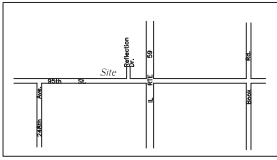


Vicinity Map



PRELIMINARY/FINAL PUD PLAT

FOR CHRISTIAN BROTHERS AUTOMOTIVE

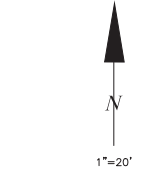
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL  
60540

PARCEL 1:  
LOT 23 IN THE RESUBDIVISION OF LOT 11 IN NAPERVILLE CROSSINGS, PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2016 AS DOCUMENT NUMBER R2016-029878, IN WILL COUNTY, ILLINOIS. COMMON ADDRESS: 3136 ANNA MARIE LANE, NAPERVILLE, IL 60564

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS OF FEBRUARY 26, 2004 AND RECORDED MARCH 9, 2004 AS DOCUMENT R2004-39599 MADE BY MIDCO TOWN CENTER, LLC, AND 5995 VENTURE, LLC, AND AMENDMENT AND RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS DATED AS OF MAY 25, 2004 AND RECORDED JUNE 16, 2004 AS DOCUMENT NUMBER R2004-108477 FOR THE PURPOSE OF (1) INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC ACROSS THE DRIVEWAYS INDICATED AS THE DEVELOPMENT ACCESS DRIVES; (2) PERMITTING THE DISCHARGE OF NATURALLY OCCURRING STORM WATER AND SURFACE WATER RUN-OFF OVER AND ACROSS THE STORM LINES AS DESCRIBED IN SAID AMENDMENT AND INTO THE DETENTION PONDS AND DETAINING AND RETAINING THE WATER IN THE DETENTION PONDS; AND (3) TRANSMIT THROUGH, USE AND MAINTAIN ANY UTILITY LINES LOCATED WITHIN THE AREAS INDICATED AS UTILITY EASEMENT; ALL AS SHOWN ON EXHIBIT C ATTACHED TO SAID AMENDMENT, EXCEPTING THEREFROM ANY PART THEREOF FALLING PARCELS 1 THRU 8.

PARCEL 3:  
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS OF FEBRUARY 26, 2004 AND RECORDED MARCH 9, 2004 AS DOCUMENT R2004-39599 MADE BY MIDCO TOWN CENTER, LLC, AND 5995 VENTURE, LLC, AND AMENDMENT AND RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS DATED AS OF MAY 25, 2004 AND RECORDED JUNE 16, 2004 AS DOCUMENT NUMBER R2004-108477 FOR THE PURPOSES OF PARKING OVER AND ACROSS THE PARKING SPACES LOCATED FROM TIME TO TIME ON LOTS 1 THROUGH 11 AS DESCRIBED IN SAID AMENDMENT, EXCEPTING THEREFROM ANY PART FALLING IN PARCELS 1, 3, 4 AND 5.

BEARINGS ARE BASED ON FOUND MONUMENTS ALONG THE NORTH LINE OF LOTS 23 AND 24 BEARING S89°48'27"E ACCORDING TO THE PLAT OF RESUBDIVISION OF LOT 11 IN NAPERVILLE CROSSINGS SUBDIVISION, DOC. NO. R2016-029878.

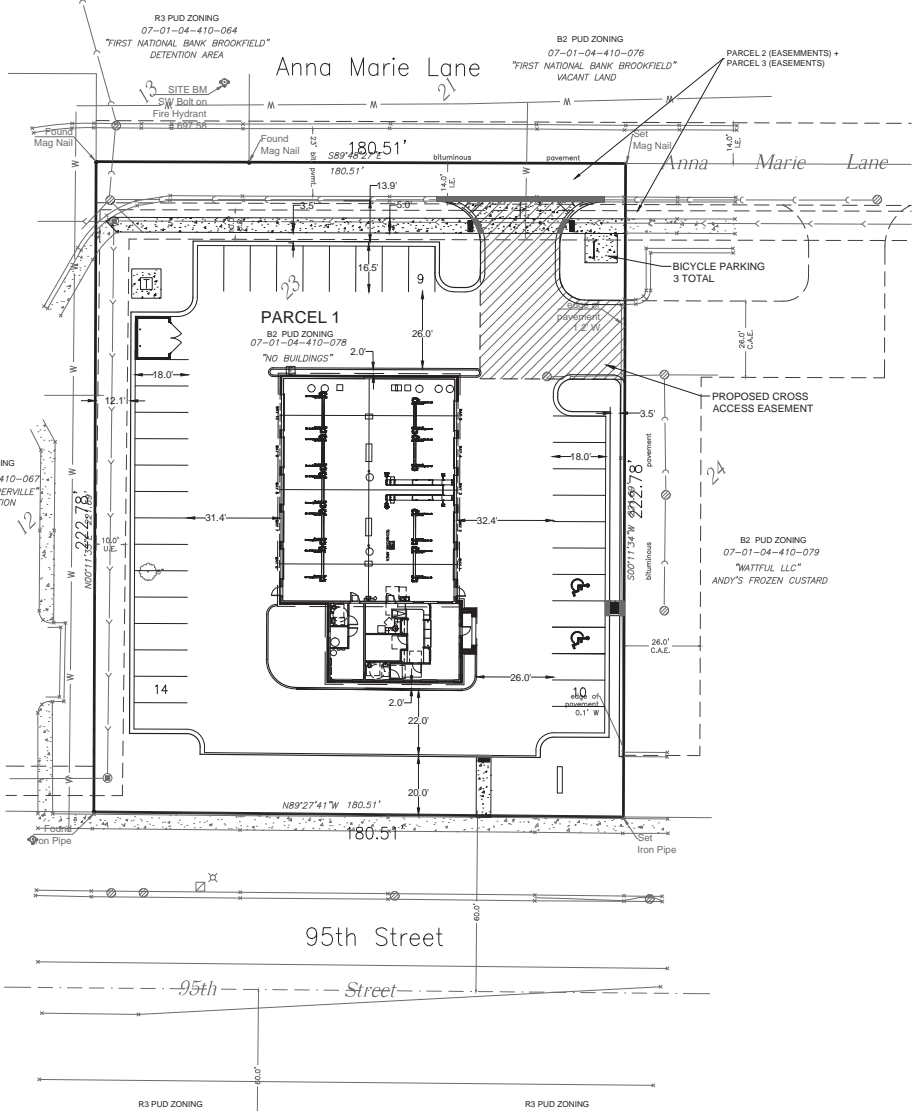


OWNER  
FIRST NATIONAL BANK OF BROOKFIELD,  
ATTN: JAN SCHULTZ  
9136 WASHINGTON AVENUE  
BROOKFIELD, IL 60513  
708-485-2770  
SCHULTZ@FNB.COM

DEVELOPER  
CHRISTIAN BROTHERS AUTOMOTIVE CORP.  
ATTN: CURTIS CAN  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77094  
281-675-0154  
CCAIN@CBAC.COM

LEGEND

- Property Boundary Lines
- Lot Lines
- Found Survey Marker
- Set Survey Marker
- Tree and Size
- Water Valve Vault
- Fire Hydrant
- Storm Sewer Inlet
- Sanitary Manhole
- Water Shut Post
- Light Pole
- Utility Handhole
- Underground Sanitary
- Underground Water
- Underground Storm
- U.E. Utility Easement per Documents R2004-39599, R2004-108477 and R2016-029878
- I.E. Egress Easement per Documents R2004-39599, R2004-108477, R2004-39599, R2016-029878
- C.A.E. Cross Access Easement per Document R2016-029878
- Cross Access Easement
- Existing Easements



DESIGN SCHEDULE

TOTAL PARCEL ACREAGE = 0.921 AC (BUSINESS USE 0.921 AC)  
PROPOSED BUILDING USE - AUTOMOTIVE REPAIR  
TOTAL PARKING SPACES REQUIRED = 25, PARKING SPACES PROVIDED = 31 STANDARD PLUS 2 HANDICAP  
TOTAL BICYCLE PARKING SPACES REQUIRED = 3, BICYCLE PARKING SPACES PROVIDED = 3  
TOTAL SQUARE FOOTAGE OF BUILDING = 5,500 SF

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL )  
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PLAT OF EASEMENT.  
WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 7TH DAY OF DECEMBER, 2017.

RECORDER  
STATE OF ILLINOIS )  
COUNTY OF WILL )  
THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

RECORDER OF DEEDS

OWNER  
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )  
SS

THIS IS TO CERTIFY THAT CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATED 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 \_\_\_\_\_ TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY  
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )  
SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY APPEARED 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.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_.

REVISIONS:	JOB NO: 076-020
01-26-18 : PER CITY COMMENTS	FIELD BOOK:
02-26-18 : PER CITY COMMENTS	DRAWN BY: LAD
	CHECKED BY: KEK
	COMPLETED: 10/17/17
SHEET 1 OF 1	CITY PROJ. NO. 17-1000143

EXHIBIT B  
ILLINOIS PROFESSIONAL LAND SURVEYOR N. 3833  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

PL 16-02813  
JAC SURVEYING LLC  
1000 N. WASHINGTON  
NAPERVILLE, IL 60563  
630-666-7330