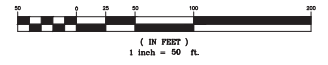


PRELIMINARY/FINAL PLAT OF SUBDIVISION AUDREY SENIOR LIVING SUBDIVISION

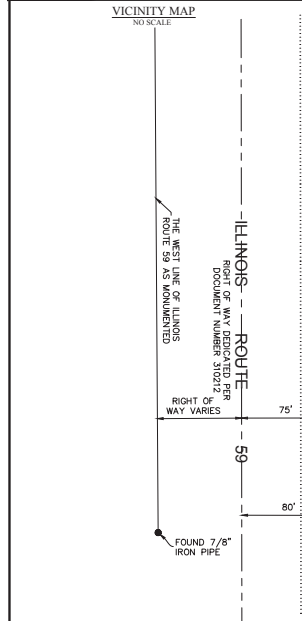
COMMON ADDRESS: AUDREY AVENUE, NAPERVILLE, ILLINOIS
P.I.N. 07-27-103-008



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

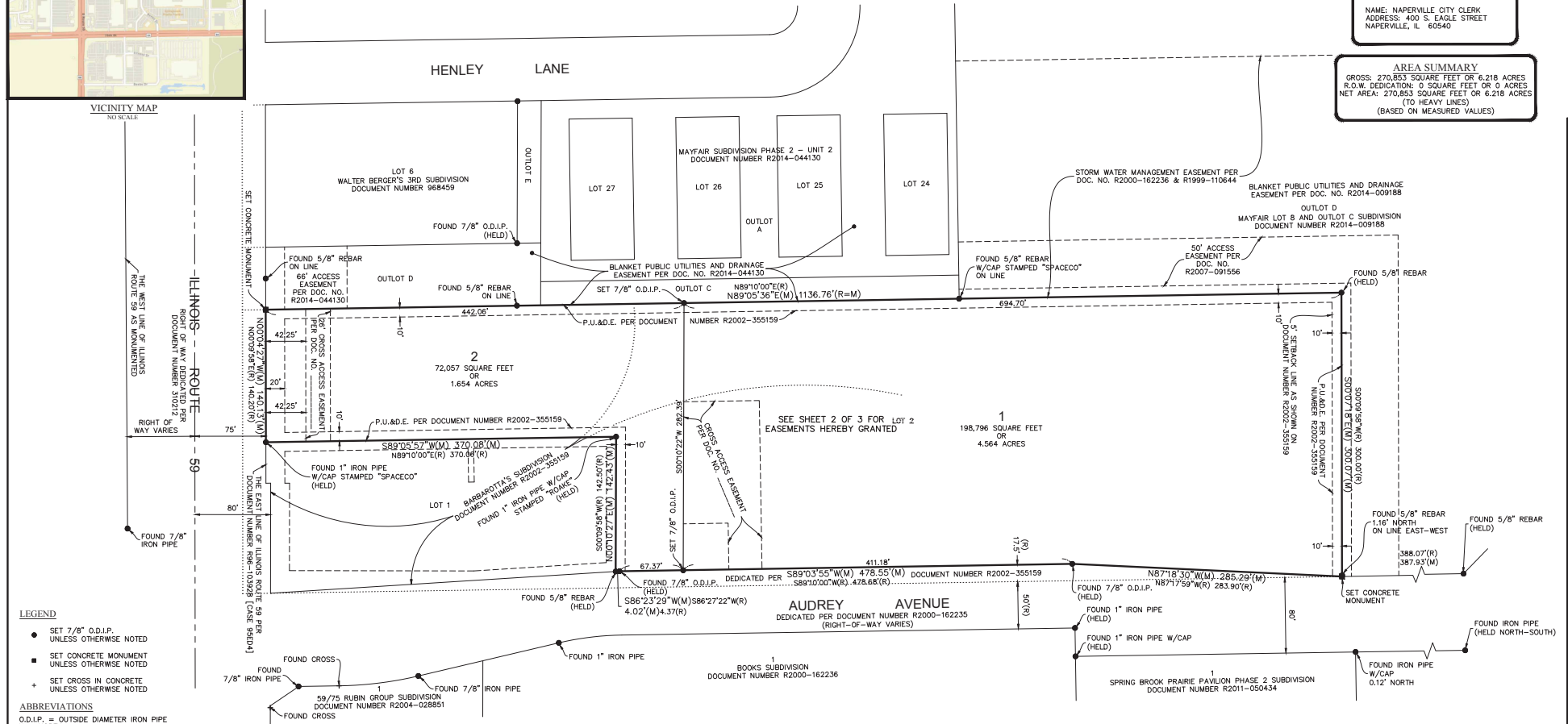
AREA SUMMARY
GROSS: 270,853 SQUARE FEET OR 6.218 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA: 270,853 SQUARE FEET OR 6.218 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U.&D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT
 - P.C.B.M.P. = POST CONSTRUCTION BEST MANAGEMENT PRACTICES EAST
- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

- NOTES**
1. 7/8 INCH OUTSIDE DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 3. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
 4. THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOT 2. ALL ACCESS SHALL BE VIA INTERNAL CIRCULATION TO AUDREY AVENUE.
 5. REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: 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 PLATED AREA PER SECTION 7-3-5-3.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



NO.	DATE	BY	REVISIONS
1	07-27-2022	MM	ISSUED FOR PERMIT
2	07-27-2022	MM	PER CITY OF NAPERVILLE
3	07-27-2022	MM	PER CITY OF NAPERVILLE
4	07-27-2022	MM	PER CITY OF NAPERVILLE
5	07-27-2022	MM	PER CITY OF NAPERVILLE
6	07-27-2022	MM	PER CITY OF NAPERVILLE

DATE	BY	CHECKED BY	NO.
10-03-22	MM	MM	1
10-03-22	MM	MM	2
10-03-22	MM	MM	3
10-03-22	MM	MM	4
10-03-22	MM	MM	5
10-03-22	MM	MM	6

COMPASS
SURVEYING & CONSULTING, INC.
2851 GUNPARK AVENUE, SUITE 100
NAPERVILLE, ILLINOIS 60563
PHONE: 630.209.8800 FAX: 630.209.8801 EMAIL: ADMIN@COMPASSSURV.COM

SCALE: 1" = 50'
1 OF 3

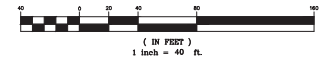
CITY PROJECT # 22-1-112
2:\PS\DATA\2022\PROJECTS\22.0266\22.0266-01\PLAT OF SUB\22.0266-01-SUB.DWG

EXHIBIT B

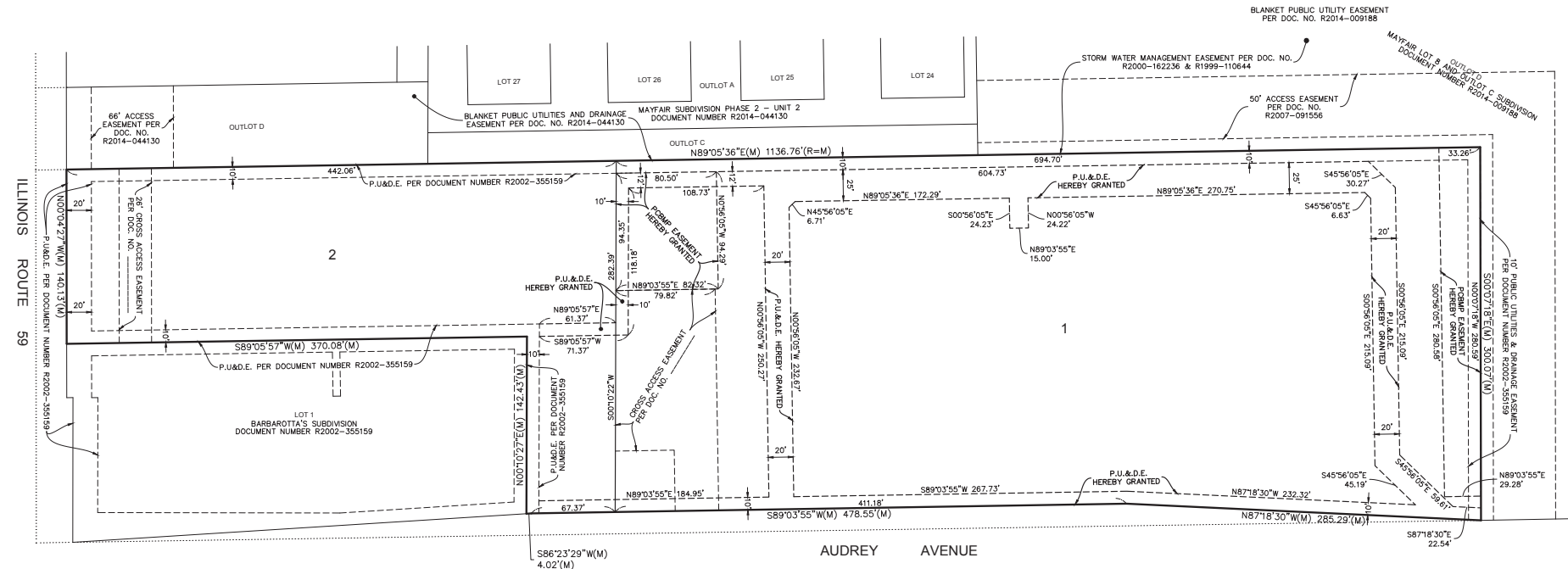
PRELIMINARY/FINAL PLAT OF SUBDIVISION AUDREY SENIOR LIVING SUBDIVISION

P.I.N. 07-27-103-008

GRAPHIC SCALE



IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
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 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

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 - P.C.B.M.P. = POST CONSTRUCTION BEST MANAGEMENT PRACTICES EAST

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT OR "PCBMP". THE GRANT OF SAID PCBMP TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY THE OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS OR (P.U.&D.E)" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NO.	DATE	BY	REVISIONS
1	07-27-2022	MM	INITIAL PLAT
2	07-27-2022	MM	PER CITY COMMENTS
3	07-27-2022	MM	PER CITY COMMENTS
4	07-27-2022	MM	PER CITY COMMENTS
5	07-27-2022	MM	PER CITY COMMENTS
6	07-27-2022	MM	PER CITY COMMENTS

DATE	BY	CHECKED BY	DATE
07-27-2022	MM	MM	07-27-2022
07-27-2022	MM	MM	07-27-2022
07-27-2022	MM	MM	07-27-2022
07-27-2022	MM	MM	07-27-2022

CLIENT
 Audrey Senior Living Subdivision
 Naperville, IL 60563
 201 GOLFVIEW AVENUE, SUITE 100
 ALTOONA, ILLINOIS 60002

COMPASS
 SURVEYING & CONSULTING, INC.
 201 GOLFVIEW AVENUE, SUITE 100
 ALTOONA, ILLINOIS 60002
 PHONE: 630.202.2000 FAX: 630.202.2001 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 40'
 2 OF 3

EXHIBIT B

