

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.

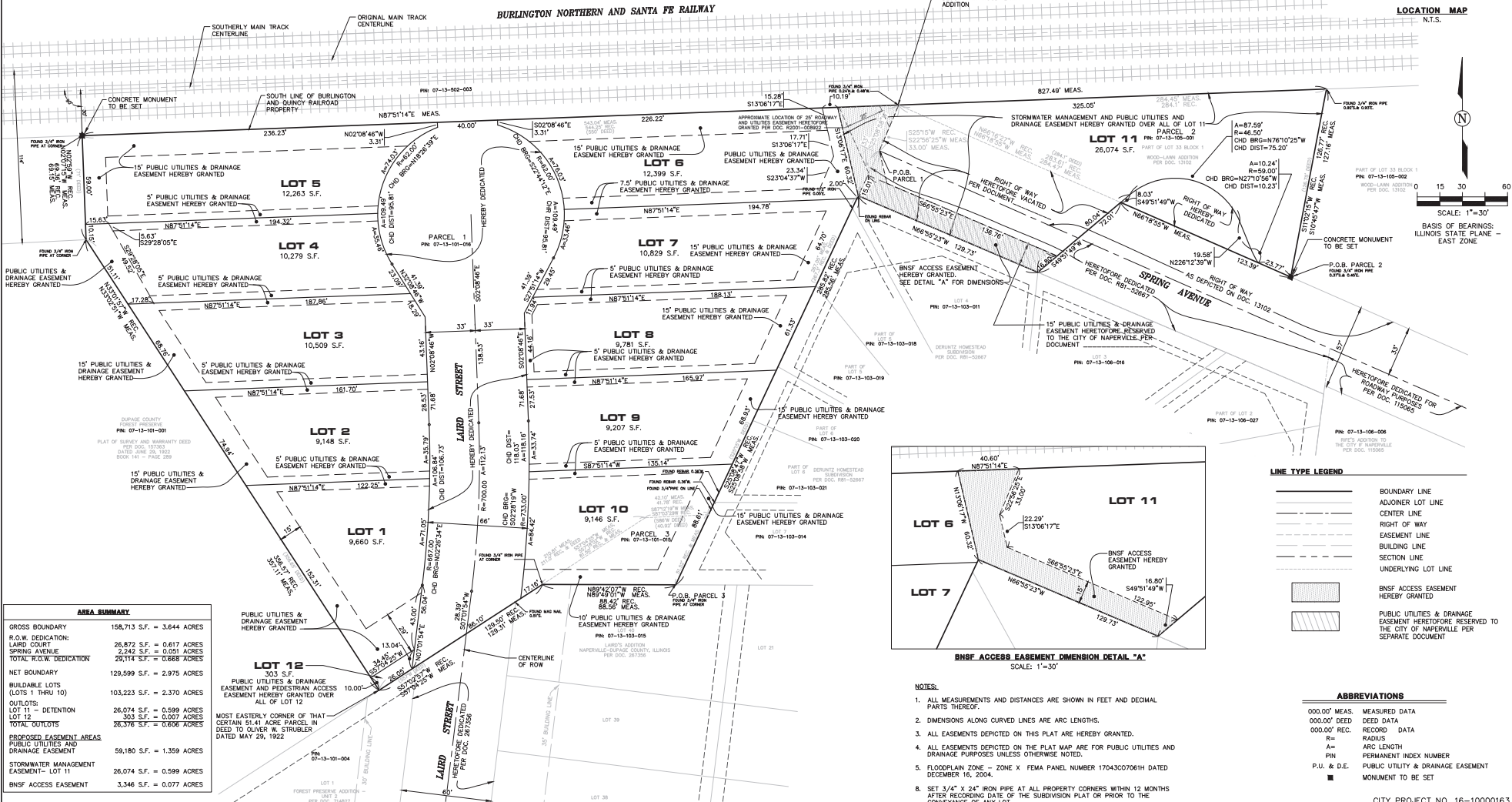
PIN: 07-13-101-016
07-13-105-001
07-13-106-015



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	
	BOUNDARY LINE
	ADJOINER LOT LINE
	CENTER LINE
	RIGHT OF WAY
	EASEMENT LINE
	BUILDING LINE
	SECTION LINE
	UNDERLYING LOT LINE
	BNSF ACCESS EASEMENT HEREBY GRANTED
	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
■	MONUMENT 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

