

FINAL PLAT OF SUBDIVISION FOR BURLINGTON WOODS ESTATES NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

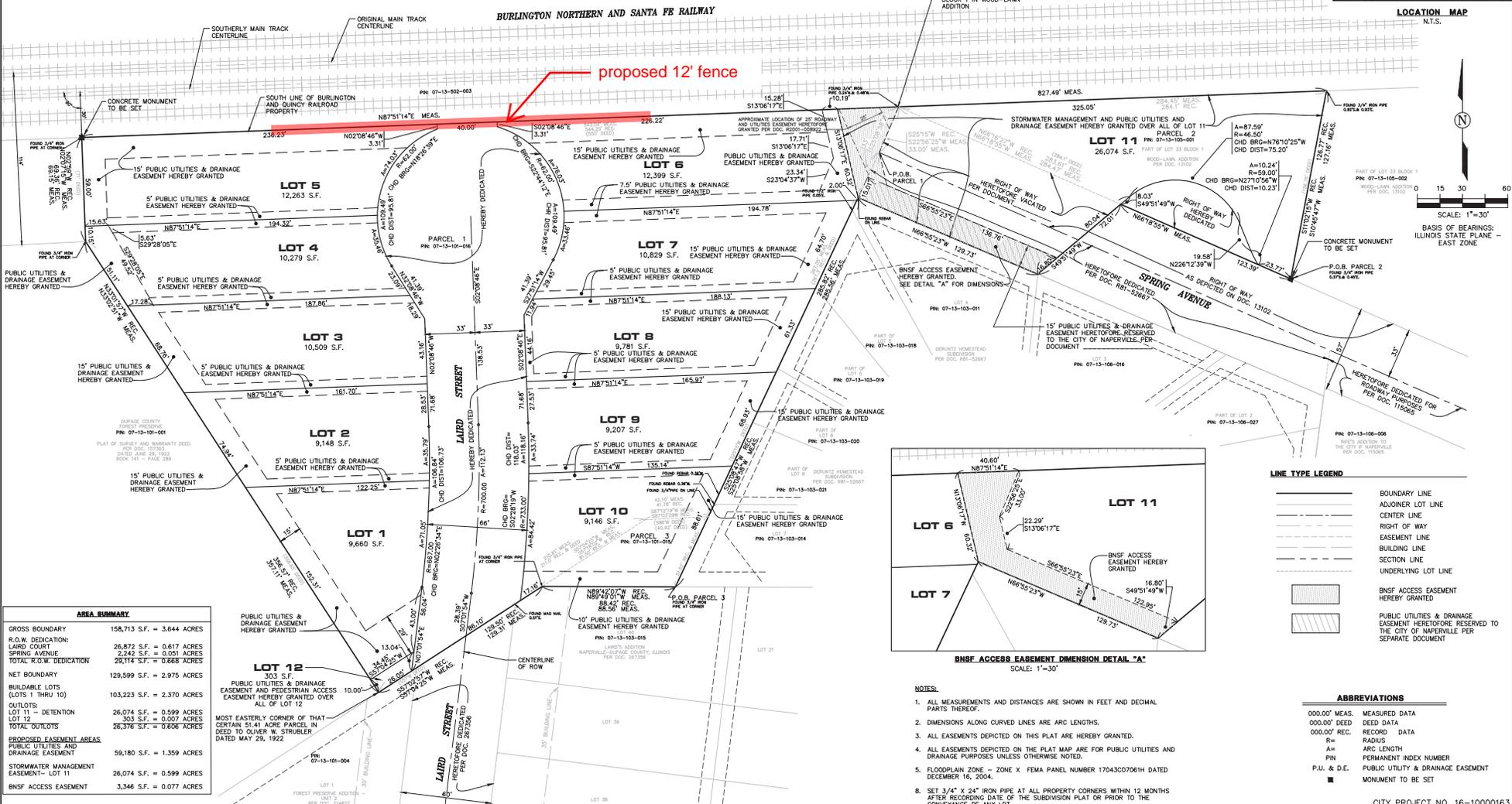
PIN: 07-13-101-016
07-13-105-001
07-13-106-015



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

| LOT # | LOT AREA | RIGHT OF WAY LOT LINE | LOT WIDTH @ FRONT YARD LN | LOT # | LOT AREA | RIGHT OF WAY LOT LINE | LOT WIDTH @ FRONT YARD LN |
|-------|----------|-----------------------|---------------------------|-------|----------|-----------------------|---------------------------|
| 1 | 9,660 | 114.05' | 130.99' | 7 | 10,829 | 62.91' | 57.50' |
| 2 | 9,148 | 64.32' | 64.30' | 8 | 9,781 | 56.10' | 54.50' |
| 3 | 10,509 | 61.45' | 59.00' | 9 | 9,207 | 61.27' | 61.25' |
| 4 | 10,279 | 58.55' | 54.00' | 10 | 9,146 | 84.42' | 75.85' |
| 5 | 12,263 | 77.34' | 59.00' | 11 | 26,074 | N/A | N/A |
| 6 | 12,399 | 79.34' | 61.00' | 12 | 303 | N/A | N/A |

* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.
** DISTANCES ARE GIVEN PERPENDICULAR TO SIDE PROPERTY LINE.



| AREA SUMMARY | |
|---|----------------------------|
| GROSS BOUNDARY | 158,713 S.F. = 3.644 ACRES |
| R.O.W. DEDICATION: | |
| Laird Court | 26,872 S.F. = 0.617 ACRES |
| Spring Avenue | 2,243 S.F. = 0.051 ACRES |
| TOTAL R.O.W. DEDICATION | 29,114 S.F. = 0.668 ACRES |
| NET BOUNDARY | 129,599 S.F. = 2.975 ACRES |
| BUILDABLE LOTS (LOTS 1 THRU 10) | 103,223 S.F. = 2.370 ACRES |
| OUTLOTS: | |
| LOT 11 - DETENTION | 26,074 S.F. = 0.599 ACRES |
| LOT 12 | 303 S.F. = 0.007 ACRES |
| TOTAL OUTLOTS | 26,376 S.F. = 0.606 ACRES |
| PROPOSED EASEMENT AREAS: | |
| PUBLIC UTILITIES AND DRAINAGE EASEMENT | 59,180 S.F. = 1.359 ACRES |
| STORMWATER MANAGEMENT EASEMENT - LOT 11 | 26,074 S.F. = 0.599 ACRES |
| BNSF ACCESS EASEMENT | 3,346 S.F. = 0.077 ACRES |

| LINE TYPE LEGEND | |
|------------------|--|
| | BOUNDARY LINE |
| | ADJOINER LOT LINE |
| | CENTER LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| | BUILDING LINE |
| | SECTION LINE |
| | UNDERLYING LOT LINE |
| | BNSF ACCESS EASEMENT HEREBY GRANTED |
| | PUBLIC UTILITIES & DRAINAGE EASEMENT HERETOFORE RESERVED TO THE CITY OF NAPERVILLE PER SEPARATE DOCUMENT |

- NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - FLOODPLAIN ZONE - ZONE X FEMA PANEL NUMBER 17043C07061H DATED DECEMBER 16, 2004.
 - SET 3/4" X 24" IRON PIPE AT ALL PROPERTY CORNERS WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.

| ABBREVIATIONS | |
|---------------|------------------------------------|
| 000.00' MEAS. | MEASURED DATA |
| 000.00' DEED | DEED DATA |
| 000.00' REC. | RECORD DATA |
| R= | RADIUS |
| A= | ARC LENGTH |
| PIN | PERMANENT INDEX NUMBER |
| P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| ■ | MONUMENT TO BE SET |

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
CANTERA DEVELOPMENT GROUP, LLC
700 NORTH SACRAMENTO BOULEVARD, SUITE 101
CHICAGO, ILLINOIS 60612
TEL (773) 722-9200

| NO. | DATE | DESCRIPTION | REVISIONS | NO. | DATE | DESCRIPTION |
|-----|---------|----------------------------------|-----------|-----|------|-------------|
| 1 | 5-31-17 | REVISED PER CITY REVIEW (5-2-17) | | | | |

| BURLINGTON WOODS ESTATES | | | |
|---------------------------|----------------|---------------------|------------------|
| FINAL PLAT OF SUBDIVISION | | | |
| DRN./XCD BY: SRH/GJC | FILE: 8251PS | FLD. BK./PC: 264/46 | SHEET NO. 1 OF 2 |
| SCALE: 1"=30' | DATE: 04/14/17 | JOB NO.: 825.001 | |

EXHIBIT B

STORM WATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 11 UNTIL SUCH TIME AS SAID LOT 11 IS CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

UPON CONVEYANCE, THE HOMEOWNER'S ASSOCIATION AS OWNER OF LOT 11 SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDROLOGICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE HOMEOWNER'S ASSOCIATION, AS OWNER OF LOT 11 OR THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE. THE HOMEOWNER'S ASSOCIATION AS OWNER OF LOT 11 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO ACCESS ITS MEMBERS ON A YEARLY BASIS TO A PROTRATED SHADE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOT 11 AS WELL AS FOR A PROTRATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON LOT 11 LAND.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
2. INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR SUPPORTING MEN AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

4. NO PERMANENT BUILDINGS, OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOT 11, BUT SAID LOT 11 MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPAIR THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID LOT 11. THE CITY OF NAPERVILLE IS HEREBY GRANTED A PERMANENT AND PERPETUAL MUNICIPAL UTILITY EASEMENT OVER, UNDER AND THROUGH ALL OF LOT 11 FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER AND ELECTRIC UTILITY FACILITIES. THE CITY MAY CONSTRUCT SUCH MUNICIPAL UTILITY FACILITIES ON LOT 11 ONLY AFTER SUBMITTING AND OBTAINING APPROVAL OF THE CITY ENGINEER OF THE CITY OF NAPERVILLE.

5. IF THE HOMEOWNER'S ASSOCIATION FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION AREAS AS REQUIRED, THE CITY OF NAPERVILLE, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

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 (BIA) AT ILLINOIS, INDOOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER AND THROUGH ALL OF THE AREAS MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS (OR FRUDES) ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, ASPIRATE, 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, 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 OTHER 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.

BURLINGTON NORTHERN AND SANTA FE RAILWAY AND MUNICIPAL ACCESS EASEMENT PROVISION

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY (BNSF) AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH ALL OF THE AREAS AND AREAS THAT PORTION DESIGNATED AS BNSF ACCESS EASEMENT FOR THE SOLE PURPOSE OF INGRESS AND EGRESS BY GRANTEE'S PERSONNEL AND EQUIPMENT TO AND FROM THE ADJACENT PROPERTY OWNED BY GRANTEE TO SPRING AVENUE. GRANTEE SHALL BE RESPONSIBLE TO REPLACE AND REPAIR ANY DAMAGE TO THE BNSF ACCESS EASEMENT CAUSED BY GRANTEE, ITS SUCCESSORS, ASSIGNS OR DONEES.

PEDESTRIAN ACCESS EASEMENT PROVISION

A PERPETUAL, NONEXCLUSIVE ACCESS EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC ON, OVER, THROUGH, ALONG AND ACROSS ALL OF LOT 12.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED 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 _____ CITY, ILLINOIS, THIS _____ DAY OF _____ MONTH, 20____ YEAR

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE ATTEST: _____ PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF _____, PRINT NAME _____, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____, PRINT NAME _____, SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE _____ TITLE _____, THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____, RESPECTFULLY, APPEARED BEFORE ME THIS _____ DAY _____, IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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 _____ MONTH, 20____ YEAR

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ YEAR

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPEVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPEVILLE, ILLINOIS 60540-6589

OWNERS: _____

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT NAME ITS: _____ PRINT TITLE

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ MONTH, 20____ YEAR

NOTARY PUBLIC

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D., 20____

____ COUNTY CLERK

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____

AT _____ O'CLOCK _____, M.

____ RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
LICENSE VALID THROUGH NOVEMBER 30, 2017

OWNER COMPANY NAME: _____

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT NAME ATTEST: _____ PRINT TITLE

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO STATE THAT DOUGLAS R. MCCLINTIC AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HERON DRAIN, TITLED BURLINGTON WOODS ESTATES DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DU PAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2018

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING IN THE ORIGINAL CENTER LINE OF A STREET KNOWN AS SPRING AVENUE AT A POINT 33 FEET, SOUTH 25 DEGREES 15 MINUTES WEST FROM THE EAST END OF BLOCK 1 WOOD-LAWN ADDITION TO THE VILLAGE OF NAPERVILLE (NOW CITY OF NAPERVILLE), THENCE (SOUTH 25 DEGREES 15 MINUTES WEST) SOUTH 25 DEGREES 08 MINUTES 47 SECONDS WEST, 261.3 FEET (261.3 FEET) TO A POST, THENCE (SOUTH 85 DEGREES WEST) SOUTH 87 DEGREES 03 MINUTES 29 SECONDS WEST, 140.92 FEET, 4178 FEET, TO A STONE CORNER, THENCE (SOUTH 57 DEGREES WEST) SOUTH 57 DEGREES 02 MINUTES 57 SECONDS WEST, 210 FEET (210.00 FEET) TO THE MOST EASTERLY CORNER OF THAT CERTAIN 5141 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED MAY 29, 1922 FROM CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY TO OLIVER W. STROUBER, TRUSTEE, OF THE VILLAGE OF NAPERVILLE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID 5141 ACRE PARCEL OF LAND, NORTH 33 DEGREES 01 MINUTES WEST, A DISTANCE OF 158.66 FEET) 356.27 FEET TO A POINT 14 FEET NORMALLY DISTANT FROM AND SOUTHERLY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY'S ORIGINAL MAIN TRACK CENTER LINE, THENCE NORTHERLY ALONG A LINE DRAWN AT RIGHT ANGLE TO THE SUBDIVISION NORTHWESTERLY ALONG THE CHICAGO BURLINGTON AND QUINCY SOUTHERLY MAIN TRACK CENTER LINE, AS NOW LOCATED AND CONSTRUCTED, NORTH 02 DEGREES 59 MINUTES WEST, A DISTANCE OF (1) FEET 69.36 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH SAID MAIN TRACK CENTER LINE, NORMALLY DISTANT SOUTHERLY FROM SAID RAILWAY COMPANY'S MOST SOUTHERLY MAIN TRACK CENTER LINE, THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 156.0 FEET 54.25 FEET, MORE OR LESS TO THE INTERSECTION WITH A LINE DRAWN NORTH 25 DEGREES 15 MINUTES EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 25 DEGREES 15 MINUTES WEST TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF LOT 33 IN BLOCK 1 OF WOOD-LAWN ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SPRING AVENUE, IN SAID VILLAGE OF NAPERVILLE, WHICH IS 254.7 FEET NORTHWESTERLY MEASURED ALONG THE NORTHERLY LINE OF SPRING AVENUE FROM THE SOUTHERLY CORNER OF SAID LOT 33, RUNNING THENCE NORTH 25 DEGREES NORTHWESTERLY ALONG THE NORTHERLY LINE OF SPRING AVENUE, NORTH 66 DEGREES 16 MINUTES 27 SECONDS WEST, A DISTANCE OF 283.61 FEET (284.1 FEET) AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 284.1 FEET, THENCE SOUTH 11 DEGREES 02 MINUTES 15 WEST, A DISTANCE OF 126.75 FEET) 126.77 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN DE RUNTZ HOMESTEAD, PER PLAT OF SUBDIVISION RECORDED SEPTEMBER 28, 1981 AS DOCUMENT NUMBER 88-52667, THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF LOT 40 IN LAND'S ADDITION, PER PLAT OF SUBDIVISION RECORDED OCTOBER 10, 1926 AS DOCUMENT NUMBER 201356, A DISTANCE OF 88.42 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 40, THENCE NORTH 57 DEGREES 18 MINUTES 02 SECONDS EAST NORTH 57 DEGREES EAST, DEED) ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LAND'S ADDITION, 8150 FEET, THENCE NORTH 89 DEGREES 42 SECONDS EAST, A DISTANCE OF 33.01 FEET, THENCE SOUTH 66 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.00 FEET, THENCE SOUTH 66 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 491.07 FEET, THENCE SOUTH 66 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 72.0 FEET, THENCE NORTH 66 DEGREES 15 MINUTES 23 SECONDS WEST, A DISTANCE OF 129.73 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE RIGHT-OF-WAY OF SPRING AVENUE HERETOFORE DEDICATED PER DOCUMENT 88-52667, RECORDED SEPTEMBER 28, 1981 AND AS DEPICTED ON DOCUMENT 1302, RECORDED SEPTEMBER 23, 1979 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN DERANTZ HOMESTEAD SUBDIVISION RECORDED SEPTEMBER 28, 1981 AS DOCUMENT 88-52667, THENCE NORTH 25 DEGREES 15 MINUTES WEST ALONG THE CENTERLINE OF SAID LOT 4, THENCE NORTH 22 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.00 FEET, THENCE SOUTH 66 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 491.07 FEET, THENCE SOUTH 66 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 72.0 FEET, THENCE NORTH 66 DEGREES 15 MINUTES 23 SECONDS WEST, A DISTANCE OF 129.73 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HERON DRAIN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO THE PROVISIONS OF THE SUBDIVISION ACT, AND THAT THE PROPERTY AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0706H, DATED DECEMBER 16, 2004.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992, AND IS HEREBY SUBMITTED TO THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-02992
LICENSE VALID THROUGH NOVEMBER 30, 2018

BURLINGTON WOODS ESTATES

EXHIBIT A



Table with columns: NO., DATE, DESCRIPTION, REVISIONS (NO., DATE, DESCRIPTION). Row 1: 1, 5-31-17, REVISED PER CITY REVIEW (5-2-17)

PREPARED FOR:
CANTERA DEVELOPMENT GROUP, LLC
700 NORTH SACRAMENTO BOULEVARD, SUITE 101
CHICAGO, ILLINOIS 60612
TEL (773) 722-9200

ROAKE AND ASSOCIATES, INC.
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