EXHIBIT F

Preliminary Planned Unit Development Plat for McDOWELL POINT PLANNED UNIT DEVELOPMENT

At

1420 W. Diehl Road
Naperville, Illinois 60563

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143214, IN DUPAGE COUNTY, ILLINOIS.

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.

BENCHMARKS

REFERENCE BENCHMARK 1: (NAPERVILLE STATION:08)
BERNSTEN 3D TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT. LOCATED APPROX. 280 FT. SOUTH OF THE ENTRANCE TO THE DUPAGE COUNTY FOREST PRESERVE DISTRICT MCDOWELL GROVE PARKING LOT ON THE EAST SIDE OF RAYMOND DRIVE. APPROX. 12.3 FT. FROM THE A CHISELED "X" ON THE TOP OF THE CURB.

ELEVATION=711.40 DATUM=NAVD88

REFERENCE BENCHMARK 2: (NAPERVILLE STATION:1008)
BERNSTEN 3D TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF MILL ST. AND SHUMAN BLVD. APPROX. 16.6 FT. SOUTHEAST OF ALUMINUM LIGHT POLE AND 20.2 FT. WEST OF CHISELED "X" ON TOP OF CURB.

ELEVATION=738.96 DATUM=NAVD88

SITE BENCHMARK (BM) 1:
THE NORTHWEST BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST PARKING LOT AT THE SOUTH SIDE OF SERVICE DRIVE.

ELEVATION=700.18 DATUM=NAVD88

SITE BENCHMARK (BM) 2:
THE SOUTHEAST BOLT ON A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF SERVICE DRIVE AND THE WEST SIDE OF RAYMOND DRIVE.

ELEVATION=709.60 DATUM=NAVD88

STANDARD SYMBOLS

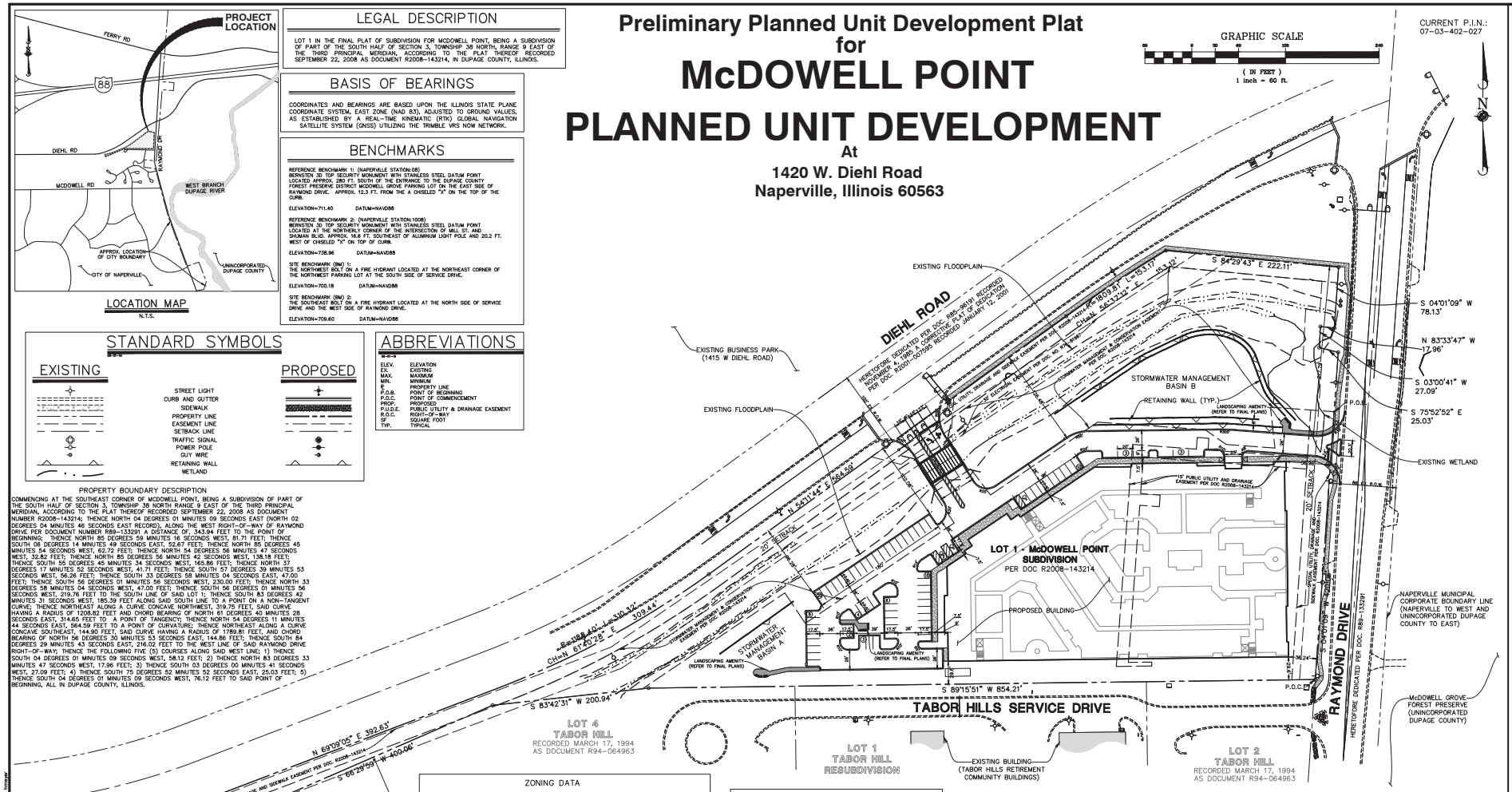
EXISTING		PROPOSED
	STREET LIGHT	
	CURB AND GUTTER	
	SIDEWALK	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ELEV.	ELEVATION
EX.	EXISTING
MAX.	MAXIMUM
MIN.	MINIMUM
E	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PROP.	PROPOSED
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.C.	RIGHT-OF-WAY
SF	SQUARE FOOT
TYP.	TYPICAL

PROPERTY BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER R2008-143214; THENCE NORTH 04 DEGREES 01 MINUTES 09 SECONDS EAST (NORTH 02 DEGREES 04 MINUTES 46 SECONDS EAST RECORD), ALONG THE WEST RIGHT-OF-WAY OF RAYMOND DRIVE PER DOCUMENT NUMBER R89-133291 A DISTANCE OF, 343.94 FEET TO THE POINT OF BEGINNING. THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS WEST, 81.71 FEET; THENCE SOUTH 06 DEGREES 14 MINUTES 49 SECONDS EAST, 52.67 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 54 SECONDS WEST, 62.72 FEET; THENCE NORTH 54 DEGREES 56 MINUTES 47 SECONDS WEST, 32.82 FEET; THENCE NORTH 85 DEGREES 56 MINUTES 42 SECONDS WEST, 138.18 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 34 SECONDS WEST, 165.86 FEET; THENCE NORTH 37 DEGREES 17 MINUTES 52 SECONDS WEST, 41.71 FEET; THENCE SOUTH 57 DEGREES 39 MINUTES 53 SECONDS WEST, 56.26 FEET; THENCE SOUTH 33 DEGREES 58 MINUTES 04 SECONDS EAST, 47.00 FEET; THENCE SOUTH 56 DEGREES 01 MINUTES 56 SECONDS WEST, 230.00 FEET; THENCE NORTH 33 DEGREES 58 MINUTES 04 SECONDS WEST, 47.00 FEET; THENCE SOUTH 56 DEGREES 01 MINUTES 56 SECONDS WEST, 219.76 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 83 DEGREES 42 MINUTES 31 SECONDS WEST, 185.39 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEAST ALONG A CURVE CONCAVE NORTHWEST, 319.75 FEET, SAID CURVE HAVING A RADIUS OF 1208.82 FEET AND CHORD BEARING OF NORTH 61 DEGREES 40 MINUTES 28 SECONDS EAST, 314.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 54 DEGREES 11 MINUTES 44 SECONDS EAST, 564.59 FEET TO A POINT OF CURVATURE; THENCE NORTHEAST ALONG A CURVE CONCAVE SOUTHEAST, 144.90 FEET, SAID CURVE HAVING A RADIUS OF 1789.81 FEET, AND CHORD BEARING OF NORTH 56 DEGREES 30 MINUTES 53 SECONDS EAST, 144.86 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 43 SECONDS EAST, 216.02 FEET TO THE WEST LINE OF SAID RAYMOND DRIVE RIGHT-OF-WAY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE; 1) THENCE SOUTH 04 DEGREES 01 MINUTES 09 SECONDS WEST, 58.12 FEET; 2) THENCE NORTH 83 DEGREES 33 MINUTES 47 SECONDS WEST, 17.96 FEET; 3) THENCE SOUTH 03 DEGREES 00 MINUTES 41 SECONDS WEST, 27.09 FEET; 4) THENCE SOUTH 75 DEGREES 52 MINUTES 52 SECONDS EAST, 25.03 FEET; 5) THENCE SOUTH 04 DEGREES 01 MINUTES 09 SECONDS WEST, 76.12 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



ZONING DATA

UNDERLYING ZONING DISTRICT: OCI
PROPOSED BUILDING FOOTPRINT: 96,604 SF
TOTAL FLOOR AREA: 251,863 SF (NOT INCLUDING 84,439 SF GARAGE)
EXTERIOR OPEN SPACE (PERVIOUS AREA): 3.20 AC (39% ±)

PROPOSED DEVIATIONS FROM UNDERLYING CODE REQUIREMENTS:

DEVIATION	REQUIRED	PROPOSED
PARKING RATIO	2.25 SPACES/UNIT	1.75 SPACES/UNIT
BUILDING HEIGHT	43'-0"	54'-8"
DENSITY	4,000 SQ. FT. PER UNIT	21.07 UNITS/ACRE

UNIT AND PARKING DATA

TOTAL PROPERTY AREA	8.26 ACRES
PROPOSED RESIDENTIAL UNITS	174 UNITS
DENSITY	21.07 UNITS/ACRE
OUTDOOR PARKING PROVIDED	71 STALLS
GARAGE PARKING PROVIDED	233 STALLS
TOTAL PARKING PROVIDED*	304 STALLS
PARKING RATIO	1.75 STALLS/UNIT

*INCLUDES EIGHT (8) ADA STALLS

AREA SUMMARY TABLE

TOTAL PROPERTY AREA	8.26 ACRES
TOTAL LOT AREA	8.26 ACRES
TOTAL EASEMENT AREA	TO BE PROVIDED AT FINAL ENGINEERING

STATEMENTS

STATEMENT OF INTENT AND CONCEPT:
THE PETITIONER INTENDS TO CONSTRUCT A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY

STATEMENT OF CHARACTER:
THE McDOWELL POINT PLANNED UNIT DEVELOPMENT WILL CONSIST OF A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING A PORTION OF THE EASEMENTS AND SETBACKS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2018

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, 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 _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED ANTHONY T. STEPHENS, AS PRESIDENT OF HERITAGE REALTY SERVICES, INC., AN ILLINOIS CORPORATION, AS MANAGER OF HERITAGE ELMHURST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AS SUCH OFFICER AND VOLUNTARY ACT OF SAID ENTITY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, A.D., 20____.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT_____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

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

AT_____O'CLOCK_____M.

_____
RECORDER OF DEEDS

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

DATE OF PLAT PREPERATION: 04-26-18
REVISION DATES
05-22-18 REVISED PER CITY REVIEW HCM

CONTACT INFORMATION
OWNER / APPLICATION: AG INVESTORS III, LLC, 1000 DEVONSHIRE AVENUE, NAPERVILLE IL 60540
ENGINEER / SURVEYOR: MANHARD CONSULTING, LTD, 700 SPRINGER DRIVE, LOMBARD IL 60148

Manhard CONSULTING LTD

McDOWELL POINT PLANNED UNIT DEVELOPMENT
CITY OF NAPERVILLE, ILLINOIS
PLANNED UNIT DEVELOPMENT PLAT

PROJ. MGR.: SMS
PROJ. ASSOC.: HCM
DRAWN BY: HCM
DATE: 4-26-18
SCALE: 1" = 60'

SHEET 1 OF 1
PZDNVIL01

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DRAFT IN PROGRESS - NOT FOR CONSTRUCTION

May 22, 2018 - 15:48 Dwg Name: P:\Projects\Naperville\Dwg\Engineering\Preliminary\McDOWELL PLAT.dwg Updated By: imcarter