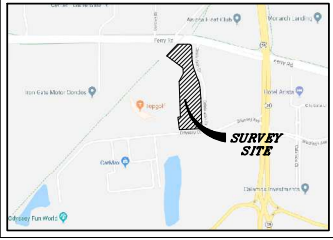


PRELIMINARY/FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 1B

BEING A SUBDIVISION OF PART OF SECTIONS 3 & 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.
ADDRESS: 3103 ODYSSEY COURT



LOCATION MAP NOT TO SCALE

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

AREA SUMMARY

LOT 1: 119,753 SQUARE FEET (2.749 AC±)
LOT 2: 114,515 SQUARE FEET (2.629 AC±)
TOTAL: 234,268 SQUARE FEET (5.378 AC±)

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	P.U. & D.E.
	PUBLIC UTILITY & DRAINAGE EASEMENT
	P.U.
	PUBLIC UTILITY
	XXX.XX MEASURED INFORMATION
	(XXX.XX) RECORD INFORMATION PER DOC. R2015-107030
	((XXX.XX)) RECORD INFORMATION PER DOC. R2011-023171
	CROSS ACCESS EASEMENT HEREBY GRANTED
	P.U. & D.E. HEREBY GRANTED

SHEET INDEX

SHEET 1	BOUNDARY, EASEMENT, AND LOT DETAIL
SHEET 2	LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATES.

CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 1 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOT 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS EASEMENT" IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT AREA". THE OWNER(S) OF LOT 2 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "CROSS ACCESS EASEMENT", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2019.

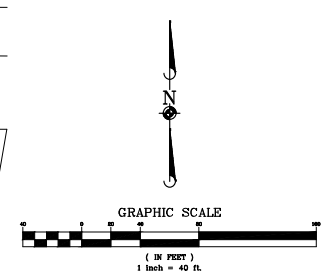
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SHEET	PROJ. NO.	DATE	SCALE
1 of 2	MSJ	04-20-18	1"=40'

ODYSSEY WEST 1B
CITY OF NAPERVILLE, ILLINOIS
PRELIMINARY/FINAL PLAT OF SUBDIVISION

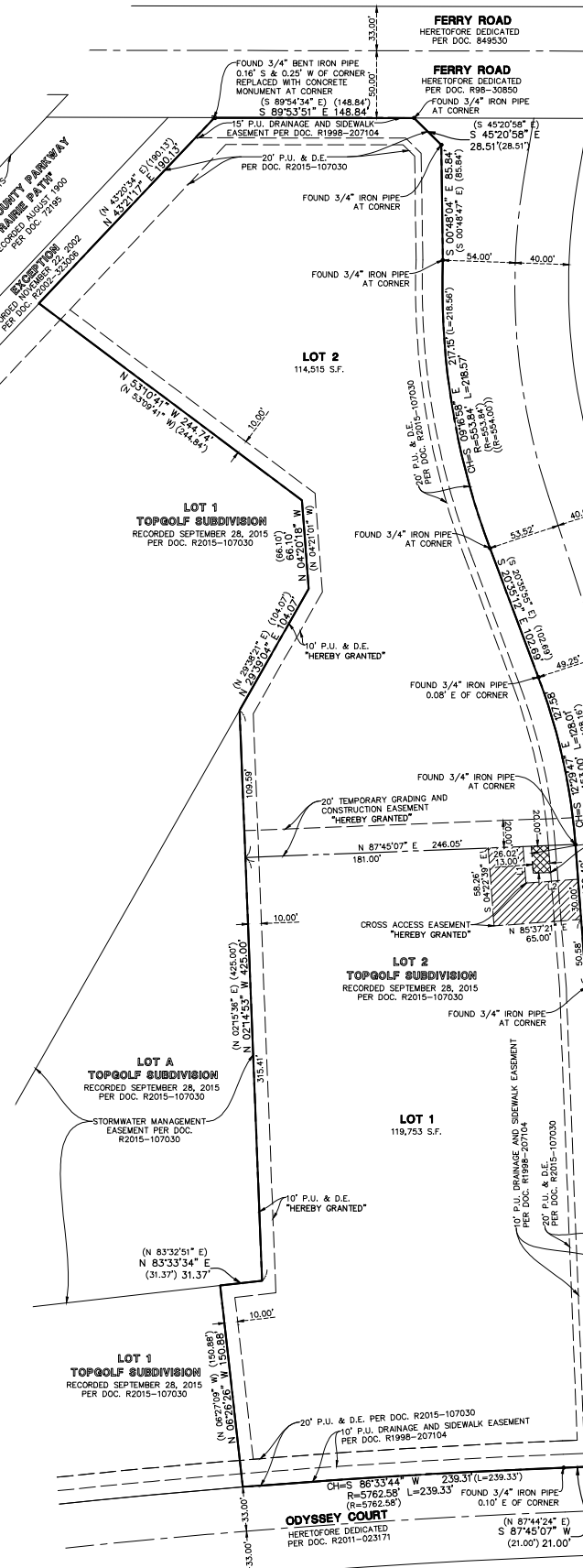
Manhard CONSULTING LTD.
2800 Ridgeway Drive, Naperville, IL 60563
708.345.8800
www.manhardconsulting.com

DATE	REVISION	DRAWN BY
08-07-18	REVISED PER CITY COMMENTS	MSJ
07-26-18	REVISED PER CITY COMMENTS	MSJ/SH
06-06-18	REVISED PER CITY COMMENTS	MSJ



BASIS OF BEARINGS
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER/DEVELOPER
ILNAP WB, LLC
653 W. DICKSON STREET
FAVETTEVILLE, AR 72701



CITY OF NAPERVILLE PROJECT #18-1000070

