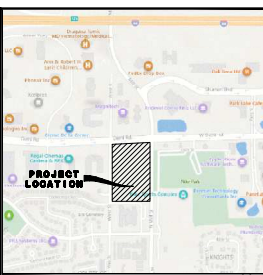


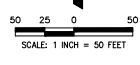
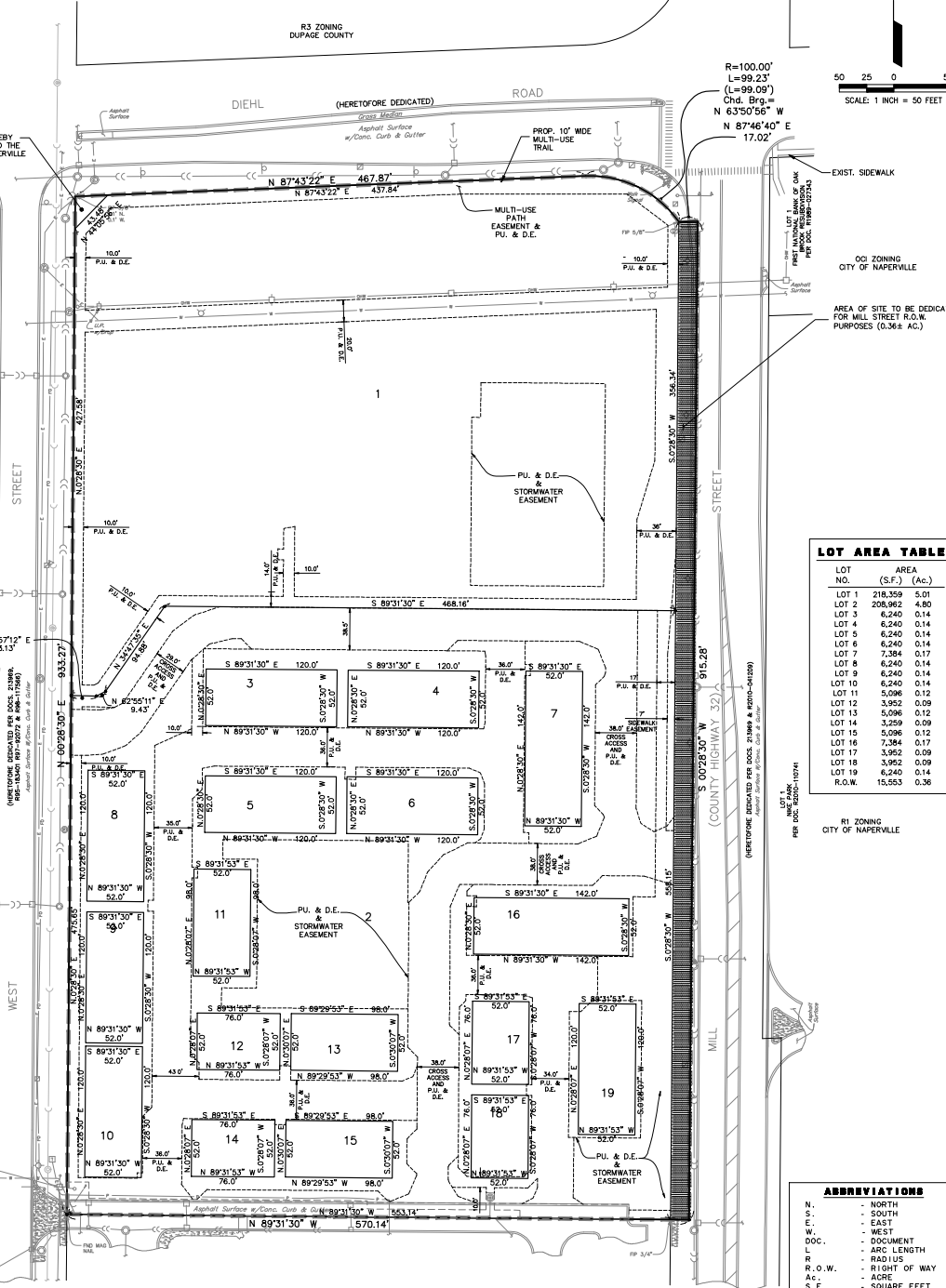
# PRELIMINARY PLAT OF SUBDIVISION FOR THE PROSPERITA & ORION STEM SCHOOL

## :OVERALL PARCEL DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-088045 SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R89-183401, R97-52072 AND R98-117966, THENCE NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST 833.77 FEET ALONG SAID EAST LINE OF WEST STREET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE COUNTY OF DUPAGE FOR DEED RECORD BY WARRANTY DEED RECORDED JULY 14, 1989 AS DOCUMENT R89-084247; THENCE NORTH 87 DEGREES 43 MINUTES 22 SECONDS EAST 467.87 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 89.23 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.0 FEET AND A CHORD BEARING NORTH 63 DEGREES 50 MINUTES 56 SECONDS WEST; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 17.02 FEET TO A POINT ON THE WESTERLY LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS R13069 AND R2010-042206; THENCE SOUTH 70 DEGREES 28 MINUTES 30 SECONDS WEST 915.28 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 IN THE aforementioned HARBORCHASE OF NAPERVILLE; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 570.14 ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



**LOCATION MAP**



**BENCHMARKS**

NAPERVILLE BM 526 - FLANGE ENCASED ROD LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OXFORD LANE AND 75TH STREET.  
ELEVATION = 681.48 (NAVD 88)

NAPERVILLE BM 1506 - FLANGE ENCASED ROD LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF MILL STREET AND 5TH AVENUE.  
ELEVATION = 690.61 (NAVD 88)

- NOTES**
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
  - A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS AND STORMWATER OVERFLOW ROUTES.
  - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
  - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
  - ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
  - ALL EASEMENTS SHOWN ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - ALL EASEMENTS ON THE PLAT ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
  - STORMWATER MANAGEMENT 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 WALLS REFER TO THE PRELIMINARY ENGINEERING PLAN FOR THIS DEVELOPMENT.

**LOT AREA TABLE**

LOT NO.	AREA (S.F.)	(Ac.)
LOT 1	218,359	5.01
LOT 2	208,962	4.80
LOT 3	6,240	0.14
LOT 4	6,240	0.14
LOT 5	6,240	0.14
LOT 6	6,240	0.14
LOT 7	7,384	0.17
LOT 8	6,240	0.14
LOT 9	6,240	0.14
LOT 10	6,240	0.14
LOT 11	5,096	0.12
LOT 12	3,952	0.09
LOT 13	5,096	0.12
LOT 14	3,259	0.08
LOT 15	5,096	0.12
LOT 16	7,384	0.17
LOT 17	3,952	0.09
LOT 18	3,952	0.09
LOT 19	6,240	0.14
R.O.W.	15,553	0.36

**PERMANENT TAX INDEX NUMBERS**

07-01-401-012	07-01-405-032
07-01-401-014	07-01-405-033
07-01-401-016	07-01-405-034
07-01-401-017	07-01-405-010
07-01-402-013	07-01-406-011
07-01-402-016	07-01-406-012
07-01-402-018	07-01-406-013
07-01-402-019	07-01-406-014
07-01-405-002	07-01-406-015
07-01-405-003	07-01-406-028
07-01-405-004	07-01-406-029
07-01-405-005	07-01-406-030
07-01-405-006	07-01-406-033
07-01-405-007	07-01-406-032
07-01-405-024	07-01-406-034
07-01-405-026	07-01-406-035
07-01-405-027	07-01-406-036
07-01-405-029	07-01-406-037
07-01-405-030	07-12-200-030
07-01-405-031	07-12-201-034

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

- LINE LEGEND**
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
  - SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
  - LOT LINE/PROPERTY LINE (Solid Line)
  - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
  - EXISTING EASEMENT LINE (Dashed Dotted Line)
  - CENTERLINE (Single Dashed Line)
  - EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
  - CITY OF WARRENVILLE (XXXXXX)
- CURB LEGEND**
- 8.6:12 CURB & CUTTER
  - MONUMENTAL CURB
  - DEPRESSED CURB

PREPARED FOR:  
VRUTTH LLC  
3644 WHITE EAGLE DRIVE  
NAPERVILLE, ILLINOIS 60564  
(630) 803-5768

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO: 904426 FILE NAME: PRECOVER  
DRAWN BY: KMS FLD. BK. / PG. NO: ---  
COMPLETION DATE: 09-08-22 JOB NO.: 904-426  
XREF: TOPO PROJECT MANAGER: RWB  
REV: 09-27-22/KMS, 12-13-22/KMS, 01-23-23/KMS,  
02-14-23/KMS, 03-27-23/KMS, 04-12-23/KMS,  
05-08-23/KMS

**PRELIMINARY PLAT OF SUBDIVISION FOR THE PROSPERITA & ORION STEM SCHOOLS**  
CITY OF NAPERVILLE PROJECT NO.: 22-100097

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**EXHIBIT B**