

# PRELIMINARY PLAT FOR NAPERVILLE POLO CLUB

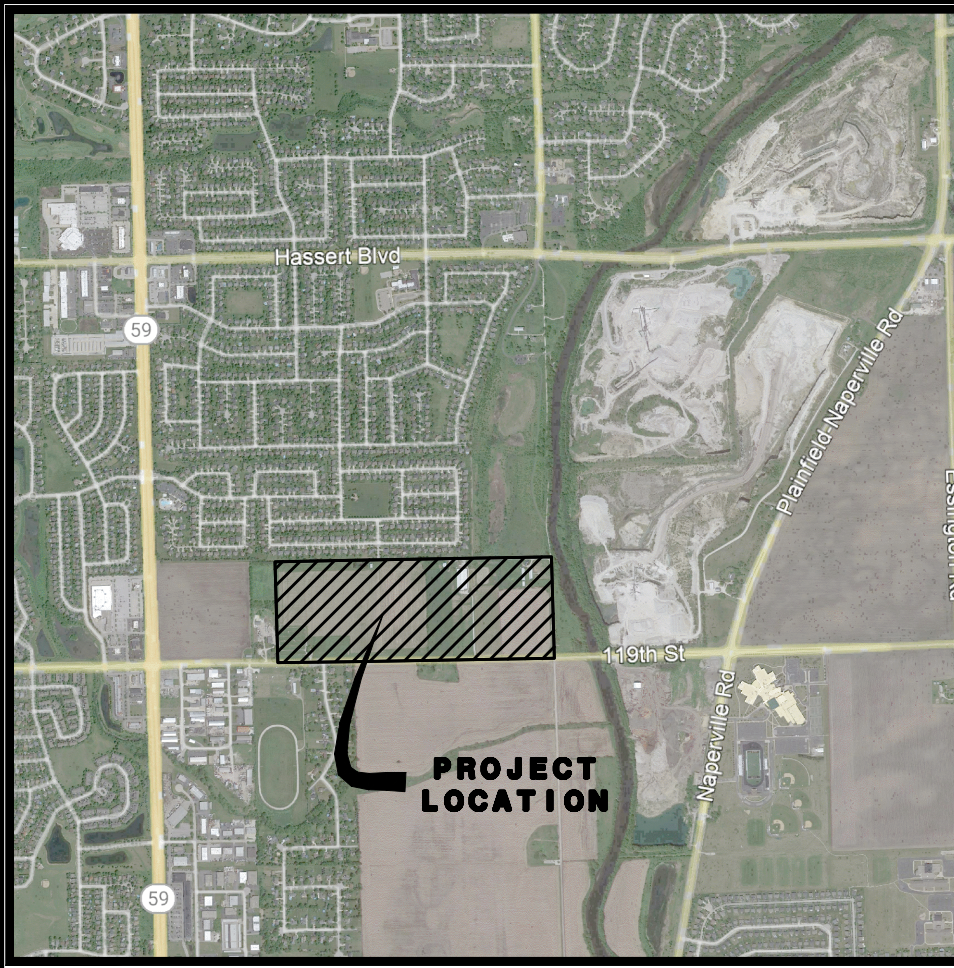
## PARCEL DESCRIPTION

- PARCEL 1:** THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 2:** THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 3:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 4:** THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
- PARCEL 5:** THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 6:** THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 7:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 8:** THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
- PARCEL 9:** THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 328.81 FEET THEREOF) IN WILL COUNTY, ILLINOIS.

### PARCEL INDEX NUMBERS

- 01-22-400-014
- 01-22-400-013
- 01-22-400-012
- 01-22-400-011
- 01-22-400-010
- 01-22-400-009
- 01-22-400-008
- 01-22-400-007
- 01-22-300-015

UNINCORPORATED  
WILL COUNTY, ILLINOIS



## LOCATION MAP

### BENCHMARKS/CONTROL POINTS

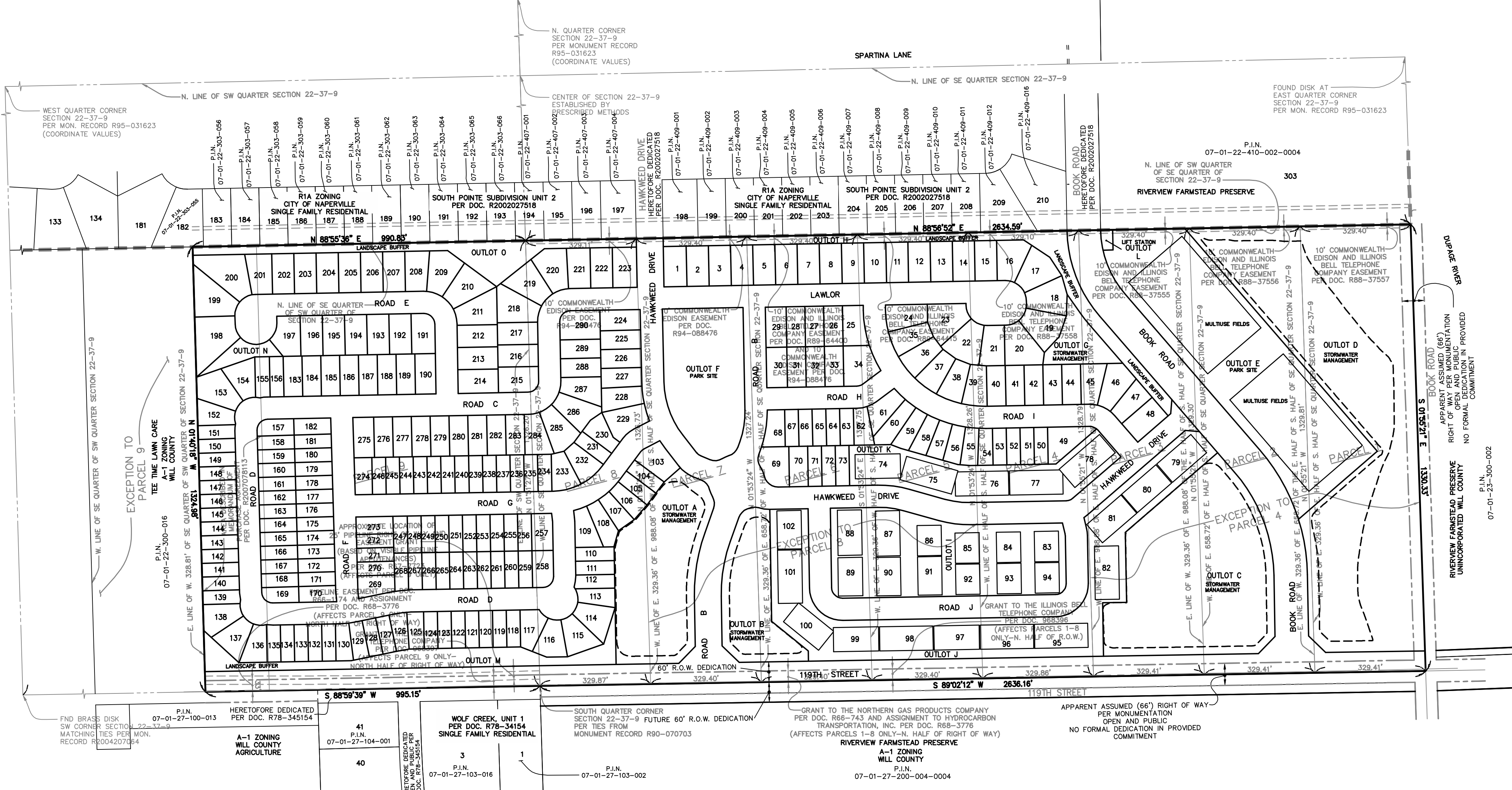
**CITY OF NAPERVILLE BENCHMARK STATION NO. 1001:** BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (16') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED AT THE NORTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE. MONUMENT LOCATED 50.81 FEET EAST OF 'X' CUT ON NORTH RIM OF VALVE VAULT LOCATED AT THE NORTHWEST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE AND 73.21 FEET NORTH OF 'X' CUT ON NORTH RIM OF VALV VAULT LOCATED AT THE SOUTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE. ELEVATION: 651.59 NAVD 88

**BENCHMARK #13** - RR SPIKE SET IN WEST FACE OF UTILITY POLE AT THE NORTHWEST CORNER OF 11TH STREET AND BOOK ROAD. ELEV. = 620.29 NAVD 88

**BENCHMARK #16** - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD. ELEV. = 632.52 NAVD 88

### CONTROL POINTS

**CP #104** - FOUND 'X' IN TOP OF CURB ON EAST SIDE OF HAWKWEED DRIVE APPROXIMATELY 13 FEET NORTH OF SUBJECT SITE.  
NORTHING: 1822362.98  
EASTING: 102255.01  
ELEVATION: 637.10 NAVD 88

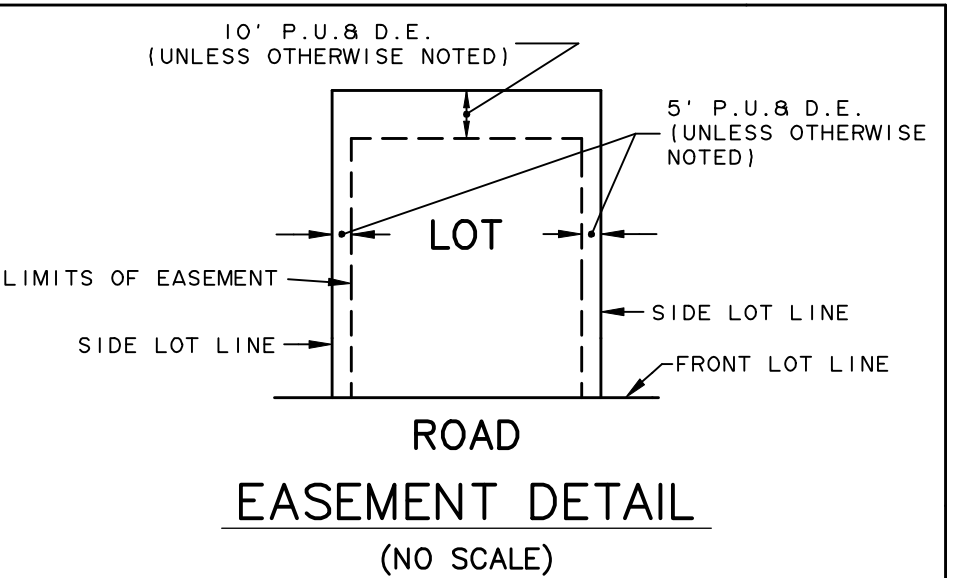


### NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
7. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
12. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
13. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°02'12" W (ASSUMED).
14. BLANKET P.U.&D.E. OVER OUTLOTS H, I, J, K, M, N & O AND SIGNAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
15. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
16. FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
17. PHASES OF PROJECT WILL BE ADDRESSED AT TIME OF FINAL PLATTING.
18. EXISTING PARCELS ARE NOT SHOWN FOR CLARITY. PARCELS WILL BE SHOWN AT TIME OF FINAL PLATTING.
19. 2 STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

### LINE LEGEND

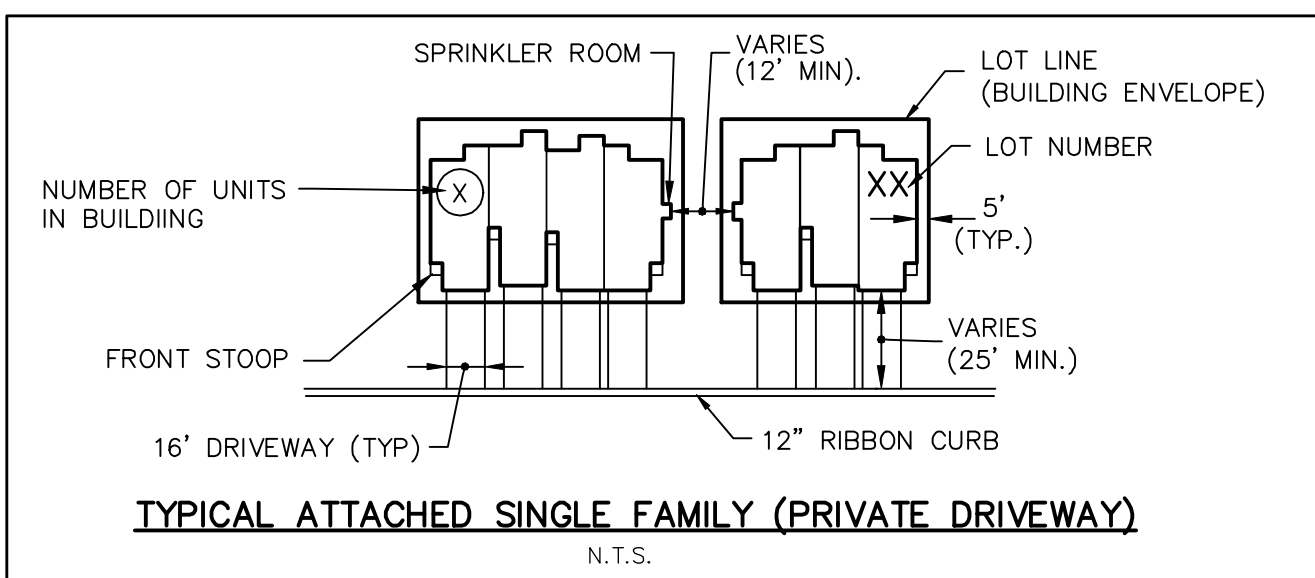
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- - - BUILDING LINE (Long Dashed Lines)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - CENTERLINE (Single Dashed Lines)
- - - EXISTING R.O.W. LINE (Double Dashed Lines)
- - - SECTION LINE (Triple Dashed Lines)



**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

### ABBREVIATIONS

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- NW. - NORTHWEST
- DOC. - DOCUMENT
- F.I.P. - FOUND IRON PIPE
- F.I.R. - FOUND IRON ROD
- MON. - MONUMENT
- Q - ON LINE
- REC. - RECORD
- L - ARC LENGTH
- R - RADIUS
- R.O.W. - RIGHT OF WAY
- Ac. - ACRE
- S.F. - SQUARE FEET
- B.S.L. - BUILDING SETBACK LINE
- DU/AC - DWELLING UNITS PER ACRE
- B/C - BACK OF CURB
- B-B - BACK TO BACK
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.U.B.D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT



PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
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DISC NO.: 402151 FILE NAME: PREVOR  
DRAWN BY: LAL FLD. BK. / PG. NO.: ----  
COMPLETION DATE: 06-06-2022 JOB NO.: 402.151  
KREF: TOPO PROJECT MANAGER: CRM  
07-22-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 7/15/22  
08-17-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 8/9/22  
08-26-22/LAL REVISED PER NEIGHBORHOOD MEETING  
09-23-22/LAL REVISED PER CITY REVIEW COMMENTS DATED 10/19/22  
12-14-22/LAL REVISED PER CITY REVIEW COMMENTS DATED 1/9/23  
01-16-23/LAL REVISED PER CITY REVIEW COMMENTS DATED 1/9/23

**PRELIMINARY PLAT OF SUBDIVISION FOR POLO CLUB**  
CITY OF NAPERVILLE PROJECT NO. 22-1000058  
(SHEET 1 OF 3)

DRAWING PATH: P:\402151\DWG\DWG\DRAWINGS\PRELIMINARY\PREVOR.DWG PLOT FILE CREATED: 1/20/2023 BY: LESLIE LAMBERG



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,172	0.19	81	9,696	0.22	161	4,510	0.1	241	4,510	0.1
2	7,920	0.18	82	11,424	0.26	162	4,510	0.1	242	4,510	0.1
3	7,920	0.18	83	6,492	0.15	163	4,510	0.1	243	4,510	0.1
4	7,920	0.18	84	6,492	0.15	164	4,510	0.1	244	4,510	0.1
5	7,920	0.18	85	6,492	0.15	165	4,510	0.1	245	4,510	0.1
6	7,920	0.18	86	6,492	0.15	166	4,510	0.1	246	4,510	0.1
7	7,920	0.18	87	9,696	0.22	167	4,510	0.1	247	4,693	0.11
8	7,920	0.18	88	9,696	0.22	168	4,510	0.1	248	4,510	0.1
9	7,920	0.18	89	8,334	0.19	169	4,938	0.11	249	4,510	0.1
10	7,920	0.18	90	8,220	0.19	170	5,312	0.12	250	4,510	0.1
11	7,920	0.18	91	8,220	0.19	171	4,510	0.1	251	4,510	0.1
12	7,920	0.18	92	6,492	0.15	172	4,510	0.1	252	4,510	0.1
13	7,920	0.18	93	6,492	0.15	173	4,510	0.1	253	4,510	0.1
14	7,920	0.18	94	6,492	0.15	174	4,510	0.1	254	4,510	0.1
15	9,746	0.22	95	11,424	0.26	175	4,510	0.1	255	4,510	0.1
16	9,746	0.22	96	11,424	0.26	176	4,510	0.1	256	4,510	0.1
17	10,452	0.24	97	9,696	0.22	177	4,510	0.1	257	6,891	0.16
18	10,198	0.23	98	11,424	0.26	178	4,510	0.1	258	6,700	0.15
19	10,487	0.24	99	9,696	0.22	179	4,510	0.1	259	4,510	0.1
20	11,544	0.27	100	9,696	0.22	180	4,510	0.1	260	4,510	0.1
21	8,290	0.19	101	11,424	0.26	181	4,510	0.1	261	4,510	0.1
22	10,603	0.24	102	8,220	0.19	182	5,296	0.12	262	4,510	0.1
23	11,117	0.26	103	8,661	0.2	183	6,720	0.15	263	4,510	0.1
24	8,270	0.19	104	4,510	0.1	184	6,720	0.15	264	4,510	0.1
25	7,948	0.18	105	4,929	0.11	185	6,720	0.15	265	4,510	0.1
26	6,720	0.15	106	5,402	0.12	186	6,720	0.15	266	4,510	0.1
27	6,720	0.15	107	5,402	0.12	187	6,720	0.15	267	4,510	0.1
28	6,720	0.15	108	6,868	0.16	188	6,720	0.15	268	4,615	0.11
29	7,400	0.17	109	7,168	0.16	189	6,720	0.15	269	4,510	0.1
30	7,920	0.18	110	4,736	0.11	190	4,736	0.11	270	4,510	0.1
31	6,720	0.15	111	4,736	0.11	191	8,207	0.19	271	4,510	0.1
32	6,720	0.15	112	4,815	0.11	192	7,920	0.18	272	4,510	0.1
33	6,720	0.15	113	5,464	0.13	193	7,920	0.18	273	5,712	0.13
34	10,499	0.24	114	8,598	0.2	194	7,920	0.18	274	5,747	0.13
35	6,720	0.15	115	8,598	0.2	195	8,598	0.2	275	7,377	0.17
36	7,888	0.18	116	8,131	0.19	196	7,920	0.18	276	6,720	0.15
37	7,888	0.18	117	7,256	0.17	197	8,870	0.2	277	6,720	0.15
38	7,888	0.18	118	4,510	0.1	198	15,681	0.36	278	6,720	0.15
39	7,575	0.17	119	4,510	0.1	199	13,004	0.3	279	6,720	0.15
40	6,720	0.15	120	4,510	0.1	200	15,046	0.35	280	6,720	0.15
41	6,720	0.15	121	4,510	0.1	201	8,488	0.19	281	6,720	0.15
42	6,720	0.15	122	4,510	0.1	202	7,920	0.18	282	6,720	0.15
43	6,720	0.15	123	4,510	0.1	203	7,920	0.18	283	6,720	0.15
44	6,720	0.15	124	4,510	0.1	204	7,920	0.18	284	8,119	0.19
45	7,700	0.18	125	5,250	0.12	205	7,920	0.18	285	9,402	0.22
46	9,604	0.22	126	5,062	0.12	206	7,920	0.18	286	9,044	0.21
47	7,369	0.17	127	4,510	0.1	207	7,920	0.18	287	8,211	0.19
48	8,772	0.2	128	4,510	0.1	208	8,199	0.19	288	6,720	0.15
49	9,714	0.22	129	4,930	0.11	209	10,223	0.23	289	6,720	0.15
50	4,510	0.1	130	5,102	0.12	210	10,484	0.24	290	10,103	0.23
51	4,510	0.1	131	4,510	0.1	211	10,160	0.23			
52	4,510	0.1	132	4,510	0.1	212	7,920	0.18			
53	4,510	0.1	133	4,510	0.1	213	7,920	0.18			
54	4,746	0.11	134	4,510	0.1	214	8,480	0.19			
55	5,196	0.12	135	4,510	0.1	215	8,900	0.2			
56	5,189	0.12	136	6,885	0.16	216	7,920	0.18			
57	5,158	0.12	137	8,389	0.19	217	7,920	0.18			
58	5,438	0.12	138	8,261	0.19	218	10,862	0.25			
59	6,011	0.14	139	4,510	0.1	219	10,212	0.23			
60	7,244	0.17	140	4,510	0.1	220	10,221	0.23			
61	7,316	0.17	141	4,510	0.1	221	8,198	0.19			
62	5,710	0.13	142	4,510	0.1	222	7,920	0.18			
63	4,510	0.1	143	4,510	0.1	223	8,640	0.2			
64	4,510	0.1	144	4,510	0.1	224	7,336	0.17			
65	4,510	0.1	145	4,510	0.1	225	6,734	0.15			
66	4,510	0.1	146	4,510	0.1	226	6,743	0.15	OUTLOT A	125,328	2.88
67	4,510	0.1	147	4,510	0.1	227	6,895	0.16	OUTLOT B	68,537	1.57
68	6,369	0.15	148	4,510	0.1	228	7,653	0.18	OUTLOT C	222,735	5.11
69	9,545	0.22	149	4,510	0.1	229	9,070	0.21	OUTLOT D	451,946	10.37
70	6,720	0.15	150	4,510	0.1	230	6,170	0.14	OUTLOT E	283,550	6.52
71	4,920	0.11	151	4,521	0.1	231	4,510	0.1	OUTLOT F	96,901	2.22
72	4,920	0.11	152	6,814	0.16	232	7,156	0.16	OUTLOT G	22,021	0.51
73	4,920	0.11	153	10,728	0.25	233	7,219	0.17	OUTLOT H	58,257	1.34
74	6,996	0.22	154	8,127	0.19	234	4,510	0.1	OUTLOT I	73,506	1.69
75	11,424	0.26	155	5,512	0.13	235	4,510	0.1	OUTLOT J	100,856	2.32
76	11,324	0.26	156	4,920	0.11	236	4,510	0.1	OUTLOT K	36,797	0.84
77	11,375	0.26	157	5,200	0.12	237	4,510	0.1	OUTLOT L	2,040	0.05
78	11,424	0.26	158	4,510	0.1	238	4,510	0.1	OUTLOT M	55,265	1.27
79	9,696	0.22	159	4,510	0.1	239	4,510	0.1	OUTLOT N	9,760	0.22
80	9,696	0.22	160	4,510	0.1	240	4,620	0.11	OUTLOT O	49,101	1.13

PREPARED BY:  
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DISC NO.: 402151 FILE NAME: PREOV  
 DRAWN BY: LAL FLD. BK. / PG. NO.: ---  
 COMPLETION DATE: 06-06-2022 JOB NO.: 402.151  
 XREF: TOPO PROJECT MANAGER: CRM

**EXHIBIT B**

ROSINWEED LANE

SOUTH POINTE UNIT 2  
PER DOC. R2002027518

SOUTH POINTE UNIT 2  
PER DOC. R2002027518

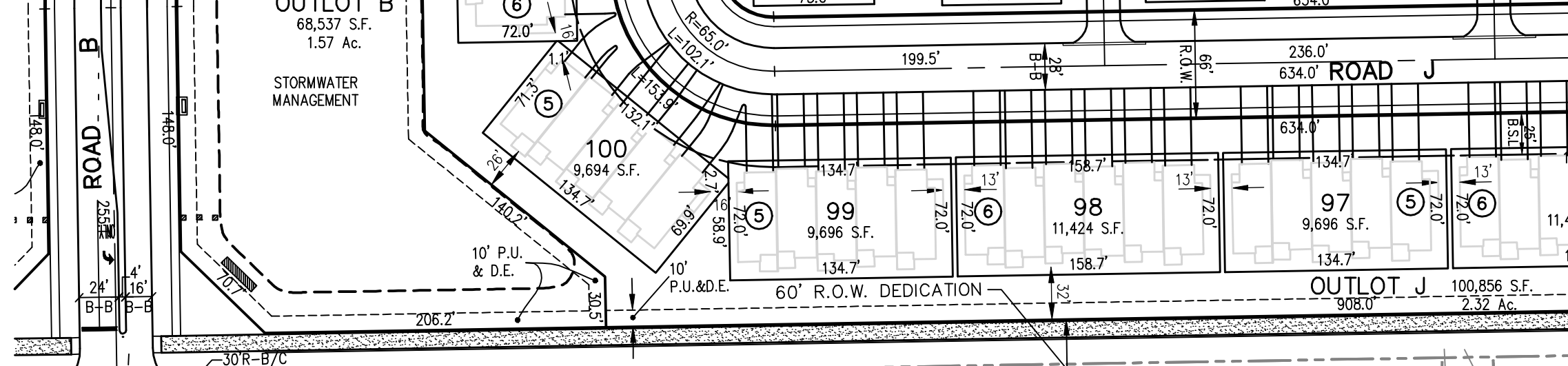
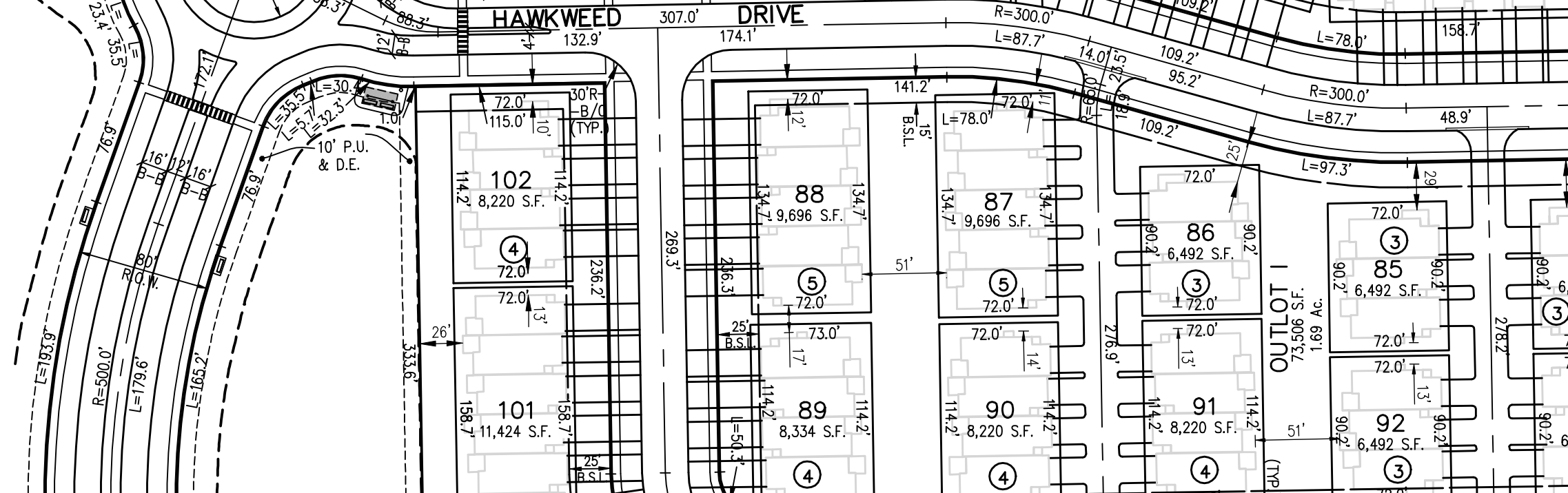
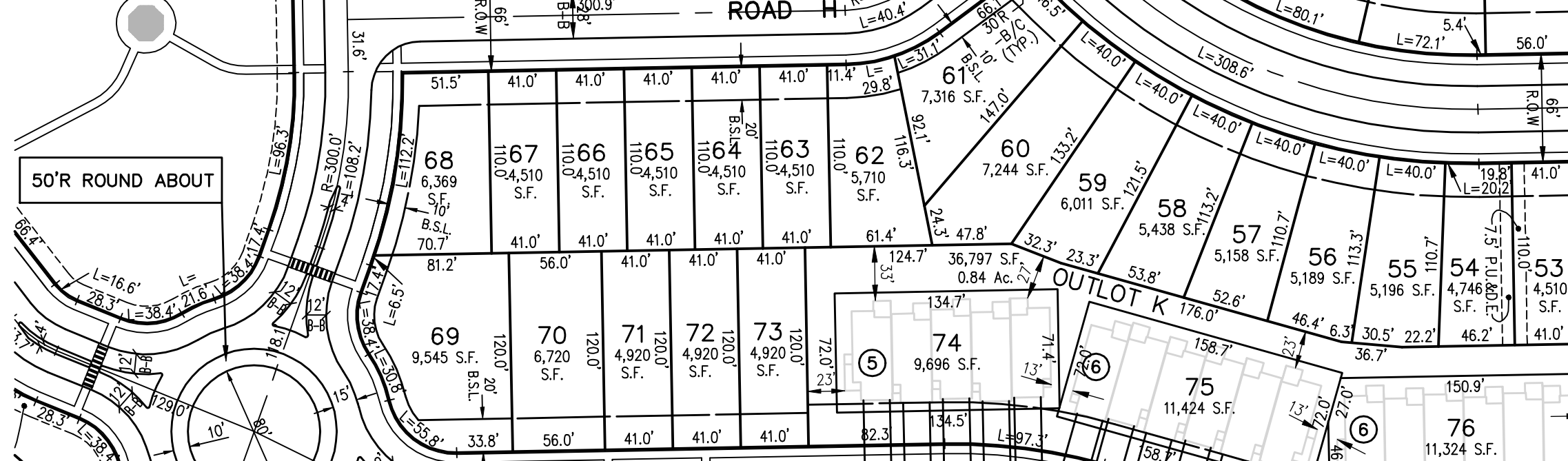
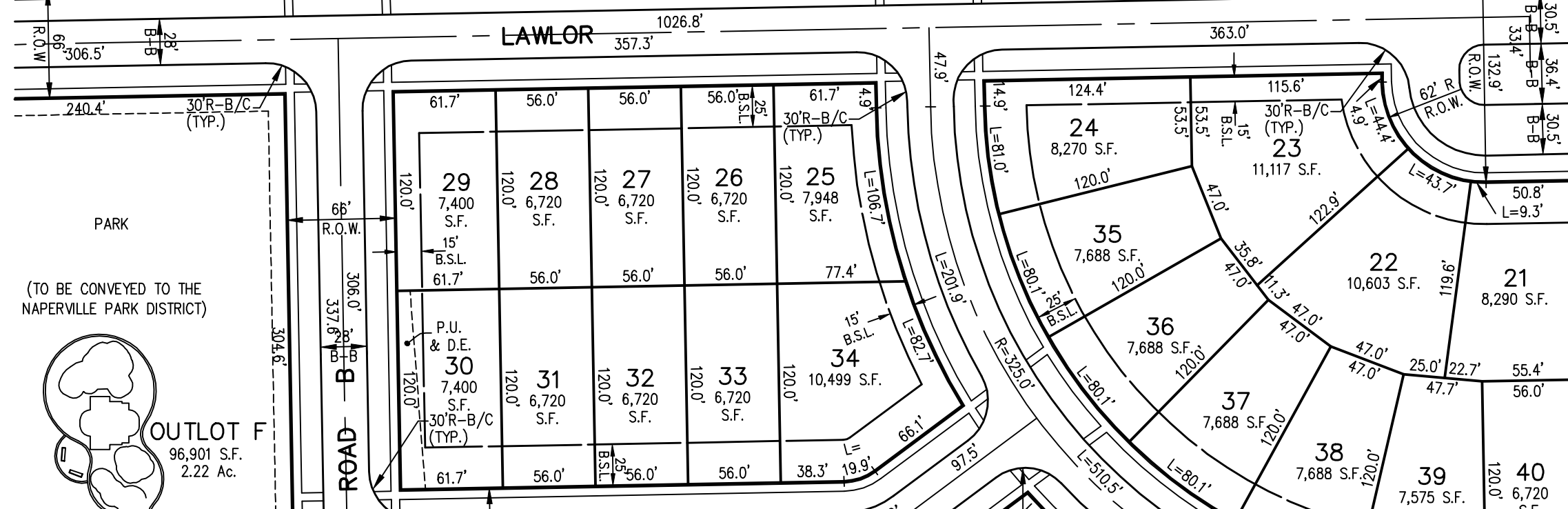
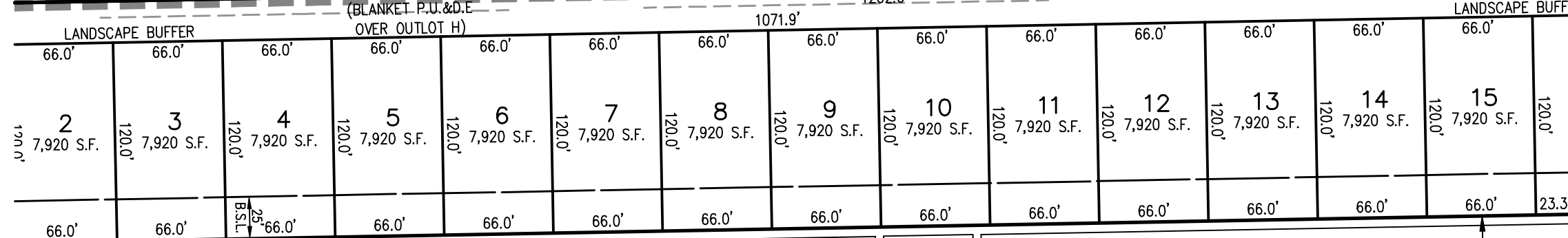
303  
RIVERVIEW FARMSTEAD  
PRESERVE

LIFT STATION  
OUTLOT L  
2,040 S.F.  
0.05 Ac.

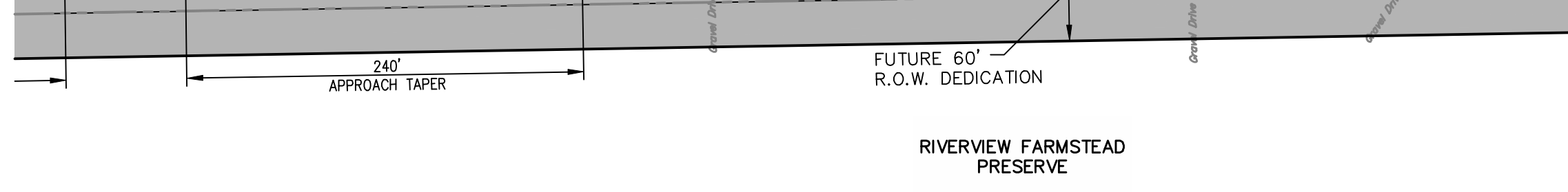


80 40 0 80  
SCALE: 1" = 80'

N 88°56'52" E 2634.59'



119TH STREET S 89°02'12" W 2636.16'



RIVERVIEW FARMSTEAD PRESERVE

APPROACH TAPER 240' TURN LANE TAPER 175' STORAGE 157' APPROACH TAPER 240'

APPARENT ASSUMED (66') RIGHT OF WAY PER MONUMENTATION NO FORMAL DEDICATION IN PROVIDED COMMITMENT

SE CORNER OF SECTION 22-37-9 FOUND IRON ROD PER MONUMENT RECORD R2010-051625

APPROXIMATE SCALED LOCATION OF FLOODWAY FROM F.I.R.M. MAP

APPROXIMATE SCALED LOCATION OF FLOODPLAIN BY ELEVATION

PREPARED FOR:  
PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

PREPARED BY:  
**CEMCON, Ltd.**  
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DISC NO.: 402151 FILE NAME: PREOVR  
DRAWN BY: LAL FLD. BK. / PG. NO.: ---  
COMPLETION DATE: 06-06-2022 JOB NO.: 402.151  
XREF : TOPO PROJECT MANAGER : CRM

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EXHIBIT B

DRAWING PATH: P:\402151\DWG\DRWING\PRELIMINARY\PREOVR.DWG  
PLOT FILE CREATED: 1/20/2023 BY: LESLIE LUNDBERG