PRELIMINARY PLAT OF SUBDIVISION
FOR
CITY GATE WEST
NAPERVILLE, ILLINOIS

PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE – EAST ZONE

P.I.N.: 07–03–102–007
07–04–204–007
07–04–204–008
07–04–204–013
07–04–400–011

ADDRESSES: 3440 ODYSSEY CT
NAPERVILLE, IL 60540

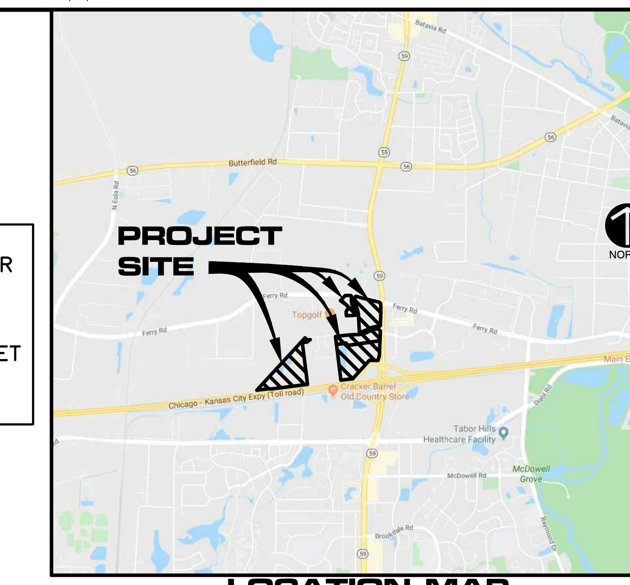
AND

RT. 59
NAPERVILLE, IL 60540

REVISION RECORD

NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	12/23/2020	REVISED PER CLIENT & CITY REVIEW DATED 08/11/2020
4	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

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



LOCATION MAP
N.T.S.

SITE DATA

GROSS AREA	2,623,459 S.F. (60.23 AC.)
NET AREA	2,623,459 S.F. (60.23 AC.)
NO. OF LOTS	15
EASEMENTS:	
EXISTING:	
PUBLIC UTILITIES & DRAINAGE	126,277 S.F. (2.90 AC.)
PUBLIC UTILITIES, DRAINAGE & SIDEWALK	88,569 S.F. (2.03 AC.)
ROADWAY & UTILITIES	30,877 S.F. (0.71 AC.)
STORMWATER MANAGEMENT	283,493 S.F. (6.51 AC.)
AMERITECH	400 S.F. (0.01 AC.)
DRAINAGE & WETLAND CONSERVATION	543,736 S.F. (12.48 AC.)
PERPETUAL	14,007 S.F. (0.32 AC.)
EMERGENCY ACCESS & INGRESS/EGRESS	11,768 S.F. (0.27 AC.)
TEMP CONSTRUCTION & DRAINAGE	4,909 S.F. (0.11 AC.)
SIGN	2,641 S.F. (0.06 AC.)
EXISTING EASEMENTS TO BE VACATED:	
PUBLIC UTILITIES & DRAINAGE	132,357 S.F. (3.04 AC.)
STORMWATER MANAGEMENT	15,296 S.F. (0.35 AC.)
PROPOSED:	
STORM SEWER	3,743 S.F. (0.09 AC.)
PUBLIC UTILITIES & DRAINAGE	190,409 S.F. (4.37 AC.)
STORMWATER MANAGEMENT	113,339 S.F. (2.60 AC.)
CROSS ACCESS	122,665 S.F. (2.82 AC.)
SIGN & LANDSCAPE EASEMENT	9,231 S.F. (0.21 AC.)

LOT AREA SUMMARY

LOT NO.	LOT AREA
1	56,643 S.F. (1.30 AC.)
2	57,855 S.F. (1.33 AC.)
3	46,599 S.F. (1.07 AC.)
4	307,679 S.F. (7.06 AC.)
5	RESERVED (INTENTIONALLY OMITTED)
6	47,072 S.F. (1.08 AC.)
7	34,526 S.F. (0.79 AC.)
8	30,778 S.F. (0.71 AC.)
9	28,898 S.F. (0.66 AC.)
10	80,371 S.F. (1.85 AC.)
11	114,607 S.F. (2.63 AC.)
12	48,599 S.F. (1.12 AC.)
13	78,682 S.F. (1.81 AC.)
14	832,565 S.F. (19.11 AC.)
15	851,061 S.F. (19.54 AC.)
16	7,523 S.F. (0.17 AC.)

LEGAL DESCRIPTION

PARCEL A (07–04–204–013)
LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 1B, BEING A SUBDIVISION OF LOT 2 IN TOPGOLF SUBDIVISION, OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED NOVEMBER 14, 2018 AS DOCUMENT R2018–106050, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B (07–03–102–007)
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF ODYSSEY AVENUE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011–023171; THENCE WEST ALONG SAID NORTH LINE THE NEXT 5 COURSES, NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 33.42 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 244.10 FEET (CHORD BEARING SOUTH 78 DEGREES 13 MINUTES 12 SECONDS WEST, 241.98 FEET, CHORD); THENCE SOUTH 65 DEGREES 05 MINUTES 59 SECONDS WEST, 113.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 163.53 FEET (CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 54 SECONDS WEST, 162.70 FEET, CHORD); THENCE NORTH 48 DEGREES 14 MINUTES 29 SECONDS WEST, 13.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CELEBRATION DRIVE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011–023171; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 6 COURSES, NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST, 454.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO LEFT, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST, 149.87 FEET, CHORD); THENCE NORTH 18 DEGREES 12 MINUTES 48 SECONDS WEST, 125.82 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 224.71 FEET (CHORD BEARING NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 222.49 FEET, CHORD); THENCE NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST, 11.56 FEET; THENCE NORTH 58 DEGREES 46 MINUTES 58 SECONDS EAST, 26.24 FEET TO A POINT ON THE SOUTH LINE OF FERRY ROAD HERETOFORE DEDICATED PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT R2007–090410; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 3 COURSES, SOUTH 72 DEGREES 12 MINUTES 37 SECONDS EAST, 157.22 FEET; THENCE SOUTH 75 DEGREES 36 MINUTES 47 SECONDS EAST, 499.04 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 40 SECONDS EAST, 48.66 FEET TO A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012–131923 (ALSO KNOW AS THE WEST LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98–266997); THENCE SOUTH ALONG SAID WEST LINE THE NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, 100.27 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, 255.57 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, 249.41 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 2 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98–266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C (07–04–204–007)
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 94.33 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 20.01 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012–131923 (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98–266997); THENCE SOUTH ALONG SAID WEST LINE, SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, 265.85 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST, 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011–023171; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES, NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 38 SECONDS EAST, 416.75 FEET, CHORD); THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 210.61 FEET (CHORD BEARING NORTH 76 DEGREES 25 MINUTES 12 SECONDS EAST, 209.25 FEET, CHORD); THENCE NORTH 65 DEGREES 05 MINUTES 59 SECONDS EAST. 113.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 213.88 FEET (CHORD BEARING NORTH 78 DEGREES 13 MINUTES 12 SECONDS EAST, 212.01 FEET, CHORD)' THENCE SOUTH 88 DEGREES 39 MINUTES 35 SECONDS EAST, 21.02 FEET; THENCE SOUTH 42 DEGREES 47 MINUTES 39 SECONDS EAST, 69.63 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98–266997, IN DUPAGE COUNTY, ILLINOIS.

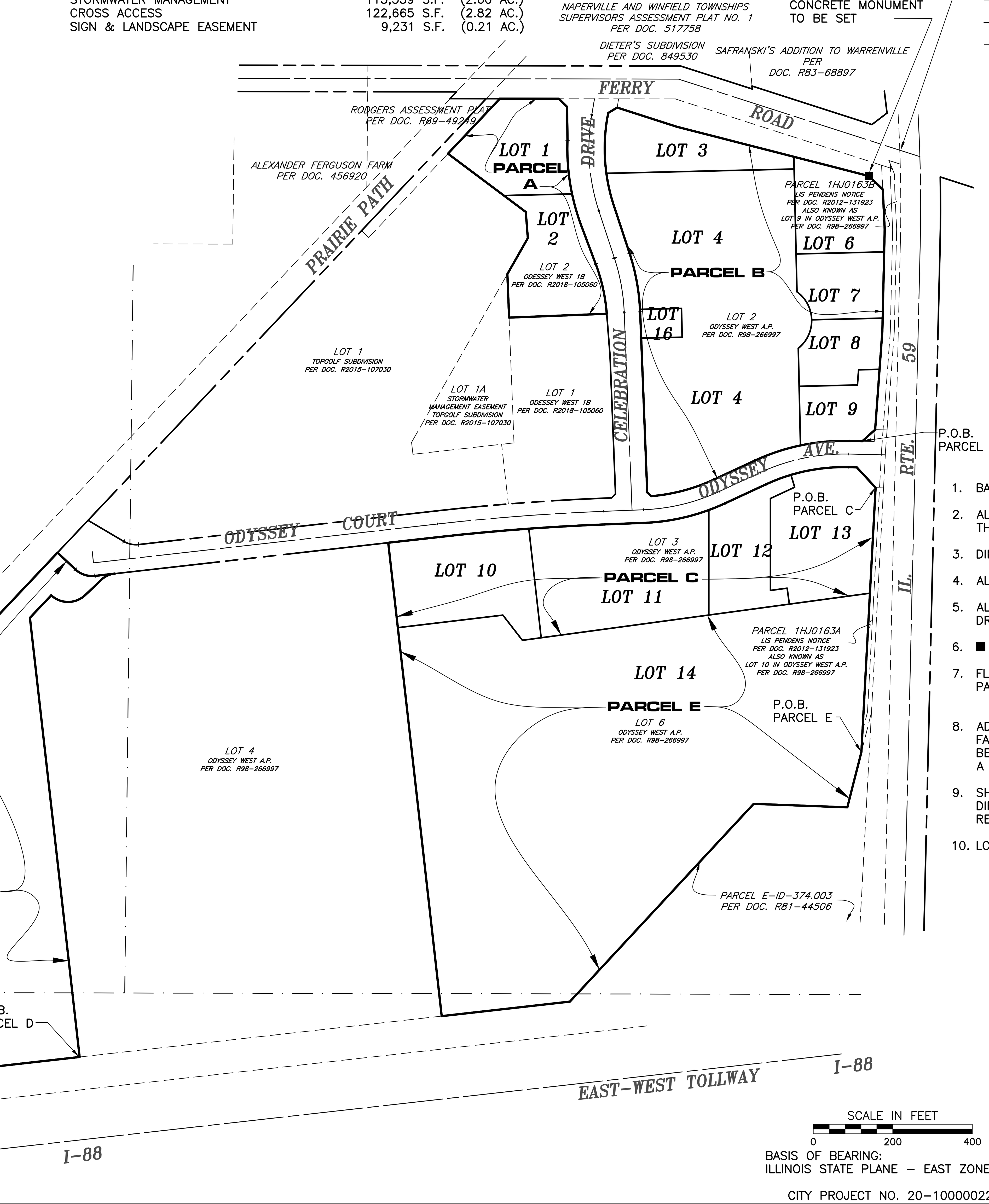
PARCEL D (07–04–400–011)
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVE WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREES 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81–44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY LINE 246.24 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1, A DISTANCE OF 1241.21 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 1013.38 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE , A DISTANCE OF 39.20 FEET TO AN ANGLE POINT; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 344.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE DUPAGE COUNTY PARKWAY, (FORMERLY THE CHICAGO, AURORA, AND ELGIN RAILROAD); THENCE NORTH 43 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1939.67 FEET; THENCE SOUTH 46 DEGREES 39 MINUTES 26 SECONDS EAST, 61.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 53.88 FEET, THE CHORD OF WHICH BEARS SOUTH 71 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 52.20 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.42 FEET TO A POINT OF CUSP; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 38.75 FEET, THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 93.92 FEET, THE CHORD OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH 43 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 77.99 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 09 SECONDS EAST, A DISTANCE OF 1112.03 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 5 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98–266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E (07–04–204–008)
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 0 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81–44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE, 103.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST, 143.18 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1, A DISTANCE OF 324.57 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 983.39 FEET; THENCE NORTH 83 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 266.06 FEET; THENCE SOUTH 37 DEGREES 49 MINUTES 26 SECONDS EAST, A DISTANCE OF 80.26 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 882.10 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 400.53 FEET TO THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98–266997, IN DUPAGE COUNTY, ILLINOIS.



LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
		ACCESS EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE
		PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED
		CROSS ACCESS EASEMENT TO BE GRANTED
		STORMWATER MANAGEMENT EASEMENT TO BE VACATED
		STORMWATER MANAGEMENT EASEMENT TO BE GRANTED
		SIGN AND LANDSCAPE EASEMENT TO BE GRANTED

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: ILLINOIS STATE PLANE – EAST ZONE
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
4. ALL EASEMENTS DEPICTED ON THIS PLAT ARE TO BE GRANTED.
5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
6. ■ DENOTES CONCRETE MONUMENT TO BE SET.
7. FLOODPLAIN ZONE – ZONE X , AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL NUMBER 17033C0137J, DATED AUGUST 1, 2019.
8. ADDITIONAL EASEMENTS MAY BE REQUIRED FOR THE INSTALLATION OF ELECTRIC FACILITIES AS WELL AS OTHER UTILITIES. CURRENT NEED IS UNKNOWN, BUT WILL BE DETERMINED AS EACH LOT DEVELOPS. EASEMENTS WILL BE GRANTED UNDER A SEPARATE DOCUMENT AT THAT TIME.
9. SHOULD LOTS NEED TO BE CONSOLIDATED IN THE FUTURE TO ACCOMMODATE DIFFERENT ALTERNATIVES, AN ADMINISTRATIVE PLAT OF SUBDIVISION WILL BE REQUIRED AS WELL AS A MINOR CHANGE TO THE PLANNED UNIT DEVELOPMENT.
10. LOT 5 HAS BEEN RESERVED AND INTENTIONALLY OMITTED.

SCALE IN FEET
0 200 400

BASIS OF BEARING:
ILLINOIS STATE PLANE – EAST ZONE

CITY PROJECT NO. 20–10000022

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027
www.cecinc.com

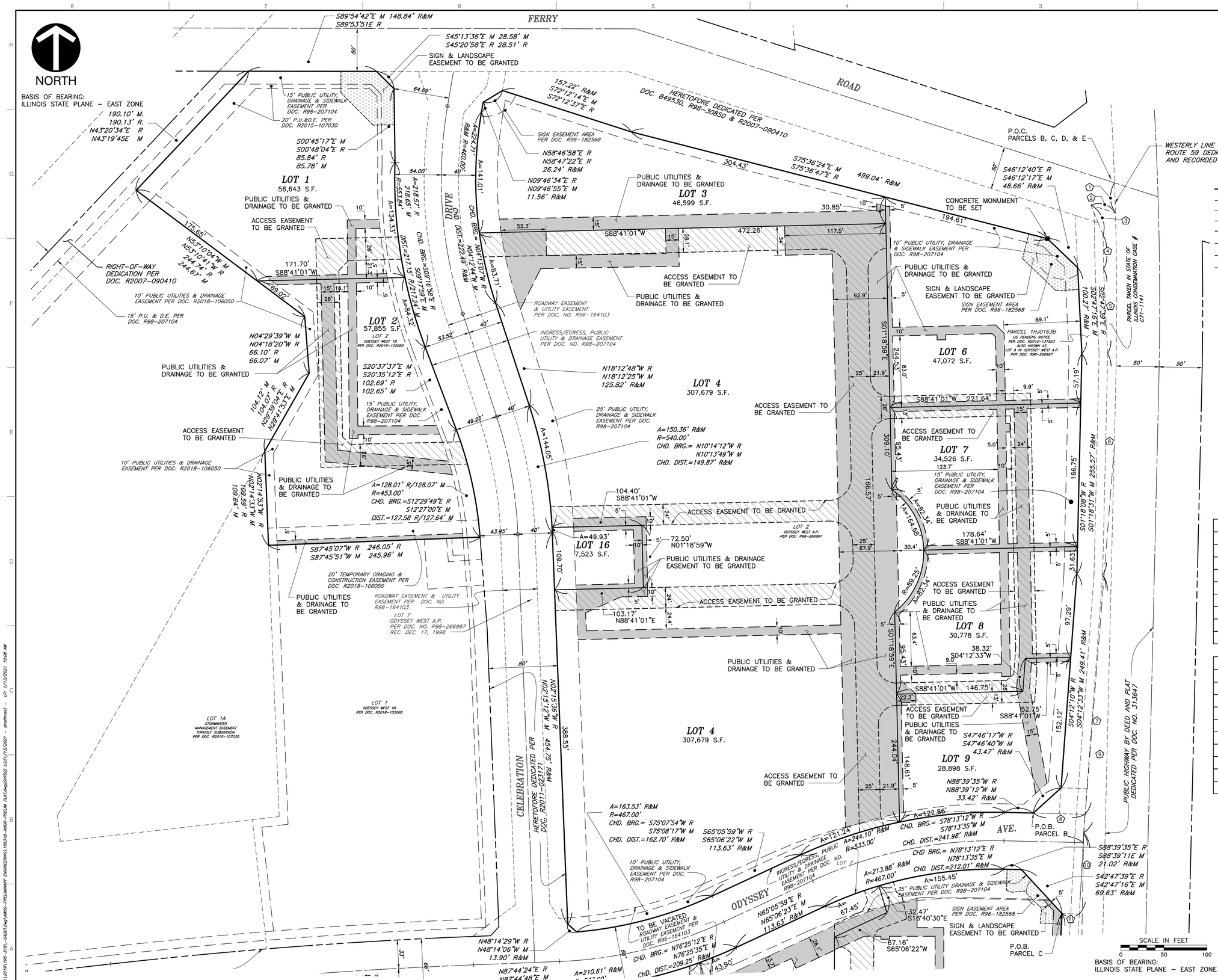
INTER-CONTINENTAL EQUITIES, LLC
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS
TEL. (630) 560-8018

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJG
DATE:	03/05/2020	DWG SCALE:	1"=200'	PROJECT NO:	195-318.AW00

CITY GATE WEST
PRELIMINARY PLAT OF SUBDIVISION

DRAWING NO.: SV100
SHEET 1 OF 5

P:\2019\195–318\–CADD\Dwg\AW00–PRELIMINARY ENGINEERING\195318–AW00–PRELIM PLAT.dwg{SHT01} LS:(1/13/2021 – shoffman) – LP: 1/13/2021 10:08 AM



REVISION RECORD

NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	12/23/2020	REVISED PER CLIENT & CITY REVIEW DATED 08/11/2020
4	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

SURVEYOR'S NOTES

1. LOT 5 HAS BEEN RESERVED AND INTENTIONALLY OMITTED.

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
		ACCESS EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE
		PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED
		CROSS ACCESS EASEMENT TO BE GRANTED
		STORMWATER MANAGEMENT EASEMENT TO BE VACATED
		STORMWATER MANAGEMENT EASEMENT TO BE GRANTED
		SIGN AND LANDSCAPE EASEMENT TO BE GRANTED

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

PARCEL "B" DIMENSION TABLE – P.O.C TO P.O.B.

	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
1			35.02'	4,042.66'	S01°45'09"E	35.02'
2	30.00'	N72°11'22"W				
3	37.41'	S22°13'10"E				
4	39.36'	S00°52'03"E				
5	98.60'	S02°47'39"E				
6	257.40'	S01°18'08"W				
7	278.67'	S04°12'10"W				
8	60.00'	N88°39'35"W				

PARCEL "C" DIMENSION TABLE – P.O.C TO P.O.B.

	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
1			35.02'	4,042.66'	S01°45'09"E	35.02'
2	30.00'	N72°11'22"W				
3	37.41'	S22°13'10"E				
4	39.36'	S00°52'03"E				
5	98.60'	S02°47'39"E				
6	257.40'	S01°18'08"W				
7	300.38'	S04°12'10"W				
8	94.33'	S03°04'17"W				
9	20.01'	N88°09'35"W				

Civil & Environmental Consultants, Inc.
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INTER-CONTINENTAL EQUITIES, LLC
2221 CAMDEN COURT, SUITE 200
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TEL. (630) 560-8018

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJG
DATE:	03/05/2020	DWG SCALE:	1"=50'	PROJECT NO:	195-318.AW00

CITY GATE WEST
PRELIMINARY PLAT OF SUBDIVISION

DRAWING NO.: **SV101**
SHEET 2 OF 5

EXHIBIT D

NORTH

BASIS OF BEARING:
ILLINOIS STATE PLANE – EAST ZONE

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
		ACCESS EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE
		PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED
		CROSS ACCESS EASEMENT TO BE GRANTED
		STORMWATER MANAGEMENT EASEMENT TO BE VACATED
		STORMWATER MANAGEMENT EASEMENT TO BE GRANTED
		SIGN AND LANDSCAPE EASEMENT TO BE GRANTED

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

PARCEL "C" DIMENSION TABLE – P.O.C TO P.O.B.						
#	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
1			35.02'	4,042.66'	S01°45'09"E	35.02'
2	30.00'	N72°11'22"W				
3	37.41'	S22°13'10"E				
4	39.36'	S00°52'03"E				
5	98.60'	S02°47'39"E				
6	257.40'	S01°18'08"W				
9	300.38'	S04°12'10"W				
10	94.33'	S03°04'17"W				
11	20.01'	N88°09'35"W				

REVISION RECORD		
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SURVEYOR'S NOTES

1. LOT 5 HAS BEEN RESERVED AND INTENTIONALLY OMITTED.

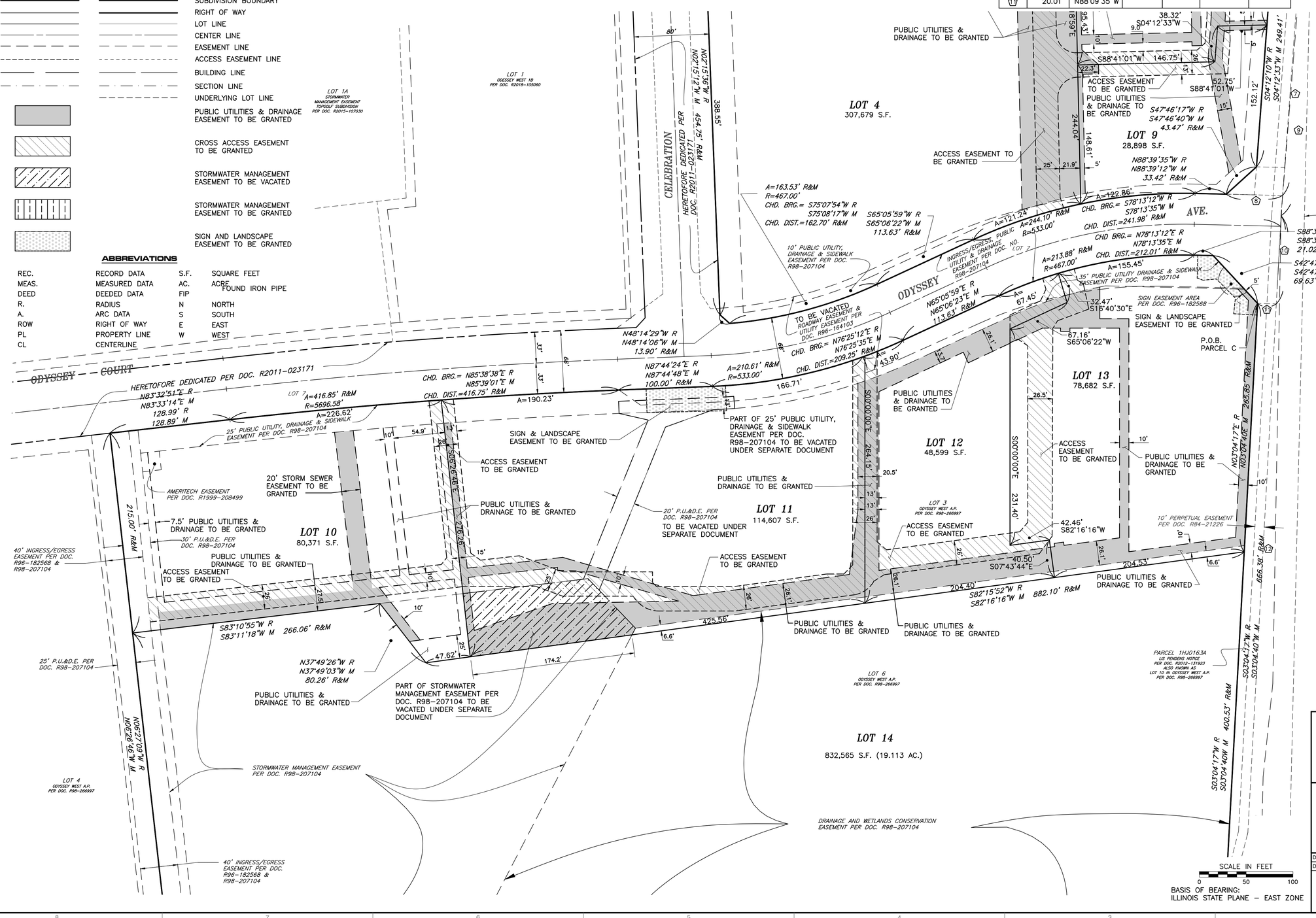

EXHIBIT D

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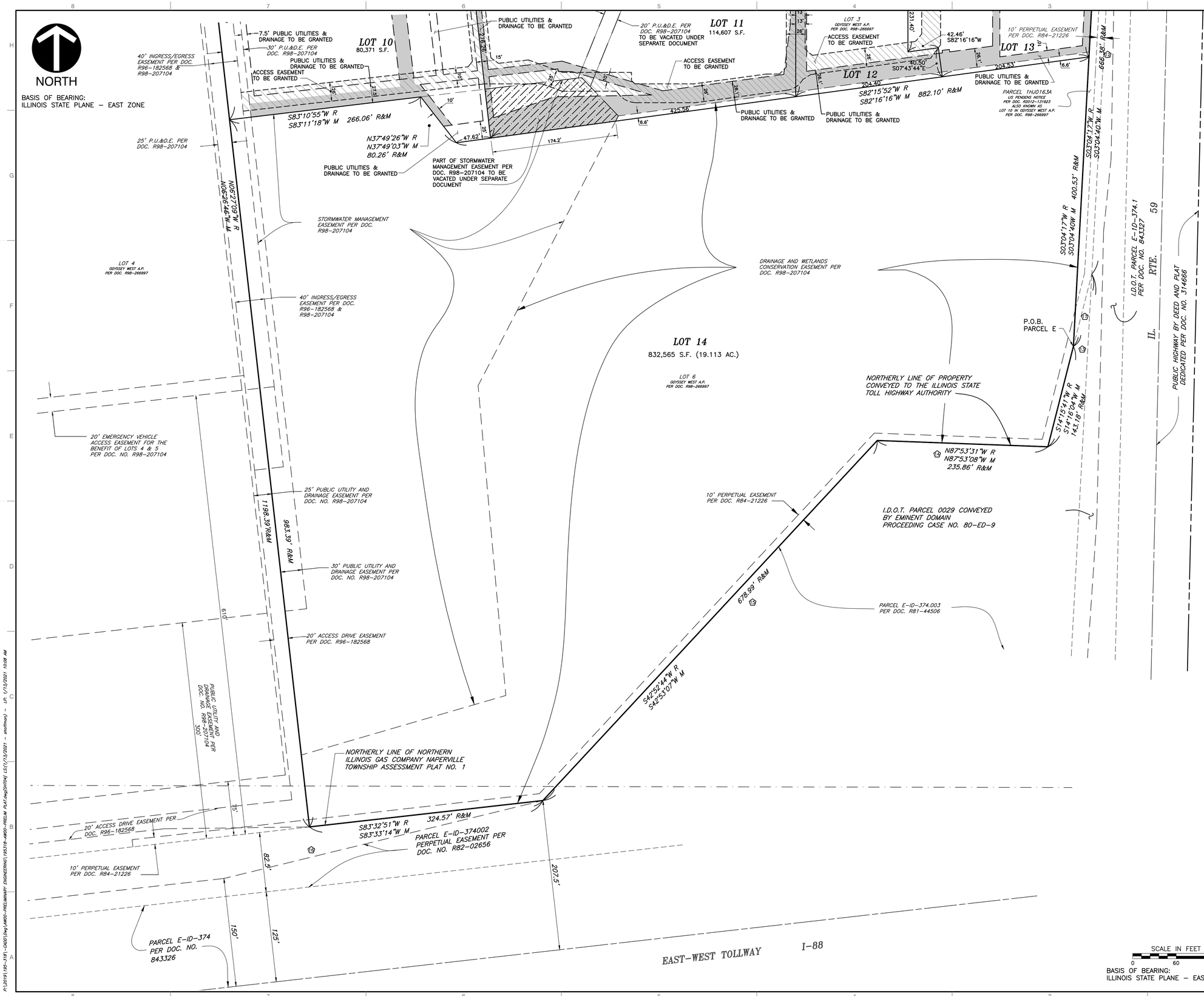
TEL. (630) 560-8018

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJG
DATE:	03/05/2020	DWG SCALE:	1"=50'	PROJECT NO:	195-318.AW00

CITY GATE WEST
PRELIMINARY PLAT OF SUBDIVISION

DRAWING NO.: **SV102**
SHEET 3 OF 5

P:\2019\195-318\-CADD\dwg\AWOD-PRELIMINARY ENGINEERING\195318-AWOD-PRELIM PLAT.dwg[SV103] LS:(1/13/2021 - shuffman) - LP: 1/13/2021 10:08 AM



REVISION RECORD

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LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
		ACCESS EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE
		PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED
		CROSS ACCESS EASEMENT TO BE GRANTED
		STORMWATER MANAGEMENT EASEMENT TO BE VACATED
		STORMWATER MANAGEMENT EASEMENT TO BE GRANTED
		SIGN AND LANDSCAPE EASEMENT TO BE GRANTED

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

PARCEL "D" DIMENSION TABLE – P.O.C TO P.O.B.

#	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
1			35.02'	4,042.66'	S01°45'09"E	35.02'
2	30.00'	N72°11'22"W				
3	37.41'	S22°13'10"E				
4	39.36'	S00°52'03"E				
5	98.60'	S02°47'39"E				
6	257.40'	S01°18'08"W				
9	300.38'	S04°12'10"W				
12	660.22'	S03°04'17"W				
13	246.24'	S14°15'41"W				
14	235.86'	N87°53'31"W				
15	678.99'	S42°52'44"W				
16	1,241.21'	S83°32'51"W				

PARCEL "E" DIMENSION TABLE – P.O.C TO P.O.B.

#	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
1			35.02'	4,042.66'	S01°45'09"E	35.02'
2	30.00'	N72°11'22"W				
3	37.41'	S22°13'10"E				
4	39.36'	S00°52'03"E				
5	98.60'	S02°47'39"E				
6	257.40'	S01°18'08"W				
9	300.38'	S04°12'10"W				
12	660.22'	S03°04'17"W				
17	103.06'	S14°15'41"W				

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TEL. (630) 560-8018

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJG
DATE:	03/05/2020	DWG SCALE:	1"=60'	PROJECT NO:	195-318.AW00

CITY GATE WEST
PRELIMINARY PLAT OF SUBDIVISION

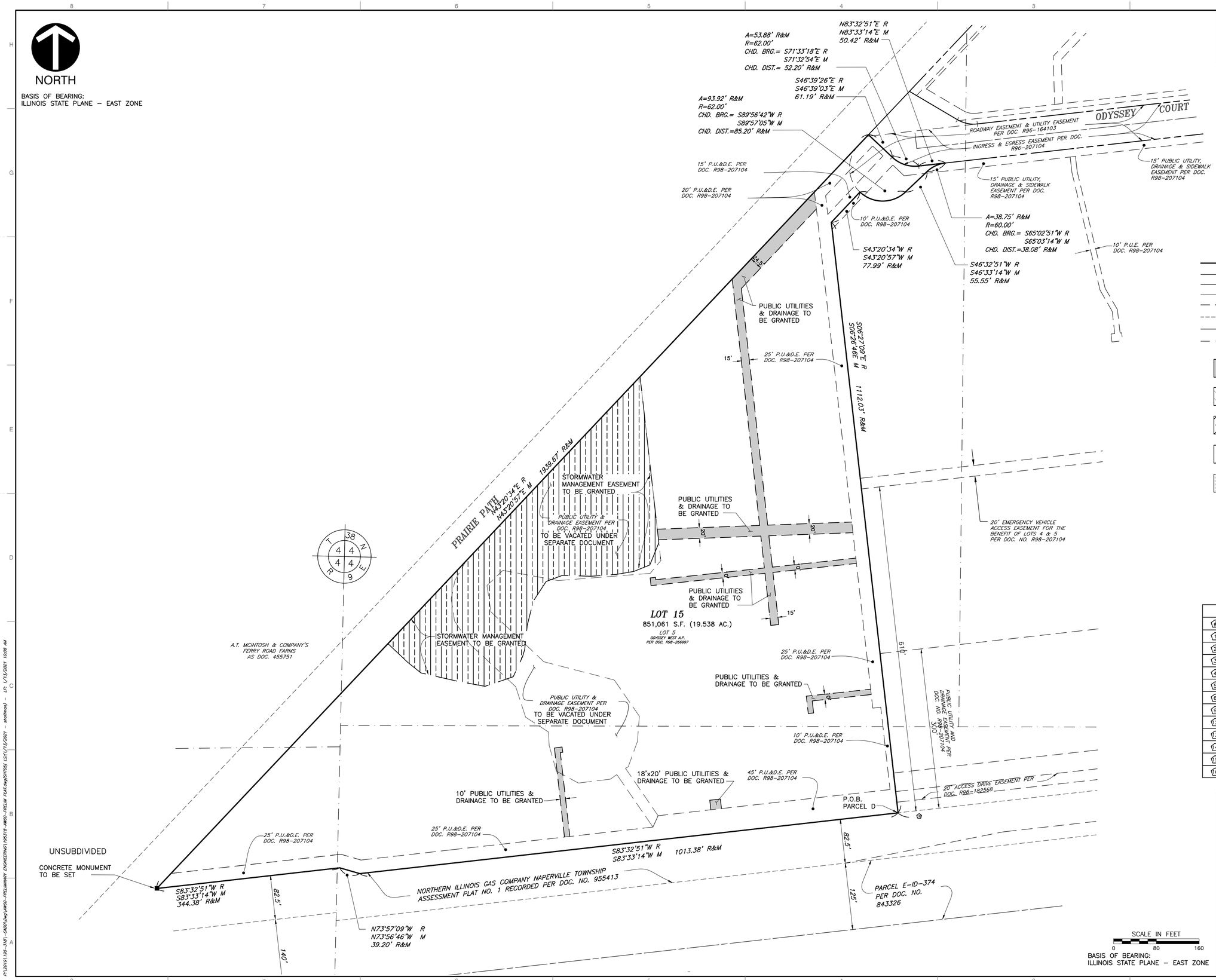
DRAWING NO.: **SV103**
SHEET 4 OF 5

P:\2019\195-318\-2020\Dwg\AW00-PRELIMINARY ENGINEERING\195318-AW00-PRELIM PLAT.dwg[SV103A] LS:(1/13/2021 - shoffman) - LP: 1/13/2021 10:08 AM

EXHIBIT D

NORTH

BASIS OF BEARING:
ILLINOIS STATE PLANE – EAST ZONE



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LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
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		RIGHT OF WAY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
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ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

PARCEL "D" DIMENSION TABLE – P.O.C TO P.O.B.

	DISTANCE	BEARING	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE
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13	246.24'	S14°15'41"W				
14	235.86'	N87°53'31"W				
15	678.99'	S42°52'44"W				
16	1,241.21'	S83°32'51"W				

SCALE IN FEET
0 80 160

BASIS OF BEARING:
ILLINOIS STATE PLANE – EAST ZONE

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DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJG
DATE:	03/05/2020	DWG SCALE:	1"=80'	PROJECT NO:	195-318.AW00

CITY GATE WEST
PRELIMINARY PLAT OF SUBDIVISION

DRAWING NO.: **SV104**
SHEET 5 OF 5

EXHIBIT D

P:\2019\195-318\-CADD\Dwg\AWOD-PRELIMINARY ENGINEERING\195318-AWOD-PRELIM PLAT.dwg[SV104] LS:(1/13/2021 - smoffman) - LP: 1/13/2021 10:08 AM