

FINAL PLAT OF SUBDIVISION FOR BURLINGTON WOODS ESTATES NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

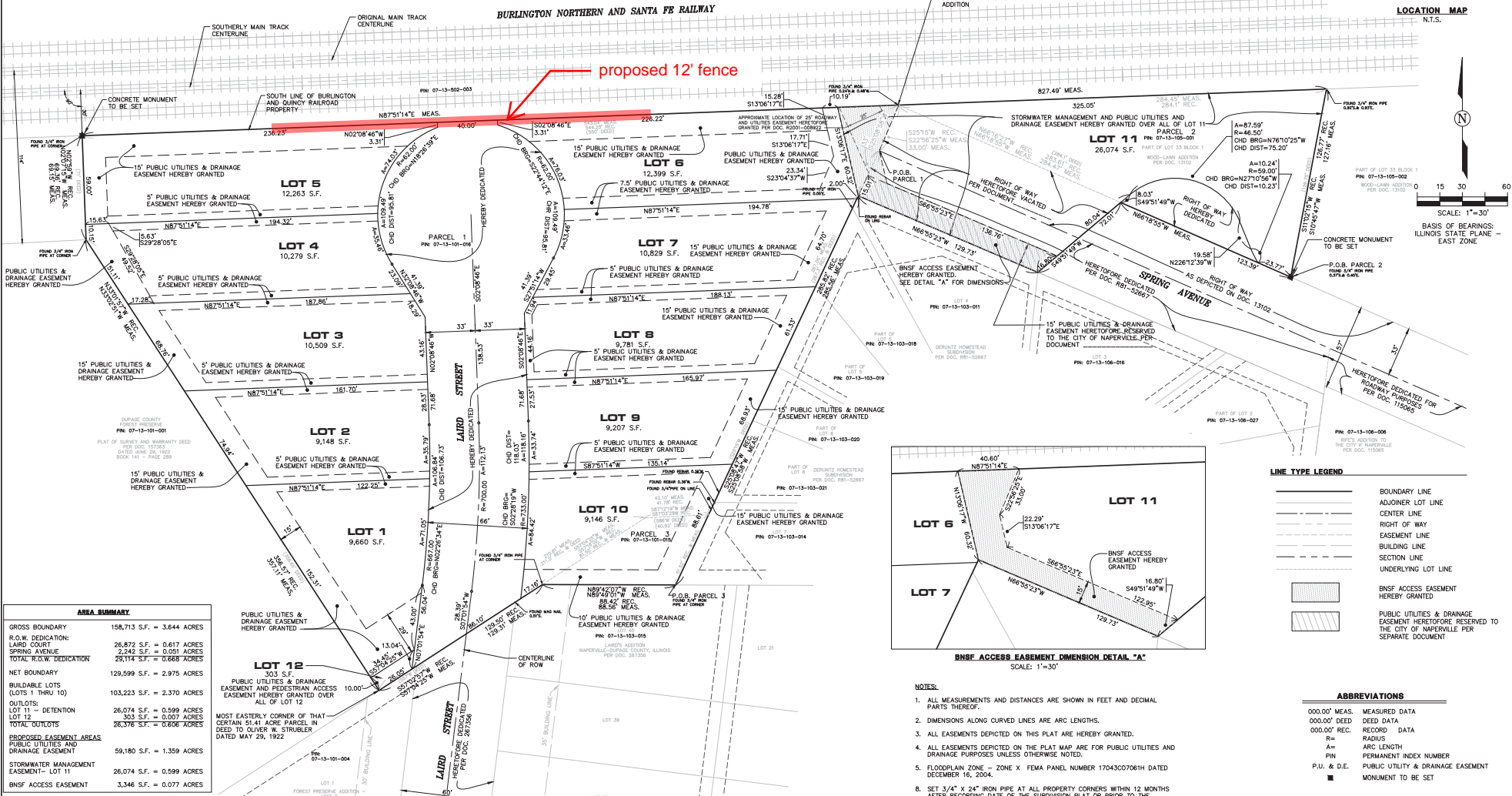
PIN: 07-13-101-016
07-13-105-001
07-13-106-015



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

| LOT # | LOT AREA | RIGHT OF WAY LOT LINE | LOT WIDTH @ FRONT YARD LN | LOT # | LOT AREA | RIGHT OF WAY LOT LINE | LOT WIDTH @ FRONT YARD LN |
|-------|----------|-----------------------|---------------------------|-------|----------|-----------------------|---------------------------|
| 1 | 9,660 | 114.05' | 130.99' | 7 | 10,829 | 62.91' | 57.50' |
| 2 | 9,148 | 64.32' | 64.30' | 8 | 9,781 | 56.10' | 54.50' |
| 3 | 10,509 | 61.45' | 59.00' | 9 | 9,207 | 61.27' | 61.25' |
| 4 | 10,279 | 58.55' | 54.00' | 10 | 9,146 | 84.42' | 75.85' |
| 5 | 12,263 | 77.34' | 59.00' | 11 | 26,074 | N/A | N/A |
| 6 | 12,399 | 79.34' | 61.00' | 12 | 303 | N/A | N/A |

* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.
** DISTANCES ARE GIVEN PERPENDICULAR TO SIDE PROPERTY LINE.



| AREA SUMMARY | |
|---|----------------------------|
| GROSS BOUNDARY | 158,713 S.F. = 3.644 ACRES |
| R.O.W. DEDICATION: | |
| LAIRD COURT | 26,872 S.F. = 0.617 ACRES |
| SPRING AVENUE | 2,243 S.F. = 0.051 ACRES |
| TOTAL R.O.W. DEDICATION | 29,114 S.F. = 0.668 ACRES |
| NET BOUNDARY | 129,599 S.F. = 2.975 ACRES |
| BUILDABLE LOTS (LOTS 1 THRU 10) | 103,223 S.F. = 2.370 ACRES |
| OUTLOTS: | |
| LOT 11 - DETENTION | 26,074 S.F. = 0.599 ACRES |
| LOT 12 | 303 S.F. = 0.007 ACRES |
| TOTAL OUTLOTS | 26,376 S.F. = 0.606 ACRES |
| PROPOSED EASEMENT AREAS: | |
| PUBLIC UTILITIES AND DRAINAGE EASEMENT | 59,180 S.F. = 1.359 ACRES |
| STORMWATER MANAGEMENT EASEMENT - LOT 11 | 26,074 S.F. = 0.599 ACRES |
| BNSF ACCESS EASEMENT | 3,346 S.F. = 0.077 ACRES |

| LINE TYPE LEGEND | |
|--------------------|--|
| (Solid line) | BOUNDARY LINE |
| (Dashed line) | ADJOINER LOT LINE |
| (Dotted line) | CENTER LINE |
| (Line with arrows) | RIGHT OF WAY |
| (Line with 'E') | EASEMENT LINE |
| (Line with 'B') | BUILDING LINE |
| (Line with 'S') | SECTION LINE |
| (Line with 'U') | UNDERLYING LOT LINE |
| (Line with 'A') | BNSF ACCESS EASEMENT HEREBY GRANTED |
| (Line with 'P') | PUBLIC UTILITIES & DRAINAGE EASEMENT HERETOFORE RESERVED TO THE CITY OF NAPERVILLE PER SEPARATE DOCUMENT |

- NOTES:
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - FLOODPLAIN ZONE - ZONE X FEMA PANEL NUMBER 17043C07061H DATED DECEMBER 16, 2004.
 - SET 3/4" X 24" IRON PIPE AT ALL PROPERTY CORNERS WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.

| ABBREVIATIONS | |
|---------------|------------------------------------|
| 000.00' MEAS. | MEASURED DATA |
| 000.00' DEED | DEED DATA |
| 000.00' REC. | RECORD DATA |
| R= | RADIUS |
| A= | ARC LENGTH |
| PIN | PERMANENT INDEX NUMBER |
| P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| ■ | MUNICIPALITY TO BE SET |

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
CANTERA DEVELOPMENT GROUP, LLC
700 NORTH SACRAMENTO BOULEVARD, SUITE 101
CHICAGO, ILLINOIS 60612
TEL (773) 722-9200

| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
|-----|---------|----------------------------------|-----|------|-------------|
| 1 | 5-31-17 | REVISED PER CITY REVIEW (5-2-17) | | | |

| BURLINGTON WOODS ESTATES | | | | | |
|---------------------------|---------|-------|----------|--------------|-----------|
| FINAL PLAT OF SUBDIVISION | | | | | |
| DRN./XCD. BY: | SRH/GJC | FILE: | 8251PS | FLD. BK./PC: | 264/46 |
| SCALE: | 1"=30' | DATE: | 04/14/17 | JOB NO.: | 825.001 |
| | | | | | SHEET NO. |
| | | | | | 1 OF 2 |

EXHIBIT B

