ILLINOIS STATE PLANE - EAST ZONE

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, IAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE O

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,

150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14

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 FOOLOWS: 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,

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

NAPERVILLE, IL 60540

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 DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY; THENCE PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 SOUTH 46 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; THENCE (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSSEY WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS WEST ASSESSMENT PLAT RECORDED AS DOCUMENT OF 62.00 FEET, AN ARC DISTANCE OF 93.92 FEET, THE R98-266997); THENCE SOUTH ALONG SAID WEST LINE, SOUTH CHORD OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 42 03 DEGREES 04 MINUTES 17 SECONDS WEST, 265.85 FEET; SECONDS WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST 43 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 77.99 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 SECONDS EAST, A DISTANCE OF 1112.03 FEET TO THE POINT MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE ALSO KNOWN AS LOT 5 IN ODYSSEY WEST ASSESSMENT PLAT DEDICATED PER PLAT OF DEDICATION TO THE CITY OF OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, NAPERVILLE RECORDED AS DOCUMENT R2011-023171; RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS. HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 PARCEL E (07-04-204-008)

LEGAL DESCRIPTION

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

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

PRELIMINARY PLANNED UNIT DEVELOPMENT

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.

THIS IS NOT A PLAT OF SUBDIVISION

A PUBLIC UTILITIES & DRAINAGE EASEMENT TO

BE VACATED BY SEPARATE DOCUMENT DURING

R98-207104 TO BE VACATED BY SEPARATE

THE FUTURE TO ACCOMMODATE DIFFERENT

ALTERNATIVES, AN ADMINISTRATIVE PLAT OF

SUBDIVISION WILL BE REQUIRED AS WELL

AS A MINOR CHANGE TO THE PLANNED/

FOR LOT & EASEMENT INFORMATION.

FINAL ENTITLEMENT SUBMITTAL.

SUBMITTAL.

UNIT DEVELOPMENT.

INTENTIONALLY OMITTED

PART OF DRAINAGE AND WETLANDS

CONSERVATION EASEMENT PER DOC.

DOCUMENT DURING FINAL ENTITLEMENT

REFER TO CITY GATE WEST PLAT OF SUBDIVISION

PRELIMINARY PUD STATEMENT OF INTENT

THE CITY GATE WEST PLANNED UNIT DEVELOPMENT AS PROPOSED WILL INCLUDE A CREATIVE, UNIFIED DEVELOPMENT WITH SHARED ACCESS, COMMON OPEN SPACE AND STORMWATER MANAGEMENT, AND A UNIFIED/COORDINATED DESIGN ON 5 PARCELS INCLUDING 15 LOTS. USES WILL INCLUDE 7 RESTAURANT SITES; 1 RETAIL SITE; 1 COMBINED RESTAURANT/RETAIL SITE; 19 ACRES OF OPEN SPACE; 2-5 STORY 205 UNIT APARTMENT BUILDINGS WITH COVERED PARKING AND A FULL COURTYARD/WALKWAY, GROUND LEVEL OFFICE/COMMERCIAL SPACE; 1 MEDICAL OFFICE BUILDING AND 2 FULL-SERVICE HOTELS THE HOTEL TO BE LOCATED ON PARCEL D AT THE SOUTHWEST CORNER OF THE PUD WILL INCLUDE MULTIPLE BUILDINGS. THE PROJECT WILL BE A COORDINATED WITH EXISTING COMMERCIAL ENTERTAINMENT AND SERVICES USES ON ADJACENT PROPERTIES SHARING ACCESS AND STORMWATER MANAGEMENT IMPROVEMENTS.

THE PROJECT IS DESIGNED TO PROVIDE A MORE EFFICIENT USE OF LAND; PRESERVE NATURAL FEATURES AND ENVIRONMENTAL RESOURCES: PROVIDE OUTDOOR COMMON AREA OPEN SPACE AND RECREATION AREAS IN EXCESS OF THAT REQUIRED UNDER EXISTING ZONING REGULATIONS; DEVELOP UNIQUE APPROACHES TO THE LIVING ENVIRONMENT THROUGH VARIETY IN TYPE, DESIGN AND LAYOUT OF RESIDENTIAL STRUCTURES, COMMERCIAL AND INDUSTRIAL BUILDINGS, TRANSPORTATION SYSTEMS, AND PUBLIC FACILITIES; AND UNIFY BUILDINGS AND STRUCTURES THROUGH DESIGN



REVISION RECORD DATE 05/13/2020 | REVISED PER CITY REVIEW DATED 03/21/2020 12/23/2020 REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020

> PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PROPOSED CONCRETE SIDEWALK, PATIO, APRON

> > **GUY WIRE**

GUY POLE

TELEPHONE POLE

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

ELECTRIC LINE MARKER

(FLUSH WITH GRADE)

ELECTRIC CONTROL BOX (ON BUILDING)

FIBER OPTIC MARKER

ELECTRIC MANHOLE

ELECTRIC PULL BOX

ELECTRIC METER

TRAFFIC POLE

TRAFFIC MANHOLE

CABLE PEDESTAL

TELEPHONE PULL BO (FLUSH WITH GRADE)

ELECTRIC HANDHOLE

TRAFFIC PULL BOX

(FLUSH WITH GRADE)

FIBER OPTIC PULL BOX

TRAFFIC DETECTOR HOUSING

STEAM MANHOLE

TRANSFORMER

STAND PIPE

UTILITY POLE

ABOVE GRADE)

ABOVE GRADE)

FIBER OPTIC MANHOLE

UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)

MANHOLE (UTILITY UNKNOWN)

(UNKNOWN, ABOVE GRADE)

VALVE BOX (UNKNOWN, FLUSH WITH GRADE)

TELEPHONE LINE MARKER

LEGEND: TREE, DECIDUOUS (SIZE TYPE) ------ EXISTING PROPERTY LINE TREE, CONIFER (SIZE TYPE) EXISTING RIGHT-OF-WAY BUSH/SHRUB (SIZE) EXISTING EASEMENT STUME PROPOSED PROPERTY LINE POWER POLE

SECTION LINE

LEGEND:

PROPOSED PU&DE EASEMENT LINE 3440 ODYSSEY CT ---- CROSS ACCESS EASEMENT LINE NAPERVILLE, IL 60540 BUILDING SETBACK LINE

UNDERLYING LOT LINE **EXISTING FENCE** EXISTING SANITARY SEWER LINE EXISTING STORM SEWER LINE PARCELS B, C, D, & E H EXISTING GAS LINE EXISTING WATER LINE EXISTING FIBER OPTIC LINE ----- / ---- EXISTING TELEPHONE LINE ----- UG-E---- EXISTING OVERHEAD ELECTRIC EXISTING UNDERGROUND ELEC. LINE GROUND LIGHT

> HANDICAP PARKING SYMBOL STORM MANHOLE CATCH BASIN (TYPE) CURB INLET RISER PIPE INLET (CIRCULAR) BEEHIVE INLET SQUARE INLET SQUARE FLARED END SECTION SANITARY MANHOLE

LIGHT STANDARD

BOLLARD

CLEAN OUT COMBINATION MANHOLE STAND PIPE (RISER) LIFT STATION GAS MANHOLE GAS LINE MARKER GAS BOX (GAS VALVE) GAS METER

> PROPANE TANK GAS WELL WATER MANHOLE WATER BOX (WATER VALVE) FIRE HYDRANT WATER WELL

SPRINKLER VALVE WATERLINE MARKER WATER METER WATER PUMP HOSE BIB BUILDING SPRINKLER HEAD

PIV - POST INDICATOR VALVE IRRIGATION VALVE IRRIGATION CONTROL BOX FIRE DEPT. CONNECTION FIRE DEPT. CONNECTION (BLDG.) FARM SPIGOT

ELECTRIC PEDESTAL ABBREVIATIONS RECORD DATA MEASURED DATA DEED DEEDED DATA RADIUS ARC DATA RIGHT OF WAY PROPERTY LINE

CL CENTERLINE S.F. SQUARE FEET **ACRE** FOUND IRON PIPE NORTH SOUTH **EAST**

DRM APPROVED BY:

1"=200' PROJECT NO:

Civil & Environmental Consultants, Inc. 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

CITY GATE WEST PRELIMINARY PLANNED UNIT DEVELOPMENT

SRH CHECKED BY:

03/05/2020 DWG SCALE:

DRAWING NO.: SHEET 1 OF 6

195-318.AW00

LOCATION MAP 07-03-102-007 07-04-204-007 07-04-204-008 07-04-204-013 07-04-400-01 ADDRESSES: RT. 59 NAPERVILLE, IL 60540 PARCEL PARCEL B PARCEL C

PARCEL

PARCEL E

PARCEL

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, AŞ DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS

PARCEL D

THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,

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

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

WESTERLY LINE, 37.41 FEET; THENCE SOUTH 0 DEGREES 52

THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST

ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4

WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04

22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID

MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE,

SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET;

DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID

660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY

103.06 FEET TO THE POINT OF BEGINNING; THENCE

MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE,

CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

BY DOCUMENT R81-44506; THENCE SOUTH 14 DEGREES 15

CONTINUING ALONG SAID NORTHERLY LINE SOUTH 14 DEGREES

15 MINUTES 41 SECONDS WEST, 143.18 FEET; THENCE NORTH

MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE,

87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID

NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES

GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO.

1: THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS

52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE

678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS

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,

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.

MINUTES 26 SECONDS EAST, A DISTANCE OF 80.26 FEET;

A DISTANCE OF 266.06 FEET: THENCE SOUTH 37 DEGREES 49

39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39

EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

PLAT RECORDED AS DOCUMENT 314666 AND RUNNING

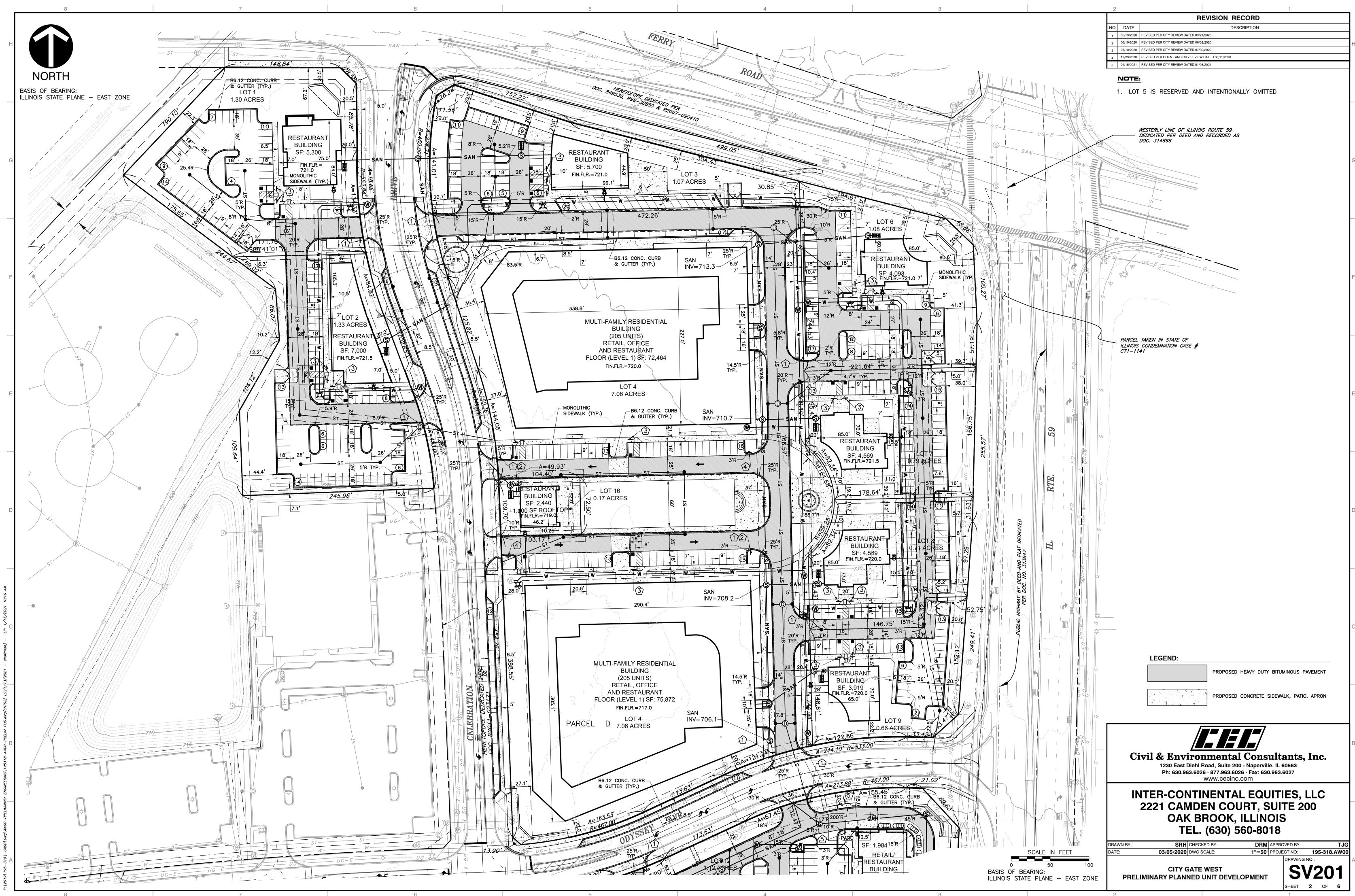
THENCE SOUTHERLY, ALONG THE AFORESAID CURVED

REFER TO SHEET 6 FOR SITE DATA INFORMATION

CITY PROJECT NO. 20-10000022

EXHIBIT E

BASIS OF BEARING: ILLINOIS STATE PLANE - EAST ZONE



REVISION RECORD 05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020 06/19/2020 REVISED PER CITY REVIEW DATED 06/02/2020 07/10/2020 REVISED PER CITY REVIEW DATED 07/02/2020 4 12/23/2020 REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020 5 01/15/2021 REVISED PER CITY REVIEW DATED 01/08/2021 **LEGEND:** PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT BASIS OF BEARING: ILLINOIS STATE PLANE - EAST ZONE PROPOSED CONCRETE SIDEWALK, PATIO, APRON MULTI-FAMILY RESIDENTIAL BUILDING (205 UNITS) RETAIL, OFFICE AND RESTAURANT FLOOR (LEVEL 1) SF: 75,872 FIN.FLR.=717.0 LOT 4 INV=706.1 7.06 ACRES & GUTTER (TYP.) MEDICAL OFFICE BUILDING
SF: 21,024 MONOLITHIC SIDEWALK
(10,512 SF/FLOOR) (TYP.) FIN.FLR.=713.5 (101 ROOMS) SF: 61,689 (SF: 17,025 / FLOOR) FIN.FLR.=712.0 271.3' MONOLITHIC — SIDEWALK (TYP.) MONOLITHIC SIDEWALK (TYP.) -B6.12 CONC. CURB & GUTTER (TYP.) MODULAR BLOCK RETAINING WALL (TYP.) B6.12 CONC. CURB & GUTTER (TYP.) B6.12 CONC. CURB & GUTTER (TYP.) 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 PUBLIC UTILITY, DRAINAGE AND STORMWATER
MANAGEMENT EASEMENT PER DOC. R98-207104 LOT 14 INTER-CONTINENTAL EQUITIES, LLC 19,11 ACRES 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS DRAINAGE AND WETLANDS CONSERVATION EASEMENT PER DOC. R98-207104 TEL. (630) 560-8018 SRH CHECKED BY: **DRM** APPROVED BY: - 40' INGRESS/EGRESS EASEMENT PER DOC. R96–182568 & R98–207104 1"=50' PROJECT NO: 03/05/2020 DWG SCALE: 195-318.AW00 **CITY GATE WEST** BASIS OF BEARING: PRELIMINARY PLANNED UNIT DEVELOPMENT ILLINOIS STATE PLANE - EAST ZONE SHEET 3 OF 6



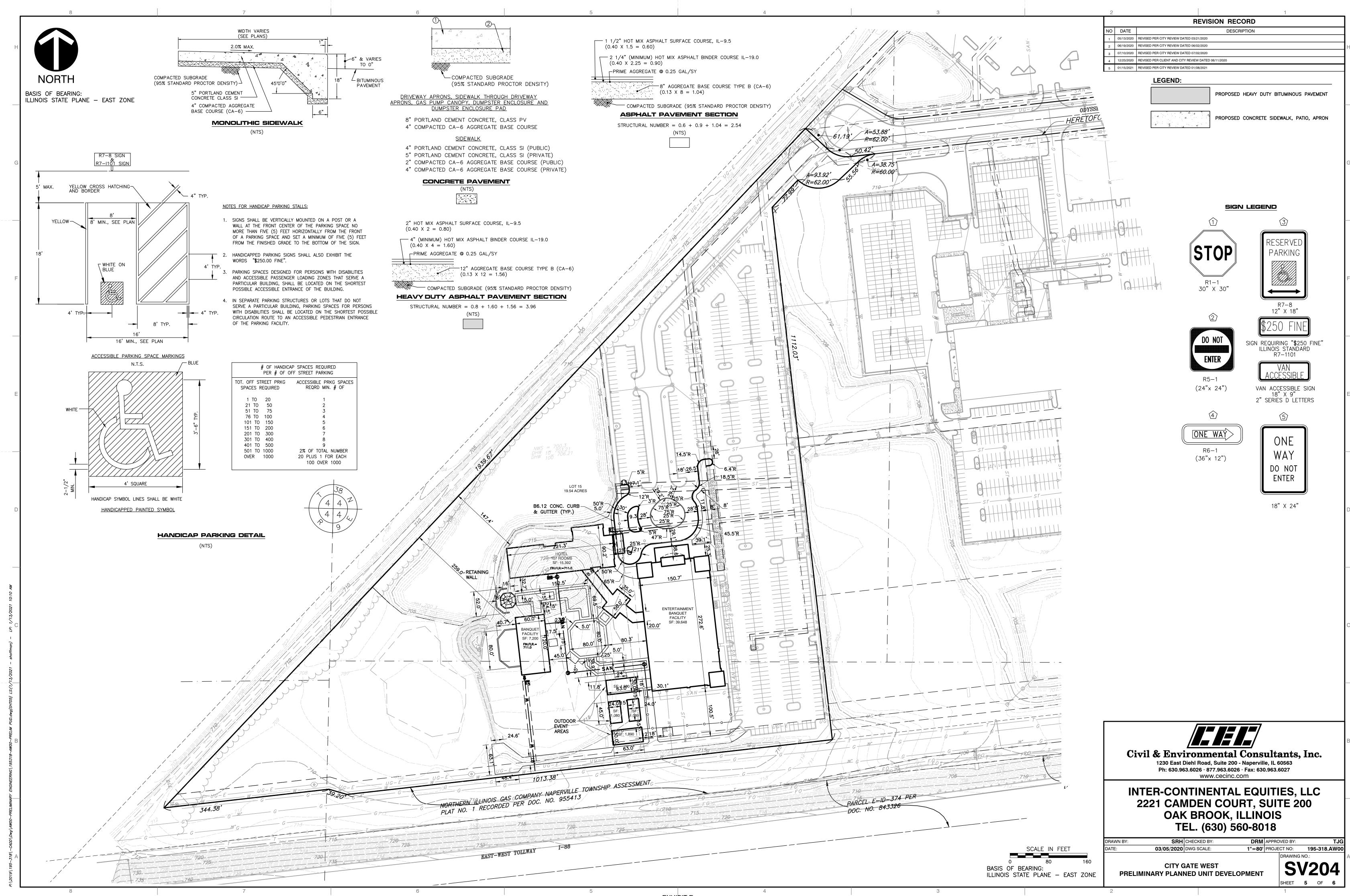


EXHIBIT E

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED

AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE

FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES ON ______, 20_____.

MONTH DATE YEAR

GIVEN UNDER MY HAND AND NOTARIAL SEAL

NOTARY PUBLIC SIGNATURE

PRINT NAME

THIS _____, DAY OF _____, 20____.

DATE MONTH YEAR

PLAN COMMISSION CERTIFICATE **DUPAGE COUNTY RECORDER'S CERTIFICATE**

> STATE OF ILLINOIS COUNTY OF DUPAGE THIS INSTRUMENT IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____, 20____, AT______ 0'CLOCK ____M,

| | 2 | 06/19/2020 | REVISED PER CITY REVIEW DATED 06/02/2020 | | | | |
|----------|---|------------|---|--|--|--|--|
| | | 07/10/2020 | NO REVISION THIS SHEET | | | | |
| | 4 | 12/23/2020 | REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020 | | | | |
| R RECORD | 5 | 01/15/2021 | REVISED PER CITY REVIEW DATED 01/08/2021 | | | | |
| · | | | | | | | |

05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020

NO DATE

REVISION RECORD

DESCRIPTION

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

COUNTY OF DUPAGE . DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

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

PARCEL B (07-03-102-007)

STATE OF ILLINOIS

COUNTY, ILLINOIS.

SECRETARY

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 AY 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 FÉET; 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

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.

LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS

100.27 FEET: THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS

WEST, 255.57 FEET: THENCE SOUTH 04 DEGREES 12 MINUTES 10

DUPAGE COUNTY, ILLINOIS.

SECONDS WEST, 249.41 FEET TO THE POINT OF BEGINNING, ALL IN

DOCUMENT R98-266997): THENCE SOUTH ALONG SAID WEST LINE THE

NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST.

PARCEL C (07-04-204-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOOLOWS: 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 OO 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.

I. FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17197C0030 E, DATED SEPTEMBER 6, 1995.

THIS PLAT HAS BEEN PREPARED CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002. LICENSE EXPIRES APRIL 30. 2021, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

| GIVEN | UNDER | MY | HAND | AND | SEAL | THIS | DAY | OF |
|-------|-------------------|----|------|-------|-------|------|---------|----|
| | | | | _, 20 |) | | | |
| | | | | | | | | |
| | S LICEN YOR NO | | | | NAL L | AND | | - |

LICENSE VALID THROUGH NOVEMBER 30, 2020



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

03/05/2020 DWG SCALE:

SRH CHECKED BY:

RAWN BY:

CITY GATE WEST PRELIMINARY PLANNED UNIT DEVELOPMENT SHEET 6 OF 6

DRAWING NO.:

195-318.AW00

DRM APPROVED BY:

NONE PROJECT NO:

_____ AND (TITLE)

RESPÉCTIVELY, APPEARED BEFORE ME THIS DAY IN PÈRSON AND ACKNOWLEDGED THAT

OF SAID ______, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND

VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

THIS _____ DATE DAY OF _____, 20___.

GIVEN UNDER MY HAND AND SEAL