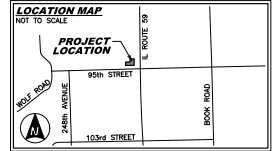
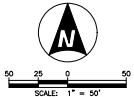


# FINAL PLANNED UNIT DEVELOPMENT PLAT NAPERVILLE CROSSINGS COMMUNITY

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

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



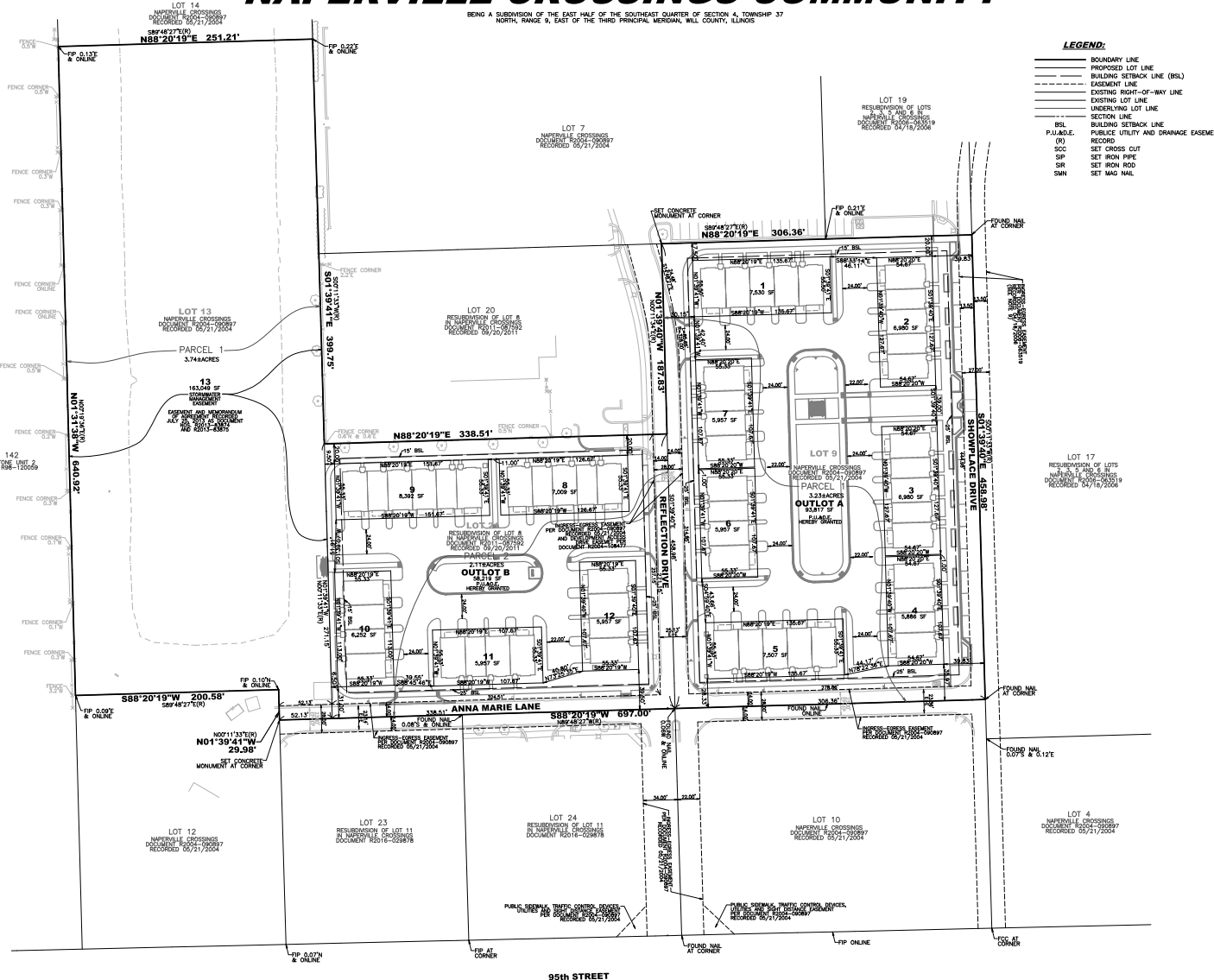
- LEGEND:**
- BOUNDARY LINE
  - PROPOSED LOT LINE
  - BUILDING SETBACK LINE (BSL)
  - EASEMENT LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - UNDERLYING LOT LINE
  - SECTION LINE
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY AND DRAINAGE EASEMENT
  - (R) RECORD
  - SC SET CROSS CUT
  - SP SET PIPE POPE
  - SR SET IRON ROD
  - SM SET MUD NAIL

P.L.N. (AS PROVIDED BY TITLE COMMITTEE)  
07-07-04-410-086(UNDERLYING LOT 9)  
07-01-04-410-084(UNDERLYING LOT 15)  
07-01-04-410-076(UNDERLYING LOT 21)

PARCEL AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7,240	0.170
2	6,880	0.158
3	7,027	0.161
4	5,888	0.135
5	5,927	0.136
6	5,927	0.137
7	5,927	0.137
8	7,009	0.161
9	8,332	0.191
10	5,927	0.137
11	5,927	0.137
12	163,049	3.743
OUTLOT A	59,817	1.368
OUTLOT B	58,219	1.336
TOTAL	385,449	9.078

DESIGN SCHEDULE	
MULTI-FAMILY LAND USE	
INCLUDING PRIVATE DRIVES:	4.03 AC.
OPEN SPACE LAND USE:	3.05 AC.
TOTAL SITE AREA:	0.08 ACRE/UNIT
DENSITY:	0.143 ACRE/UNIT
ON-SITE PARKING SPACES:	55
ADDITIONAL PARKING SPACES:	14
TOTAL PARKING SPACES:	69

- NOTES:**
- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN DOCUMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE, WITH AN EFFECTIVE DATE OF MARCH 15, 2019 AND A PRINTED DATE OF APRIL 22, 2019, AND HAS BEEN REVISIONED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
  - BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
  - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
  - UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
  - ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
  - ALL AREAS ARE MORE OR LESS.
  - ALL EXISTING SETBACKS ON LOTS 9, 13 AND 21 PER PLAT OF RESUBDIVISION OF LOT 8 IN NAPERVILLE CROSSINGS RECORDED AS DOCUMENT #2004-09097 ARE HEREBY MAINTAINED AND EXTENDED AND REPLACED WITH THE SETBACKS SHOWN HEREON.
  - EASEMENT DRAWN PER DOCUMENT #2006-08359 RECORDED 04/18/2006, HOWEVER DOCUMENT #2004-09097 RECORDED 06/27/2004 IDENTIFIES THE EASEMENT AS 5' WIDE.
  - THERE SHALL BE NO DIRECT ACCESS TO SHOWPLACE DRIVE OR ANNA MARIE LANE FROM OUTLOTS A OR B.
  - A BLANKET EASEMENT IS HEREBY GRANTED OVER LOTS 1 THROUGH 12 FOR PUBLIC UTILITIES AND DRAINAGE EXCEPTING THEREFROM THOSE PARTS FALLING WITHIN THE PROPOSED OR EXISTING BUILDING FOUNDATIONS AND IMPROVEMENTS THEREOF.
  - A BLANKET EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOTS A AND B FOR PUBLIC UTILITIES AND DRAINAGE ALONG WITH INGRESS/EGRESS OF RESIDENTS AND THEIR GUESTS.
  - A BLANKET EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 13 FOR PUBLIC UTILITIES AND DRAINAGE.
  - ALL EXISTING OR PROPOSED STREETS, STORM SEWERS, SANITARY SEWERS, AND WATER MAINS NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  - ALL OFF-STREET PARKING, INCLUDING THE PARKING SPACES ALONG THE WEST SIDE OF SHOWPLACE DRIVE ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  - TWO (2) PARKING SPACES PROVIDED FOR EACH UNIT WITHIN INDIVIDUAL UNIT DRIVEWAY. AN ADDITIONAL 0.25 GUEST PARKING SPACES PER UNIT IS REQUIRED UNLESS PROVIDED A MINIMUM 1.75 PARKING SPACES (25 UNITS X 0.25 PARKING SPACES = 6.25) AN ADDITIONAL 12 RESIDENTIAL UNITS SHALL BE PROVIDED ALONG THE WEST SIDE OF SHOWPLACE DRIVE.
  - FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
  - THE SUBJECT PROPERTY WAS ORIGINALLY PLATTED AS LOTS 9, 13 AND 21 WITHIN THE NAPERVILLE CROSSINGS SUBDIVISION PER DOCUMENT NUMBER #2004-09097 ON MAY 15, 2004. LOT 15 IS CURRENTLY UTILIZED FOR REGIONAL STORMWATER MANAGEMENT AND WILL REMAIN AS SUCH IN THE PROPOSED CONVERSION AN EASEMENT APPROVED A MAJOR CHANGE TO THE NAPERVILLE CROSSINGS PLAT IN ORDER TO REZONE LOTS 9 AND 21 TO RS RESIDENTIAL. A PLAT WAS RECORDED ON MARCH 6, 2019 AS DOCUMENT #2019012493. LOTS 9 AND 21 WILL BE PROVIDED 50' RESIDENTIAL ATTACHED TOWNHOME UNITS. THE LOTS SURROUNDING THE SUBJECT SITE ARE MIXED-USE WITH COMMERCIAL AND INSTITUTIONAL FACILITIES.
  - THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-55.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



**Mackie Consultants, LLC**  
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Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:  
**LENAR**  
Lennar Homes  
1141 East Main Street, Suite 108  
East Dundee, IL 60118  
Phone: 224-293-3100 Fax: 224-293-3101

DATE	REVISION	DESIGNED	RNM
08-30-19	REVISED PER CITY COMMENTS	MWD	JDD
	DESCRIPTION OF REVISION	DATE	SCALE
		07-26-19	1"=50'

**FINAL PLANNED UNIT DEVELOPMENT PLAT  
NAPERVILLE CROSSINGS COMMUNITY  
NAPERVILLE, ILLINOIS**

SHEET  
**1 OF 2**  
CITY PROJECT NO. 19-1000068  
MCK PROJECT NO. 3687  
© MACKIE CONSULTANTS, LLC 2019  
ILLINOIS FIRM LICENSE #4-00294

# FINAL PLANNED UNIT DEVELOPMENT PLAT NAPERVILLE CROSSINGS COMMUNITY

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF HANE )  
 THIS IS TO CERTIFY THAT LENNAR HOMES, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED \_\_\_\_\_ AND KNOWN AS TRUST NO. \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND HAS INDIVIDUALLY BUT AS SAID TRUSTEE, CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE APPEARING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF HANE )  
 FOR THE 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 FOREGOING INSTRUMENT AS SUCH

TITLE \_\_\_\_\_  
 AND \_\_\_\_\_  
 TITLE \_\_\_\_\_

RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND GENERALLY 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., 20\_\_\_\_, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUKE )  
 APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

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

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )  
 APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

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

**WILL COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF WILL )  
 COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO RETEMERABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.  
 GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOULET, ILLINOIS.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

**WILL COUNTY TAX MAPPING CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF WILL )

DIRECTORS OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN RECORDED IS LOCATED ON TAX MAP PAGE 01-246-E AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN):

07-01-04-410-064  
 07-01-04-410-066  
 07-01-04-410-076

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

DIRECTOR \_\_\_\_\_

**LAND SURVEYOR AUTHORIZATION TO RECORD PLAT**

STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-020984, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JEFFREY D. DEBANGO  
 EMAIL: jdebango@mackieconsult.com  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021  
 LICENSE EXPIRES: NOVEMBER 30, 2020

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-020984, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

PARCEL 1:  
 LOTS 9 AND 13 IN THE RESUBDIVISION OF LOT 8 IN NAPERVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2:  
 LOT 21 IN THE RESUBDIVISION OF LOT 8 IN NAPERVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS 395,449 SQUARE FEET OR 9.078 ACRES MORE OR LESS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, LOTS 9 & 13 OF THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE "A" AREAS OF MINOR FLOOD HAZARD AND LOT 13 IS WITHIN ZONE "A" WITHOUT SPECIFIC FLOOD ELEVATION (BFE) ACCORDING TO THE INTERACTIVE MAP ON FEMA WEBSITE. A MAP HAS NOT BEEN PRINTED FOR PANEL 1719700500 DATED 2-15-2019 AS NOTED ON FEMA WEBSITE.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN NAPERVILLE, ILLINOIS.

JEFFREY D. DEBANGO  
 EMAIL: jdebango@mackieconsult.com  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021  
 LICENSE EXPIRES: NOVEMBER 30, 2020

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAPERVILLE CITY CLERK, ADDRESS: 400 S. EAGLE STREET, NAPERVILLE, IL 60560

6/20/2019 14:53:33 AM W:\3877\Survey\Projects\2019\2019-08-30-19-11-11.dwg



**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
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CLIENT:  
 Lennar Homes  
 1141 East Main Street, Suite 108  
 East Dundee, IL 60118  
 Phone: 224-293-3100 Fax: 224-293-3101

DESIGNED	RNM
DRAWN	MRD
APPROVED	JDD
DATE	07-26-19
SCALE	1"=50'
DATE	08-30-19
DESCRIPTION OF REVISION	REVISED PER CITY COMMENTS
DATE	08-30-19

**FINAL PLANNED UNIT DEVELOPMENT PLAT  
NAPERVILLE CROSSINGS COMMUNITY  
NAPERVILLE, ILLINOIS**

SHEET  
2 OF 2  
 CITY PROJECT NO. 19-10000068  
 MCL PROJECT NO. 3687  
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 ILLINOIS FIRM LICENSE 84-020984

EXHIBIT D