03–23 JOB NO.: 402.151
XREF : TOPO PROJECT MANAGER : CRM