



# FINAL P.U.D. FOR NAPER COMMONS

## PARCEL DESCRIPTION

LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

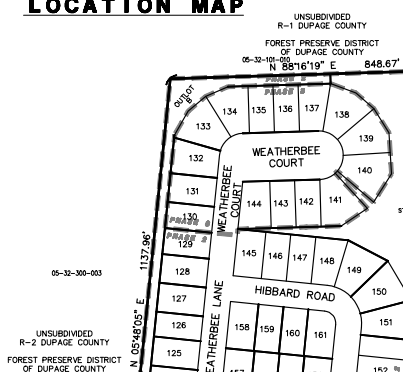
**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

**PARCEL INDEX NUMBER**  
05-32-300-014  
08-205-027-036

PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS: 2000 LUCENT LANE, NAPERVILLE, ILLINOIS 60563

150 75 0 150  
SCALE: 1" = 150'

### LOCATION MAP



**LINE LEGEND**

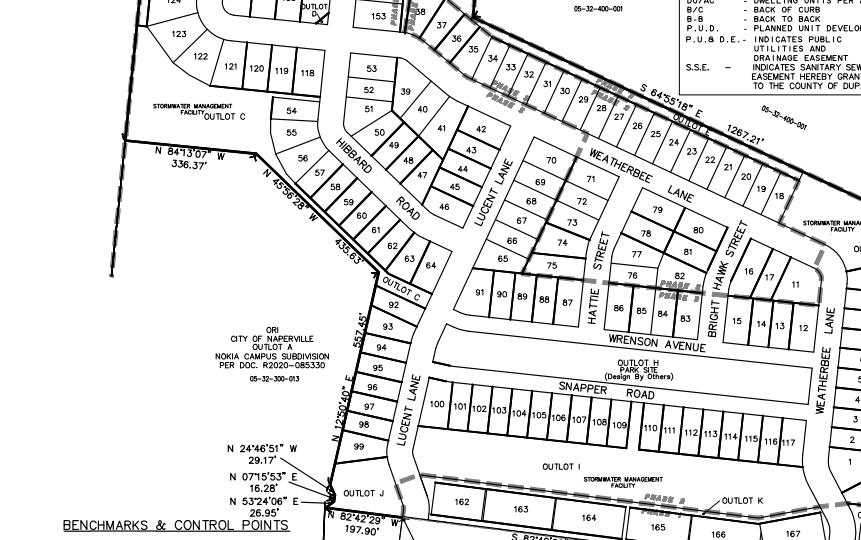
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Single Dashed Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Light Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)

**ABBREVIATIONS**

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- N.W. - NORTHWEST
- D. - DOCUMENT
- F.I.P. - FOUND IRON PIPE
- I.R. - FOUND IRON ROD
- MON. - MONUMENT
- C. - CORNER
- REC. - RECORD
- A.C. - ARC LENGTH
- R.O.W. - RIGHT OF WAY
- A.C. - ANGLE
- S.F. - SQUARE FEET
- S.L. - SQUARING
- D.U. - DWELLING UNITS PER ACRE
- B.A. - BACK TO BACK
- B. - BACK TO BACK
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.U.B.D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT
- S.S.E. - INDICATES SANITARY SEWER EASEMENT HEREBY GRANTED.

**SITE DATA**

A. TOTAL AREA	64.71 AC.
B. PROPOSED ZONING	RE PUD
C. INTERNAL R.O.W.	11.83 AC.
D. STORMWATER MANAGEMENT AND PRESERVATION/Common Area	20.03 AC.
E. PARK SITE	2.06 AC.
F. P.U.D. OPEN SPACE CALCULATION	36.20%
G. RESIDENTIAL UNITS (TOWNSHIPS)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	65 FT.
FRONT TO FRONT	60 FT.
REAR TO REAR	12 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
MEADOWS (51' X 120' LOTS)	117
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,858 S.F.
MAXIMUM LOT SIZE	10,613 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	5 FT.
INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	44
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,400 S.F.
MAXIMUM LOT SIZE	11,183 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	25 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	227
I. GROSS DENSITY	3.51 DU/AC.
J. LOT AREA	
REQUIRED	
4,000 S.F. PER SINGLE FAMILY DETACHED	966,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	1,230,000 S.F.
TOTAL	
PROVIDED	
SINGLE FAMILY DETACHED	1,187,286 S.F.
SINGLE FAMILY ATTACHED	1,341,502 S.F.
TOTAL	
K. TOWNHOME GUEST PARKING	17
REQUIRED	
PROVIDED	



**ELEVATION REFERENCE MARK:**

NAPEVILLE SURVEY MON. #703, BERNSTEIN TOP SURVEY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 1/4" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SURVEY SLEEVE ENCLOSED IN SAND AND 4" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.

**BENCHMARKS & CONTROL POINTS**

NGS MONUMENT 0167 (PID 03215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT ORANGE 3.0 FT. DIAMETER SURVEY MONUMENT, 30.4 FT. WEST OF AN ELECTRIC TRANSFORMER BOX, AND 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS 0.20 FT. WEST OF THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT. ABOVE ROAD GRADE.

**CONTROL POINTS:**

#1: 1016.42, SET "A" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.

#2: 1014.33, SET "B" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.

**STATEMENT OF INTENT AND CONCEPT NAPER COMMONS**

Naper Commons is an open-space centric mixed-residential community consisting of 66 single-family detached residential homes and 66 townhomes on an approximately 64-acre site. With three distinct housing styles, Naper Commons adds to the diversity of the city's housing stock and meets the various needs and desires for a broad spectrum of housing types.

Located near the Freedom Drive interchange with I-88, Naper Commons benefits from extraordinary roadway access, is located within a major employment corridor, and is proximate to abundant shopping, dining and entertainment options. All the amenities Naper Commons is nestled around within the Danada Forest Preserve, creating a quiet enclave with unparalleled access to preserved open space and scenic recreational amenities. These unique locational attributes provide an opportunity to blend trends toward new urban housing types with strong preferences for outdoor amenities.

The mixed-residential offerings of Naper Commons will attract a diverse array of residents in terms of income, age, and household types. The townhome portion of Naper Commons consists of 66 units comprising a combination of one- and two-story units that transition between more intensive office uses and the single-family portion of the community. The heart of Naper Commons features small-footprint single-family detached homes to be located in the Meadows, which include ranch-style homes and open space over large private lots. The Meadows will include ranch-style homes and traditional two-story homes. The front yard setback is reduced to twenty feet and front porches can encroach up to the feet into the front setback. A minimum two-foot side yard setback is required for the ranch-style homes while two-story homes in the Meadows have a four-foot side yard setback. The main focus of Naper Commons is a centrally-located urban park that is central to the open-space centric theme of the community and will appeal to younger homebuyers seeking more urban locations. The northern portion of the community, to be known as the Estates, is comprised of single-story homes on larger lots backing to open space and will appeal to more homebuyers based on locational attributes and open-space oriented home designs.

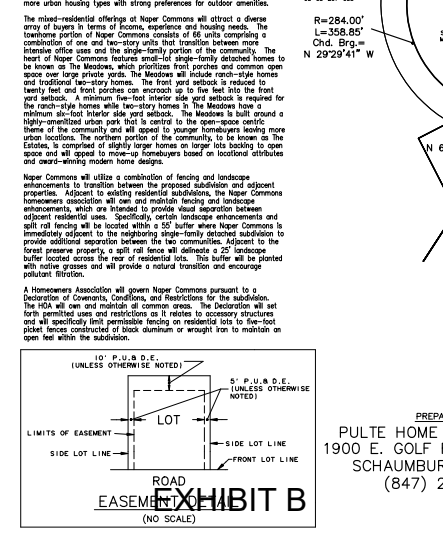
Naper Commons will utilize a combination of fencing and landscape enhancements to transition between the proposed subdivision and adjacent properties. Adjacent to existing residential subdivisions, the Naper Commons Homeowners Association will own and maintain fencing and landscape enhancements which will provide a buffer where Naper Commons is immediately adjacent to the neighboring single-family detached subdivision to provide additional separation between the two communities. Adjacent to forest preserve property, a split rail fence will delineate a 25' landscape buffer located across the site of residential lots. This buffer will be planted with native grasses and will provide a natural transition and encourage pollinator habitat.

A Homeowners Association will govern Naper Commons pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas. The HOA will set and enforce permitted uses and restrictions as to relate to accessory structures and all specifically limited permissible fencing on residential lots. Two-foot picket fences constructed of black aluminum or wrought iron to maintain an open feel within the subdivision.

- NOTES**
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
  - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
  - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
  - ALL STREETS, UTILITY TYPES AND MANS SHALL BE PUBLICLY OWNED AND MAINTAINED.
  - ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
  - STORMWATER MANAGEMENT AND PCPMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
  - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
  - FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
  - ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
  - ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°19'19" E (ASSUMED).
  - SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT.
  - ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
  - FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND UP TO 5' FROM BUILDING SETBACK LINE.
  - ALL OUTLOTS (EXCEPT OUTLOT #1) TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - BLANKET P.U. & D.E. OVER ALL OUTLOTS. SEE FINAL PLAT FOR SPECIFICATIONS.
  - NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH DONATION REQUIRED FOR THE PROPERTY DONATION WILL BE PROVIDED ON FINAL PLAT. THE PROPERTY DONATION OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS (PERMANENT RESIDENTIAL USE) OR TO BE PAID BY A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-5-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR AN EXISTING STRUCTURE.

**LOT AREA TABLE**

LOT NO.	SQ. FT. ACRES	LOT NO.	SQ. FT. ACRES	LOT NO.	SQ. FT. ACRES	LOT NO.	SQ. FT. ACRES
1	10,619.03 0.234	81	7,320.01 0.168	121	8,607.01 0.196	181	8,597.01 0.197
2	6,200.01 0.142	82	6,739.02 0.150	122	9,119.02 0.210	182	10,524.02 0.240
3	6,100.01 0.140	83	7,560.03 0.170	123	10,090.03 0.231	183	14,582.03 0.336
4	6,100.01 0.140	84	6,840.01 0.157	124	10,307.01 0.240	184	14,768.03 0.339
5	6,100.01 0.140	85	6,840.01 0.157	125	8,890.01 0.204	185	12,999.01 0.299
6	6,100.01 0.140	86	7,560.03 0.170	126	7,890.01 0.176	186	14,786.03 0.339
7	6,100.01 0.140	87	7,800.03 0.178	127	8,890.01 0.204	187	13,076.03 0.300
8	6,100.01 0.140	88	6,600.01 0.152	128	8,890.01 0.204	188	4,371.01 0.100
9	6,100.01 0.140	89	6,100.01 0.140	129	8,025.01 0.184	189	4,371.01 0.100
10	6,100.01 0.140	90	6,600.01 0.152	130	8,225.01 0.187	190	5,561.01 0.126
11	16,663.04 0.382	91	8,800.01 0.203	131	8,890.01 0.204	191	8,759.01 0.200
12	7,240.01 0.165	92	8,800.01 0.199	132	9,863.02 0.225	192	6,791.01 0.150
13	6,240.01 0.143	93	7,237.01 0.163	133	10,948.02 0.251	193	8,759.01 0.200
14	6,240.01 0.143	94	6,100.01 0.140	134	9,279.02 0.214	194	6,541.01 0.150
15	7,240.01 0.165	95	7,965.01 0.183	135	7,890.01 0.176	195	8,759.01 0.200
16	8,147.02 0.187	96	6,100.01 0.140	136	7,890.01 0.176	196	6,579.01 0.150
17	6,684.01 0.153	97	6,200.01 0.142	137	8,609.01 0.196	197	12,025.02 0.279
18	6,100.01 0.140	98	6,100.01 0.140	138	10,070.02 0.230	198	206,255.51 4.650
19	6,100.01 0.140	99	6,100.01 0.140	139	10,096.02 0.232	199	10,067.01 0.231
20	6,100.01 0.140	100	6,100.01 0.140	140	11,183.02 0.257	200	8,263.01 0.188
21	6,100.01 0.140	101	6,100.01 0.140	141	10,965.02 0.240	201	400.00 0.000
22	6,100.01 0.140	102	6,100.01 0.140	142	7,371.01 0.170	202	22,747.02 0.522
23	6,100.01 0.140	103	6,100.01 0.140	143	7,371.01 0.170	203	57,562.02 1.322
24	6,100.01 0.140	104	7,490.01 0.167	144	9,263.01 0.213	204	30,330.02 0.700
25	6,100.01 0.140	105	6,100.01 0.140	145	8,440.01 0.190	205	18,029.01 0.412
26	6,100.01 0.140	106	6,100.01 0.140	146	7,890.01 0.176	206	13,630.01 0.314
27	6,100.01 0.140	107	6,100.01 0.140	147	7,890.01 0.176	207	13,630.01 0.314
28	6,100.01 0.140	108	6,100.01 0.140	148	7,890.01 0.176	208	13,630.01 0.314
29	6,100.01 0.140	109	6,100.01 0.140	149	8,007.01 0.183	209	30,532.02 0.703
30	6,100.01 0.140	110	6,100.01 0.140	150	10,569.02 0.241	210	5,572.01 0.128
31	6,100.01 0.140	111	6,100.01 0.140	151	9,529.02 0.219	211	10,813.01 0.250
32	6,100.01 0.140	112	6,100.01 0.140	152	7,680.01 0.172	212	20,939.01 0.480
33	6,100.01 0.140	113	6,100.01 0.140	153	8,440.01 0.190	213	7,677.01 0.176
34	6,100.01 0.140	114	6,100.01 0.140	154	8,127.01 0.187	214	40,480.01 0.926
35	6,857.01 0.153	115	6,100.01 0.140	155	7,890.01 0.176	215	7,890.01 0.176
36	6,100.01 0.140	116	6,100.01 0.140	156	7,890.01 0.176	216	7,890.01 0.176
37	6,100.01 0.140	117	7,479.01 0.172	157	7,890.01 0.176	217	8,600.01 0.198
38	8,001.01 0.184	118	6,100.01 0.140	158	8,440.01 0.190		
39	8,478.01 0.195	119	7,890.01 0.176	159	7,890.01 0.176		
40	7,890.01 0.176	120	7,890.01 0.176	160	7,890.01 0.176		



**PREPARED BY:**

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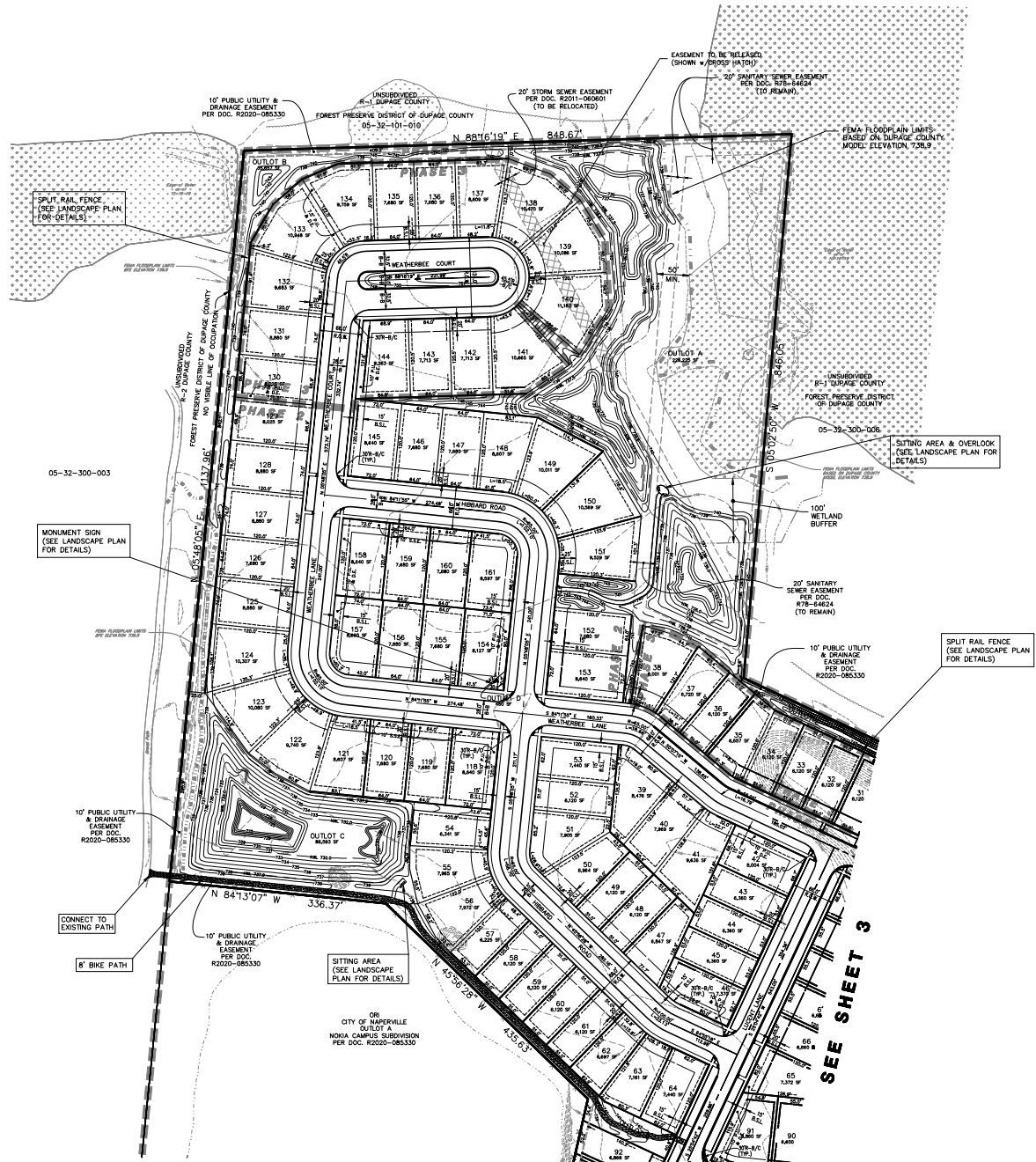
**PREPARED FOR:**  
PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
SCHAMBERG, IL 60173  
(847) 230-5400

**DRAWN BY:** LAL  
**COMPLETION DATE:** 06-18-21  
**XREF:** TOPO PROJECT MANAGER: CRM  
07-13-21/AL REVISED PER 2021-07-07 CITY COMMENTS

**FINAL P.U.D. FOR NAPER COMMONS**  
CITY OF NAPERVILLE PROJECT NO. 21-10060881  
SHEET 11 OF 15



80 40 0 80  
SCALE: 1" = 80'



SEE SHEET 3



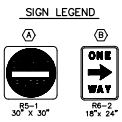
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**EXHIBIT B 230-5400**

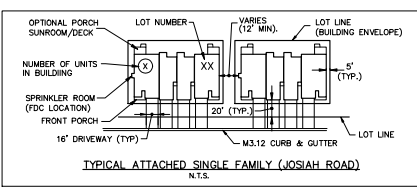
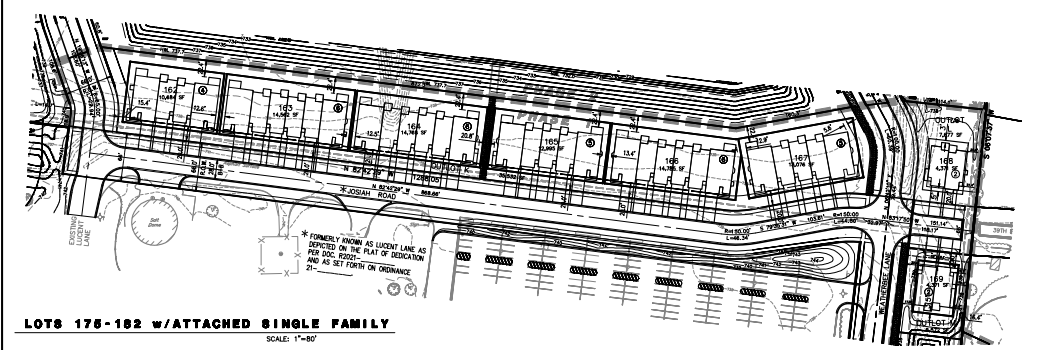
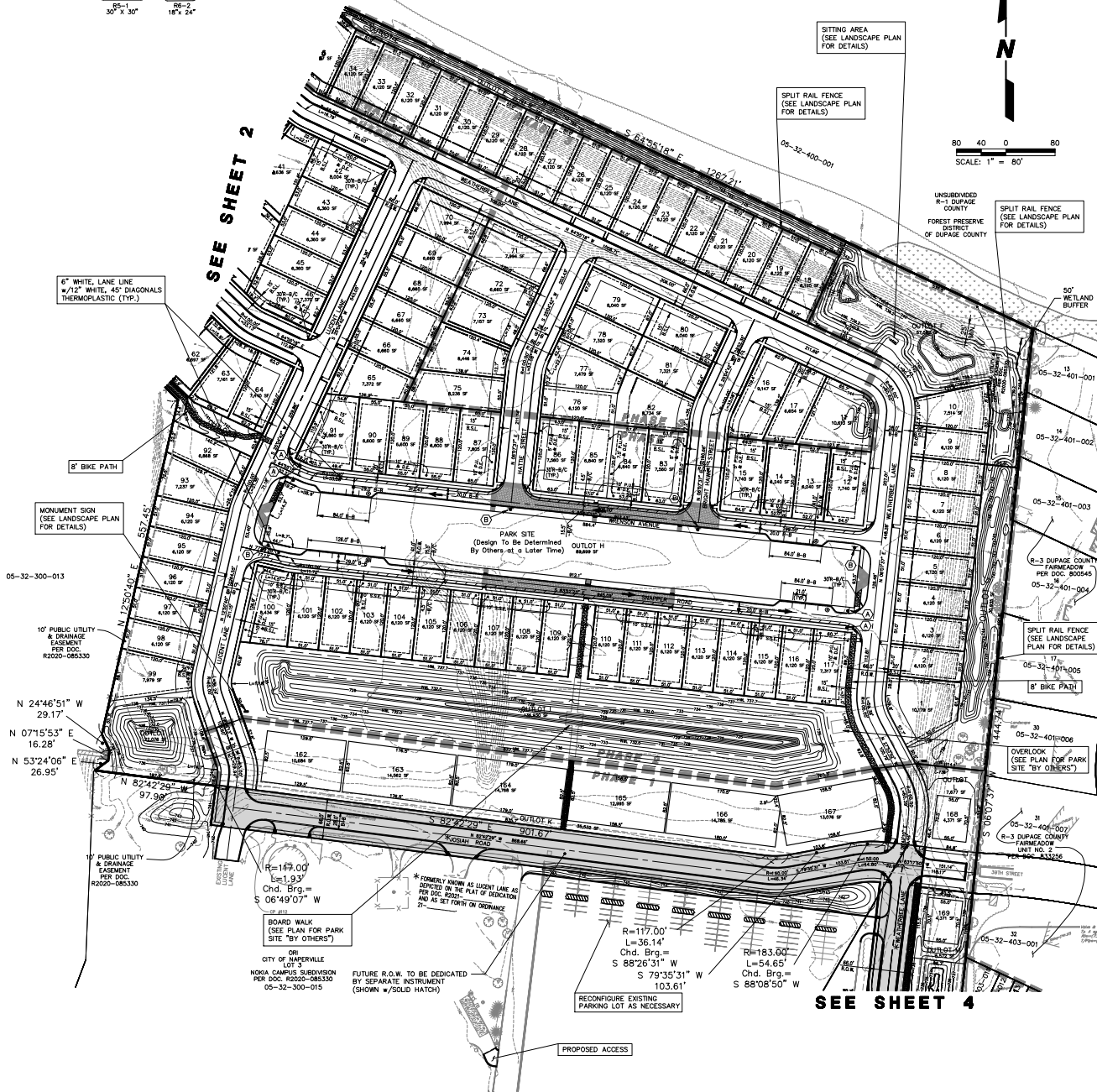
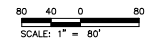
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XREF : TOPO PROJECT MANAGER : CRM  
07-13-21/LAL/REVISED PER 2021-07-07 CITY COMMENTS

**FINAL P.U.D. FOR MAPER COMMONS**  
**CITY OF HAPERVILLE PROJECT NO. 21-1000003**  
SHEET 2 OF 5  
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10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330 05-32-400-001



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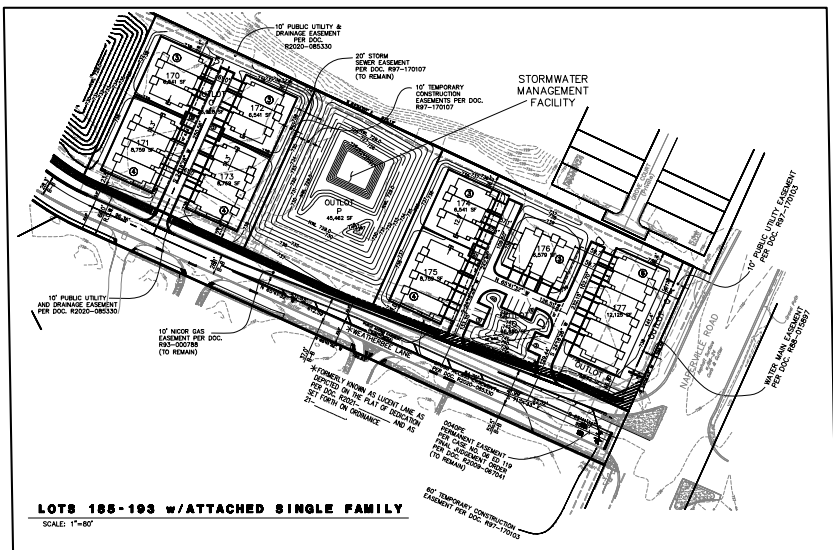
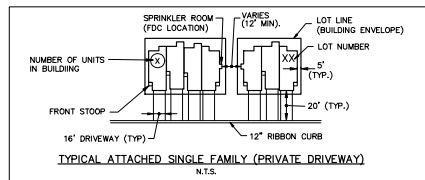
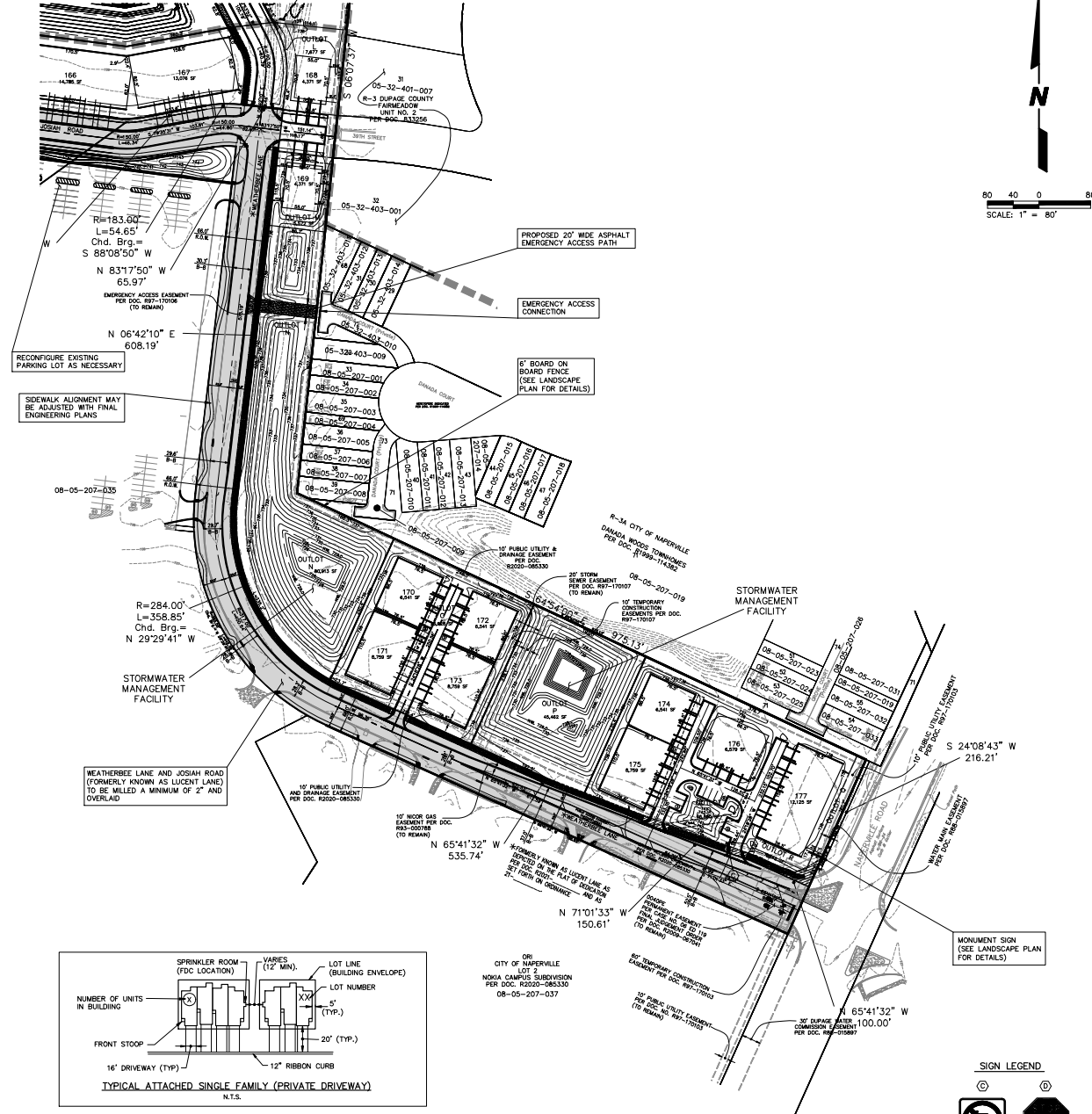
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COMPLETION DATE: 06-18-21 JOB NO.: 402138  
XREF : TOPO PROJECT MANAGER : CRM  
07-13-21/LAL/ REVISED PER 2021-07-07 CITY COMMENTS

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173

**EXHIBIT B** 230-5400

SEE SHEET 3

MONUMENT SIGN  
(SEE LANDSCAPE PLAN FOR DETAILS)



LOTS 185-193 w/ATTACHED SINGLE FAMILY  
SCALE: 1"=80'



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

PREPARED BY:  
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DISC NO.: 402138 FILE NAME: FINAL PUD  
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES  
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XREF : TOPO PROJECT MANAGER : CRM  
07-13-21/LAL/REVISED PER 2021-07-07 CITY COMMENTS

FINAL P.U.D. FOR MAPER COMMONS  
CITY OF HAWPERVILLE PROJECT NO. 21-10900001  
SHEET 4 OF 5  
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NOT FILED UNDER 7/1/2020 BY: LANCE LUNDBERG DRAWING FILE: P:\CADD\2020\21090000\21090000.DWG\21090000.DWG\21090000.DWG

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )
THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 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 SCHAUMBURG, IL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.
PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
1900 E. SCHAUMBURG ROAD
SUITE 300
SCHAUMBURG, IL 60173

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,
PRINT NAME TITLE AND
PRINT NAME TITLE
OF SAID OWNER, WHO ARE 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 \_\_\_\_\_, A.D., 2021.
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON MONTH DATE 20\_\_

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003072, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-08330, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; (THE FOLLOWING FOUR COURSES ARE ALONG THE BOUNDARY OF SAID LOT 4); 1) THENCE NORTH 88 DEGREES 16 MINUTES 19 SECONDS EAST, 848.67 FEET; 2) THENCE SOUTH 05 DEGREES 02 MINUTES 50 SECONDS WEST, 846.05 FEET; 3) THENCE SOUTH 64 DEGREES 55 MINUTES 18 SECONDS EAST, 1287.21 FEET; 4) THENCE SOUTH 06 DEGREES 07 MINUTES 37 SECONDS WEST, 722.11 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 23 SECONDS WEST, 114.14 FEET; THENCE SOUTH 83 DEGREES 11 MINUTES 53 SECONDS WEST, 70.74 FEET; THENCE SOUTH 79 DEGREES 35 MINUTES 31 SECONDS WEST, 160.26 FEET; THENCE NORTH 82 DEGREES 42 MINUTES 29 SECONDS WEST, 872.30 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 47 SECONDS WEST, 66.00 FEET; THENCE SOUTH 19 DEGREES 06 MINUTES 13 SECONDS EAST, 57.84 FEET; THENCE SOUTHWESTERLY, 14.74 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET AND A CHORD BEARING SOUTH 05 DEGREES 54 MINUTES 21 SECONDS EAST; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 18.93 FEET TO A SOUTHERLY LINE OF SAID LOT 4; (THE FOLLOWING EIGHT COURSES ARE ALONG THE BOUNDARY LINE OF SAID LOT 4); 1) THENCE NORTH 82 DEGREES 42 MINUTES 29 SECONDS WEST, 197.90 FEET; 2) THENCE NORTH 53 DEGREES 24 MINUTES 06 SECONDS EAST, 26.95 FEET; 3) THENCE NORTH 07 DEGREES 15 MINUTES 53 SECONDS EAST, 16.28 FEET; 4) THENCE NORTH 24 DEGREES 46 MINUTES 51 SECONDS WEST, 29.17 FEET; 5) THENCE NORTH 12 DEGREES 50 MINUTES 40 SECONDS EAST, 557.45 FEET; 6) THENCE NORTH 45 DEGREES 56 MINUTES 28 SECONDS WEST, 435.63 FEET; 7) THENCE NORTH 84 DEGREES 13 MINUTES 07 SECONDS WEST, 336.37 FEET; 8) THENCE NORTH 05 DEGREES 48 MINUTES 05 SECONDS EAST, 1137.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS
AND ALSO,
THAT PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-08330, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERMOST CORNER OF SAID LOT 4 ON THE WEST LINE OF NAPERVILLE ROAD CONTIGUOUS WITH DANADA WOODS TOWNHOMES RECORDED AS DOCUMENT R1999-114362; THENCE SOUTH 24 DEGREES 08 MINUTES 43 SECONDS WEST, 216.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 2021-\_\_\_\_ (THE FOLLOWING TEN COURSES ARE ALONG THE BOUNDARY OF SAID RIGHT OF WAY LINE); 1) THENCE NORTH 65 DEGREES 41 MINUTES 32 SECONDS WEST, 100.00 FEET; 2) THENCE NORTH 71 DEGREES 01 MINUTES 33 SECONDS WEST, 150.61 FEET; 3) THENCE NORTH 65 DEGREES 41 MINUTES 32 SECONDS WEST, 535.74 FEET; 4) THENCE NORTHWESTERLY, 358.84 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 284.00 FEET AND A CHORD BEARING NORTH 29 DEGREES 29 MINUTES 41 SECONDS WEST; 5) THENCE NORTH 06 DEGREES 42 MINUTES 10 SECONDS EAST, 608.19 FEET; 6) THENCE NORTH 83 DEGREES 17 MINUTES 50 SECONDS WEST, 65.97 FEET; 7) THENCE SOUTHWESTERLY, 54.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 183.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 08 MINUTES 51 SECONDS WEST; 8) THENCE SOUTH 79 DEGREES 35 MINUTES 31 SECONDS WEST, 103.61 FEET; 9) THENCE WESTERLY, 36.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 117.00 FEET AND CHORD BEARING SOUTH 88 DEGREES 26 MINUTES 31 SECONDS WEST; 10) THENCE NORTH 82 DEGREES 42 MINUTES 29 SECONDS WEST, 901.66 FEET; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, 17.00 FEET; THENCE NORTHERLY, 14.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET AND A CHORD BEARING NORTH 09 DEGREES 54 MINUTES 21 SECONDS WEST; THENCE NORTH 19 DEGREES 06 MINUTES 13 SECONDS WEST, 57.84 FEET; THENCE NORTH 70 DEGREES 53 MINUTES 47 SECONDS EAST, 66.00 FEET; THENCE SOUTH 82 DEGREES 42 MINUTES 29 SECONDS EAST, 872.30 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 31 SECONDS EAST, 160.26 FEET; THENCE NORTH 83 DEGREES 11 MINUTES 53 SECONDS EAST, 70.74 FEET; THENCE SOUTH 83 DEGREES 52 MINUTES 23 SECONDS EAST, 114.14 FEET TO AN EASTERLY LINE OF SAID LOT 4; (THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY LINE OF SAID LOT 4); 1) THENCE SOUTH 06 DEGREES 07 MINUTES 37 SECONDS WEST, 722.52 FEET; THENCE SOUTH 64 DEGREES 54 MINUTES 00 SECONDS EAST, 975.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS. I HEREBY STATE THAT THE CITY OF NAPERVILLE 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.
BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 17043C0151J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, AND LETTER OF MAP REVISION DATED APRIL 26, 2021, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X EXCEPT FOR A PORTION OF NON-BUILDABLE OUTLOT C WHICH FALLS WITHIN EXISTING FLOODPLAIN LIMITS AS DESIGNATED AND DEFINED BY FEMA.
GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2023.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.
BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

PLAN COMMISSION CERTIFICATE

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021 AT \_\_\_\_ O'CLOCK \_\_\_\_ M.
RECORDER OF DEEDS

EXHIBIT B



CEMCON, Ltd.

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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402138 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 06-18-21 JOB NO.: 402.138
XREF : TOPO PROJECT MANAGER : CRM
07-13-21/LAL REVISED PER 2021-07-07 CITY COMMENTS

FINAL P.U.D. FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 21-16006081
SHEET 5 OF 5
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