

VICINITY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - CENTERLINE OF R.O.W.
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - - - PROPOSED SETBACK LINE
 - - - ENTRY FOR ROW CENTERLINE
 - ▨ EASEMENT TO BE VACATED
 - ▨ EASEMENT TO BE GRANTED
- N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.U.A.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
(0.00) RECORD DATUM
0.00' CALCULATED DATUM
SCM ■ SET CONCRETE MONUMENT

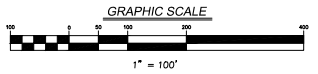
PRELIMINARY PLAT OF SUBDIVISION
OF
KIRKLAND OGDEN

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBERS:
08-08-100-025

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 ILLINOIS EAST, WITH PROJECT ORIGIN AT
LATITUDE: 41° 47' 57.64332" N
LONGITUDE: 89° 07' 30.29707" W
ELLIPSOIDAL HEIGHT: 687.559 SFT
GROUND SCALE FACTOR: 1.000031706
ALL MEASUREMENTS ARE ON THE GROUND.



OWNER & SUBDIVIDER:

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027

SURVEYOR & ENGINEER:

V3 COMPANIES
7325 JAMES AVE, SUITE 100
WOODRIDGE, IL 60517

AREA

LOT 1	825,460 SQ. FT.	18.9000 ACRES
LOT 2	441,485 SQ. FT.	10.1351 ACRES
TOTAL	1,266,945 SQ. FT.	29.0351 ACRES
EASEMENTS	19,751 SQ. FT.	0.4534 ACRES

LEGAL DESCRIPTION

LOT 2 IN THE FINAL PLAT OF CVS/PHARMACY-NAPERVILLE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 2010 AS DOCUMENT R2010-016930, IN DUPAGE COUNTY, ILLINOIS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PUE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

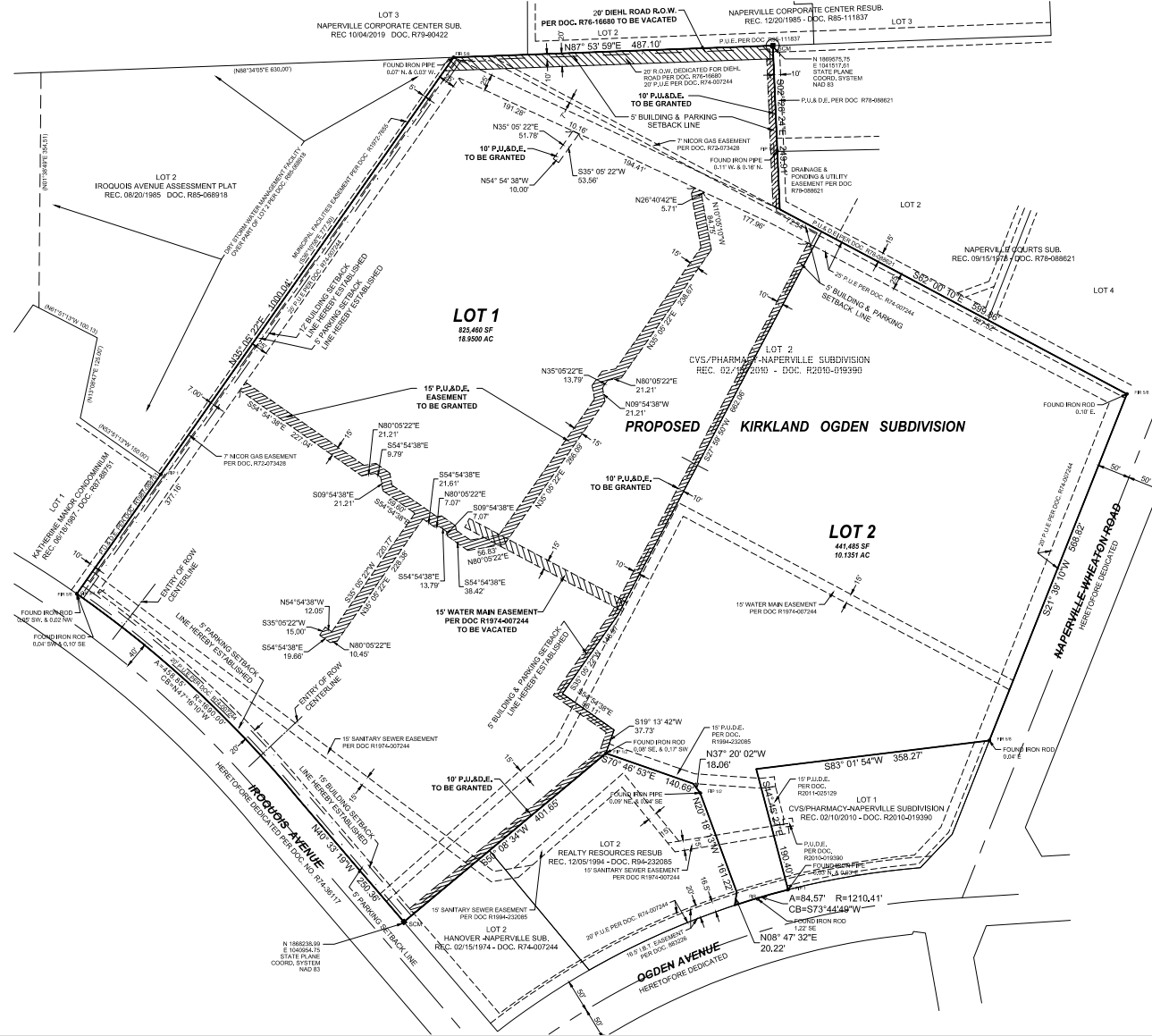
PROPERTY ADDRESSES:

COSTCO WAREHOUSE:
1255 E. OGDEN AVENUE

COSTCO FUEL FACILITY:
1187 E. OGDEN AVENUE

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.



Engineers
Scientists
Surveyors

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PREPARED FOR:
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999 LAKE DRIVE
ISSAQUAH, WA 98027
425-313-6052

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	01/13/2020	ISSUED FOR REVIEW			
2.	01/16/2020	ISSUED FOR REVIEW			
3.	03/03/2020	REVISED PER 02/10/20 REVIEW			

PRELIMINARY PLAT OF SUBDIVISION		Project No:	19473
KIRKLAND OGDEN - NAPERVILLE, IL		Group No:	VP04.1
DRAFTING COMPLETED:	01/07/20	DRAWN BY:	EJM
FIELD WORK COMPLETED:	N/A	PROJECT MANAGER:	AJS
		CHECKED BY:	AJS
		SCALE:	1" = 100'
		SHEET NO.	1

EXHIBIT B