

**SITE DATA**

GROSS AREA = 35,670 SF / 0.819 AC

NUMBER OF LOTS ..... 4

NUMBER OF BUILDINGS ..... 3

NUMBER OF UNITS ..... 9

NET DENSITY ..... 9 UNITS/0.819 AC

11.00 UNITS/AC

PRELIMINARY PLAT OF SUBDIVISION  
of  
**CHICAGO COMMONS**

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-18-417-026  
P.I.N.: 08-18-417-029  
P.I.N.: 08-18-417-032  
P.I.N.: 08-18-417-033

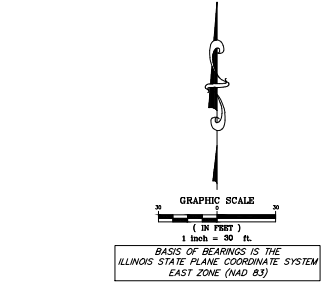
**LEGAL DESCRIPTION**

LOT 4 AND 5 IN RIFE'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1945 AS DOCUMENT 485149 IN DUPAGE COUNTY, ILLINOIS.

AND ALSO THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES WEST, 135.5 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO PARCEL 1, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 18 AND RUNNING THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET TO AN IRON PIPE IN OLD FENCE CORNER FOR A PLACE OF BEGINNING; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG AN OLD FENCE AND ALONG SAID LINE PRODUCED, 632.4 FEET TO THE CENTER LINE OF CHICAGO AVENUE; THENCE NORTH 78 DEGREES 47 MINUTES EAST, ALONG SAID CENTER LINE, 14.9 FEET; THENCE SOUTH 3 DEGREES 52 MINUTES EAST, 629.7 FEET; THENCE SOUTH 68 DEGREES 04 MINUTES WEST, 152.2 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 78 DEGREES EAST, 768.24 FEET TO A STONE; THENCE SOUTH 84 DEGREES 14 MINUTES EAST, 313.8 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 3 DEGREES 52 MINUTES WEST, 1116.6 FEET; THENCE NORTH 78 DEGREES 47 MINUTES EAST, 21.2 FEET; THENCE SOUTH 3 DEGREES 19 MINUTES EAST, 629 FEET; THENCE NORTH 78 DEGREES 58 MINUTES EAST, 250.3 FEET; THENCE SOUTH 80 DEGREES 03 MINUTES EAST, 567 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES EAST, 656 FEET; THENCE NORTH 84 DEGREES 14 MINUTES WEST, 1283.2 FEET TO A PLACE OF BEGINNING; (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF NAPERVILLE ROYAL OAKS SUBDIVISION), IN DUPAGE COUNTY, ILLINOIS; ALSO, EXCEPTING THEREFROM ALL PORTIONS OF PARCEL 1 AND PARCEL 2 LYING SOUTH OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 18 AND 19, RUNNING THENCE NORTH 78 DEGREES EAST, 11.64 CHAINS TO A STONE; THENCE NORTH 0 DEGREES 04 MINUTES EAST, 345.6 FEET; THENCE NORTH 68 DEGREES 04 MINUTES EAST, ALONG AN OLD FENCE LINE, 286.5 FEET; THENCE NORTH 3 DEGREES 48 MINUTES WEST, ALONG THE WEST LINE OF A LANE, 369.4 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ON THE SAME COURSE, A DISTANCE OF 80.0 FEET; THENCE SOUTH 3 DEGREES 48 MINUTES EAST, 80.0 FEET; THENCE NORTH 78 DEGREES 50 MINUTES EAST, 135.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



**LOT AREA SUMMARY CHART**

LOT 1	2,350 S.F.
LOT 2	2,350 S.F.
LOT 3	6,250 S.F.
OUTLOT A	24,720 S.F.
TOTAL	35,670 S.F.

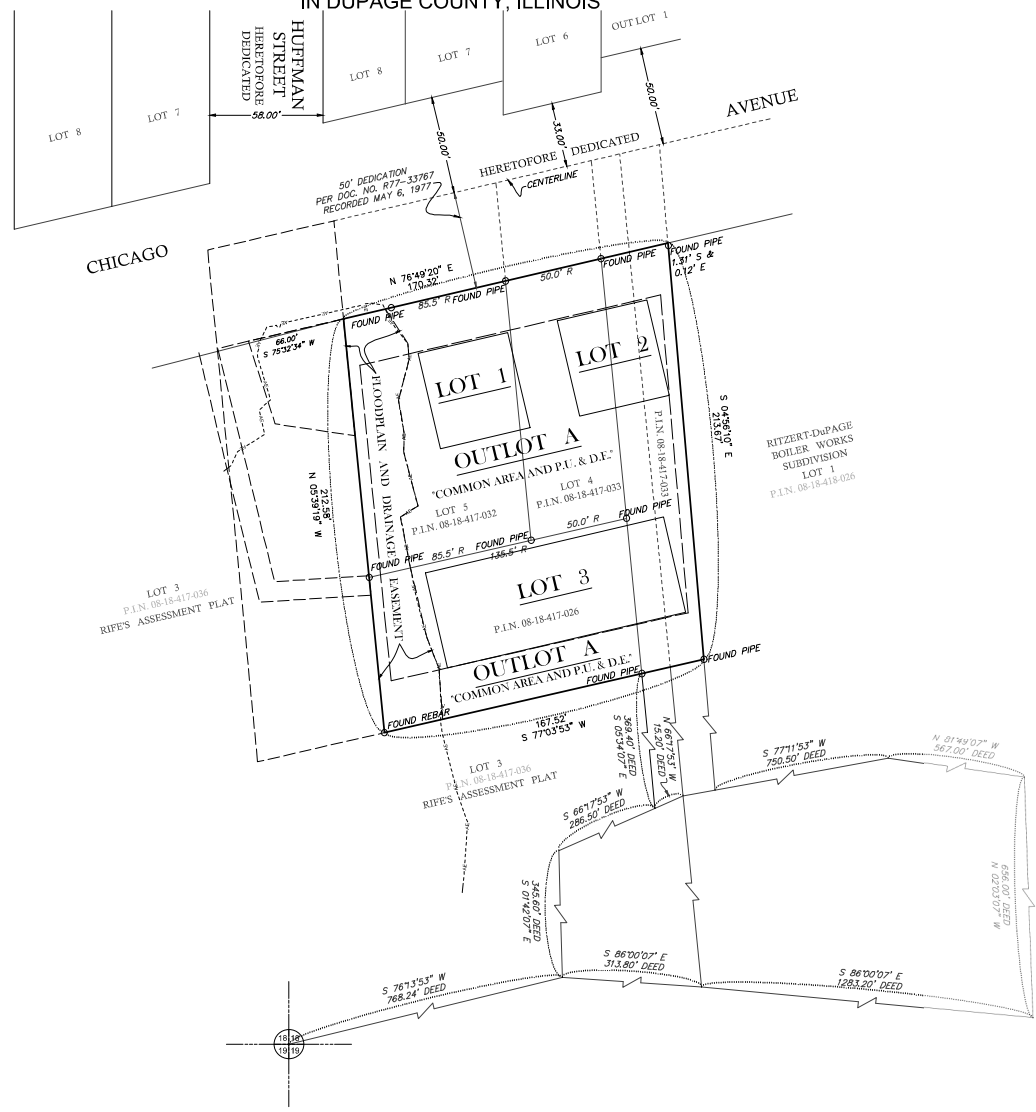
- NOTES**
1. THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.
  2. A PORTION OF THE SURVEYED PROPERTY LIES WITHIN ZONE "AE" PER PRELIMINARY REVISED FLOOD INSURANCE RATE MAP NUMBER 17043C0144I, REVISED PRELIMINARY 6-1-2017.
  3. REFER TO PRELIMINARY ENGINEERING PLAN BY RUIETIGER, TONELLI & ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED FEATURES, GRADES, UTILITIES, ETC.

**LEGEND**

BOUNDARY LINE =	—————
ADJOINING PROPERTY LINE =	—————
EASEMENT LINE EXISTING =	-----
EASEMENT LINE PROPOSED =	-----
BUILDING LINE EXISTING =	-----
FLOODPLAIN ZONE AE =	-----
PROPOSED LOT LINE =	-----
IRON PIPE FOUND = (UNLESS NOTED OTHERWISE)	○
SET 9/16 REBAR =	●
SET CONCRETE MONUMENT =	■
MEASURED DATA = M	000.00 M
RECORD DATA = R	000.00 R
CALCULATED DATA = C	000.00 C
PLAT DIMENSIONS =	000.00 00'00"00"

**ABBREVIATIONS LEGEND**

NORTH	N
SOUTH	S
EAST	E
WEST	W
SQUARE FEET	SF
ACRES	A
PUBLIC UTILITY AND DRAINAGE EASEMENT	P.U. & D.E.



**SITE LOCATION MAP**  
NOT TO SCALE

THIS SPACE IS FOR CLIENT OR CITY PROJECT NO.  
**18-1000094**

PREPARED BY:  
LAND SURVEYOR  
ENGINEER  
PROJECT NO.  
20180546

**RT** Ruettiger, Tonelli & Associates, Inc.  
Surveyors • Engineers • Planners • Landscape Architects • P.E.'S • Consultants  
220 W. ALPHEA DRIVE • SHERIDANWOOD, ILLINOIS 60464  
TEL: (815) 746-6000 FAX: (815) 746-0001  
website: www.rtaengineers.com

PREPARED FOR:  
CHICAGO COMMONS

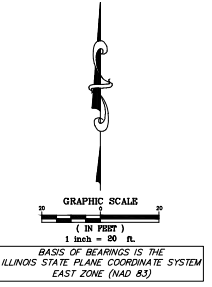
DATE	NO.	REVISION	BY	SHEET TITLE
10-8-2018	1	Per City of Naperville Review Letter	ECH	PRELIMINARY PLAT OF SUBDIVISION OF "CHICAGO COMMONS"
				SCALE DRAWN CHECKED DATE PROJECT NO. SHEET
				1" = 30' ECH DJZ 8-13-2018 318-0546-P 1 OF 2

**EXHIBIT B**

P.I.N.: 08-18-417-026  
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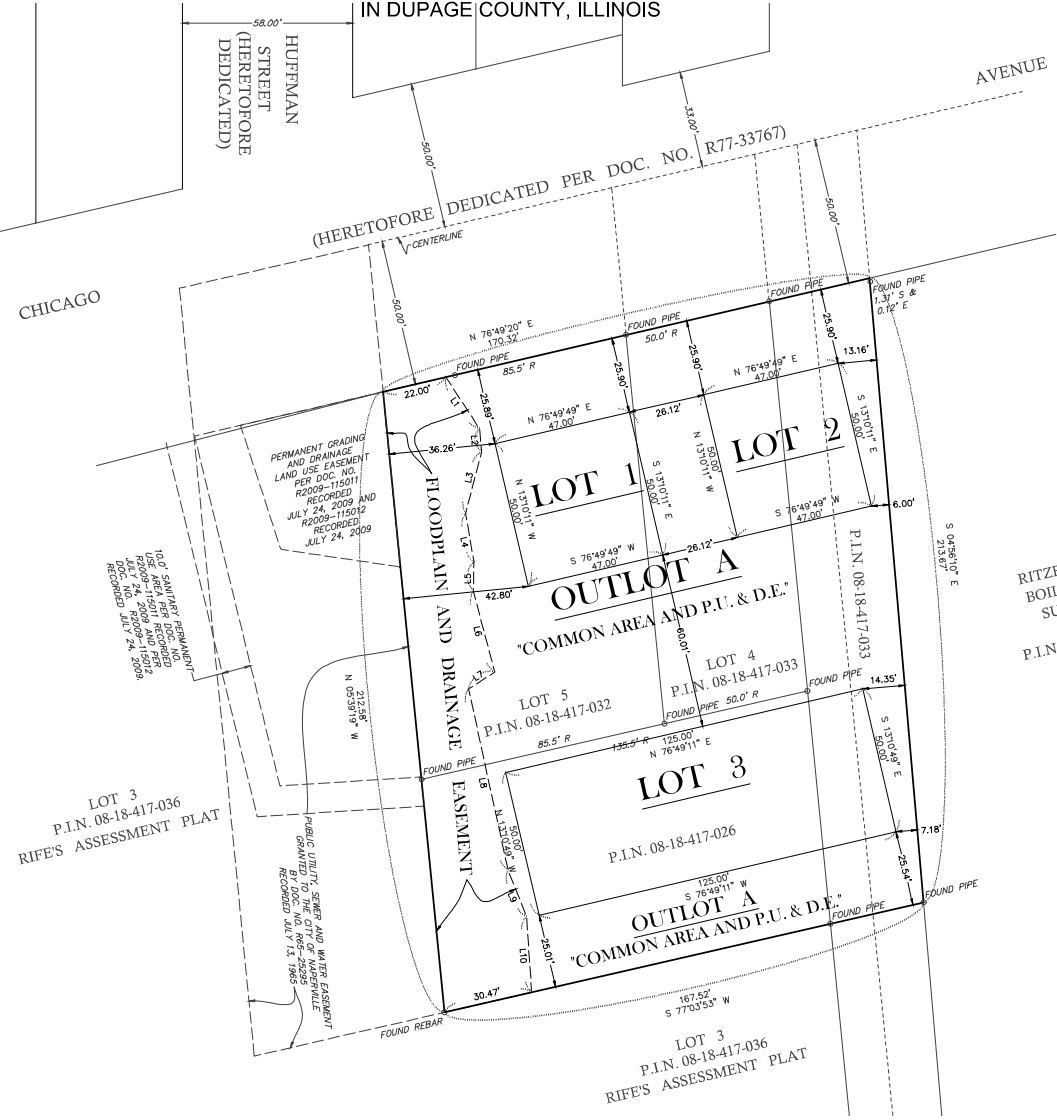
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A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
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LOT AREA SUMMARY CHART	
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LOT 2	2,350 S.F.
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OUTLOT A	24,720 S.F.
<b>TOTAL</b>	<b>35,670 S.F.</b>

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.99'	S 33°08'31" E
L2	7.95'	S 5°00'07" E
L3	21.68'	S 14°34'00" W
L4	16.77'	S 9°36'29" E
L5	9.83'	S 1°03'02" W
L6	28.65'	S 14°43'02" E
L7	10.57'	S 57°06'56" W
L8	63.26'	S 12°17'19" E
L9	17.03'	S 21°42'06" E
L10	25.87'	S 3°49'46" E



**LEGEND**

- BOUNDARY LINE = \_\_\_\_\_
- ADJOINING PROPERTY LINE = \_\_\_\_\_
- EASEMENT LINE EXISTING = \_\_\_\_\_
- EASEMENT LINE PROPOSED = \_\_\_\_\_
- BUILDING LINE EXISTING = \_\_\_\_\_
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**ABBREVIATIONS LEGEND**

- NORTH N
- SOUTH S
- EAST E
- WEST W
- SQUARE FEET SF
- ACRES A
- PUBLIC UTILITY AND DRAINAGE EASEMENT P.U. & D.E.

PREPARED BY: **Ruettiger, Tonelli & Associates, Inc.**  
Surveyors • Engineers • Planners • Architects • GIS Consultants  
120 W. CENTER ST. SUITE 100 • SUDBURY, IL 60177 • TEL: 815.288.6664  
FAX: 815.288.6664  
PROJECT NO. 20180546

PREPARED FOR: CHICAGO COMMONS

DATE	NO.	REVISION	BY	SHEET TITLE
10-8-2018	1	Per City of Naperville Review Letter	ECH	PRELIMINARY PLAT OF SUBDIVISION OF "CHICAGO COMMONS"

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET
1" = 20'	ECH	DJZ	8-13-2018	318-0546-P	2 OF 2

THIS SPACE IS FOR CLIENT OR CITY PROJECT NO.  
**18-1000094**

**EXHIBIT B**