PRELIMINARY PLAT OF SUBDIVISION
FOR
CLOW CREEK FARM ADDITION
NAPERVILLE, ILLINOIS

OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

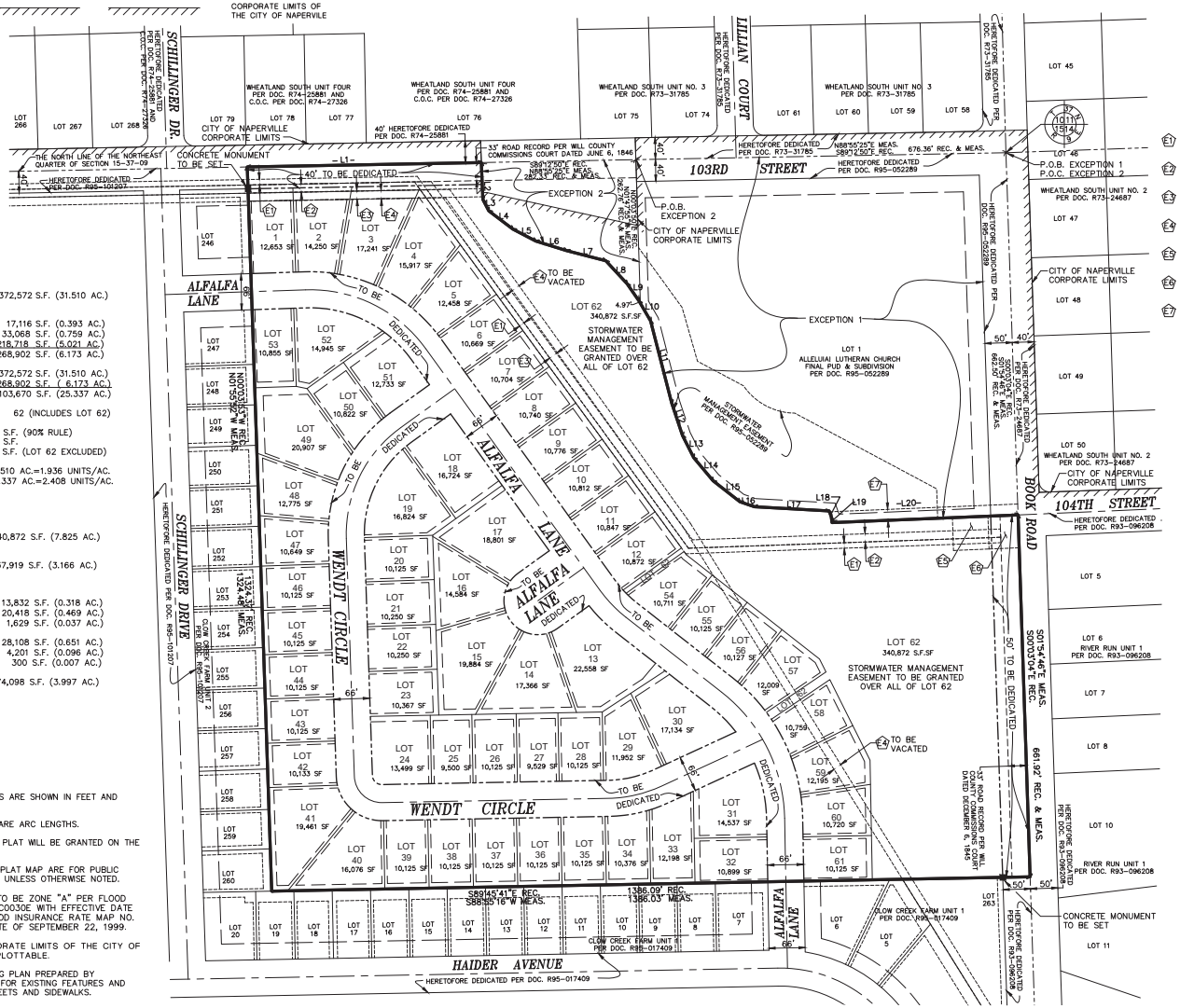
PIN: 07-01-15-200-012-0010
07-01-15-200-012-0020

ABBREVIATIONS

REC.	RECORD DATA
MEAS.	MEASURED DATA
DEED	DEEDED DATA
R.	RADIUS
A.	ARC DATA
ROW	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT
S.F.	SQUARE FEET
A.C.	ACRE
P	IRON PIPE
FND	FOUND
N	NORTH
S	SOUTH
E	EAST
W	WEST

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		CENTER LINE
		EASEMENT LINE
		SECTION LINE
		UNDERLYING LOT LINE
		EXISTING BUILDING SETBACK LINE
■		CONCRETE MONUMENT TO BE SET
		CORPORATE LIMITS OF THE CITY OF NAPERVILLE



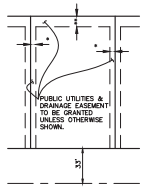
SCALE: 1"=100'

BASIS OF BEARINGS:
ILLLINOIS STATE PLANE – EAST ZONE

LOCATION MAP
N.T.S.

EASEMENT LEGEND

- E1 10' WATERMAIN EASEMENT PER DOC. R92–103131
- E2 15' ELECTRIC EASEMENT PER DOC. R92–103131
- E3 15' STORM SEWER & DRAINAGE EASEMENT PER DOC.R93105680
- E4 15' SANITARY EASEMENT PER DOC. R93004467 TO BE VACATED
- E5 120'x60' CROSS ACCESS EASEMENT PER DOC. R96058273
- E6 55'x60' PUBLIC UTILITY EASEMENT PER DOC. R96036275
- E7 20' WIDE CROSS ACCESS EASEMENT PER DOC. R96058273



TYPICAL EASEMENT DETAIL
N.T.S.

BOUNDARY DIMENSION TABLE

	MEASURED DISTANCE	MEASURED BEARING	RECORD DISTANCE	RECORD BEARING
L1	427.77'	N88°55'25"E	427.73'	S89°12'50"E
L2	67.61'	S02°18'47"E	67.61'	S00°27'02"E
L3	23.42'	S27°30'51"E	23.42'	S25°39'06"E
L4	55.27'	S52°48'49"E	55.27'	S50°57'07"E
L5	47.08'	S62°31'19"E	47.08'	S60°39'34"E
L6	59.09'	S72°44'16"E	59.09'	S70°52'31"E
L7	73.92'	S75°32'42"E	73.92'	S73°40'57"E
L8	57.49'	S42°45'46"E	57.49'	S40°54'01"E
L9	38.12'	S34°34'46"E	38.12'	S32°43'01"E
L10	42.19'	S30°08'46"E	42.19'	S28°17'01"E
L11	155.33'	S14°24'45"E	155.33'	S12°33'00"E
L12	62.19'	S18°29'33"E	62.19'	S16°37'48"E
L13	45.34'	S26°46'50"E	45.34'	S24°55'05"E
L14	55.03'	S39°56'29"E	55.03'	S38°04'44"E
L15	62.29'	S52°00'28"E	62.29'	S50°08'43"E
L16	27.93'	S70°47'02"E	27.93'	S68°55'17"E
L17	136.97'	S86°46'47"E	136.97'	S84°55'02"E
L18	11.52'	S19°43'14"E	11.52'	S17°51'29"E
L19	10.51'	S07°18'01"E	10.61'	S05°30'57"E
L20	340.11'	N87°38'34"E	340.09'	N89°29'22"E

SITE DATA

SITE GROSS AREA	1,372,572 S.F. (31.510 AC.)
RIGHT OF WAY	
103RD STREET DEDICATION	17,116 S.F. (0.393 AC.)
BOOK ROAD DEDICATION	33,068 S.F. (0.759 AC.)
INTERNAL STREETS DEDICATION	218,718 S.F. (5.021 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,902 S.F. (6.173 AC.)
SITE GROSS AREA	1,372,572 S.F. (31.510 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,902 S.F. (6.173 AC.)
SITE NET AREA	1,103,670 S.F. (25.337 AC.)
NO. OF LOTS	62 (INCLUDES LOT 62)
MIN. LOT SIZE REQUIRED	9,060 S.F. (90% RULE)
MIN. LOT SIZE	9,500 S.F.
AVG. LOT SIZE	12,505 S.F. (LOT 62 EXCLUDED)
GROSS DENSITY	61 LOTS/31.510 AC.=1.936 UNITS/AC.
NET DENSITY	61 LOTS/25.337 AC.=2.408 UNITS/AC.
PROPOSED EASEMENT AREA:	
LOT 62 – STORMWATER MANAGEMENT	340,872 S.F. (7.825 AC.)
PUBLIC UTILITIES & DRAINAGE	137,919 S.F. (3.166 AC.)
EXISTING EASEMENT AREA:	
E1 – WATERMAIN	13,832 S.F. (0.318 AC.)
E2 – ELECTRIC	20,418 S.F. (0.469 AC.)
E3 – STORM SEWER	1,629 S.F. (0.037 AC.)
E4 – SANITARY SEWER (TO BE VACATED)	28,108 S.F. (0.651 AC.)
E5 – ACCESS	4,201 S.F. (0.096 AC.)
E6 – PUBLIC UTILITY	300 S.F. (0.007 AC.)
TOTAL UTILITIES EASEMENTS	174,098 S.F. (3.997 AC.)

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH AND IN RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF CLOW CREEK FARM P.U.D. UNIT NO 1 RECORDED AS DOCUMENT NO R95–17409 AND LYING EAST OF THE EAST LINE OF CLOW CREEK FARM P.U.D. UNIT 2 RECORDED AS DOCUMENT NO R95–101207, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 662.50 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST, 340.09 FEET TO THE CENTERLINE OF AN UNNAMED CREEK (THE FOLLOWING TEN (10) COURSES ARE ALONG THE CENTERLINE OF SAID CREEK), THENCE NORTH 05 DEGREES 30 MINUTES 57 SECONDS WEST, 10.61 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 29 SECONDS WEST, 11.52 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 02 SECONDS WEST, 136.97 FEET; THENCE NORTH 68 DEGREES 55 MINUTES 17 SECONDS WEST, 27.93 FEET; THENCE NORTH 50 DEGREES 08 MINUTES 43 SECONDS WEST, 62.29 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 44 SECONDS WEST, 55.03 FEET, THENCE NORTH 24 DEGREES 55 MINUTES 05 SECONDS WEST, 45.34 FEET, THENCE NORTH 16 DEGREES 37 MINUTES 48 SECONDS WEST, 62.19 FEET, THENCE NORTH 12 DEGREES 33 MINUTES 00 SECONDS WEST, 155.33 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 37.22 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 262.76 FEET TO THE NORTH LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89 DEGREES 12 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE, 676.36 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THAT NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 12 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 676.36 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED BY DOCUMENT R93–46458; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY CONVEYED BY SAID DOCUMENT 262.76 FEET TO THE CENTER LINE OF AN UNNAMED CREEK (THE FOLLOWING NINE (9) COURSES ARE ALONG THE CENTER LINE OF SAID CREEK), THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 4.97 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 01 SECONDS WEST, 38.12 FEET; THENCE NORTH 40 DEGREES 54 MINUTES 01 SECONDS WEST, 57.49 FEET; THENCE NORTH 73 DEGREES 40 MINUTES 57 SECONDS WEST, 73.92 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 31 SECONDS WEST, 59.09 FEET; THENCE NORTH 60 DEGREES 39 MINUTES 34 SECONDS WEST, 47.08 FEET, THENCE NORTH 50 DEGREES 57 MINUTES 07 SECONDS WEST 55.27 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 06 SECONDS WEST 23.42 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 67.61 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 12 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE 282.33 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
5. SURVEYED LAND IS DETERMINED TO BE ZONE "A" PER FLOOD INSURANCE RATE MAP NO. 17197C0030E WITH EFFECTIVE DATE OF SEPTEMBER 6, 1995 AND FLOOD INSURANCE RATE MAP NO. 17197C0033F WITH EFFECTIVE DATE OF SEPTEMBER 22, 1999.
6. PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. THE LIMITS ARE UNPLOTTABLE.
7. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY KIMLEY–HORN & ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED, GRADES, UTILITIES, STREETS AND SIDEWALKS.

CITY PROJECT NO. 17–10000129

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PREPARED FOR:
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1807 SOUTH WASHINGTON STREET, SUITE 110, PMB 383
NAPERVILLE, ILLINOIS 60565
TEL. (630) 428–4800
FAX. (630) 922–6165

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	12/15/17	REV. PER CITY RVW (DATED 12/7/17)			
2	01/16/18	REV. PER CITY RVW (DATED 01/8/18)			
3	02/12/18	REV. PER CITY RVW (DATED 02/5/18)			

CLOW FARM – 10402 SOUTH BOOK ROAD, NAPERVILLE, IL

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY: SRH/JGC/DRM	FILE: 1966PS_PRELIM	FLD. BK./PG.: 263/76–78	SHEET NO.
SCALE: 1"=100'	DATE: 10/08/17	JOB NO.: 196.006	1 OF 3

EXHIBIT B

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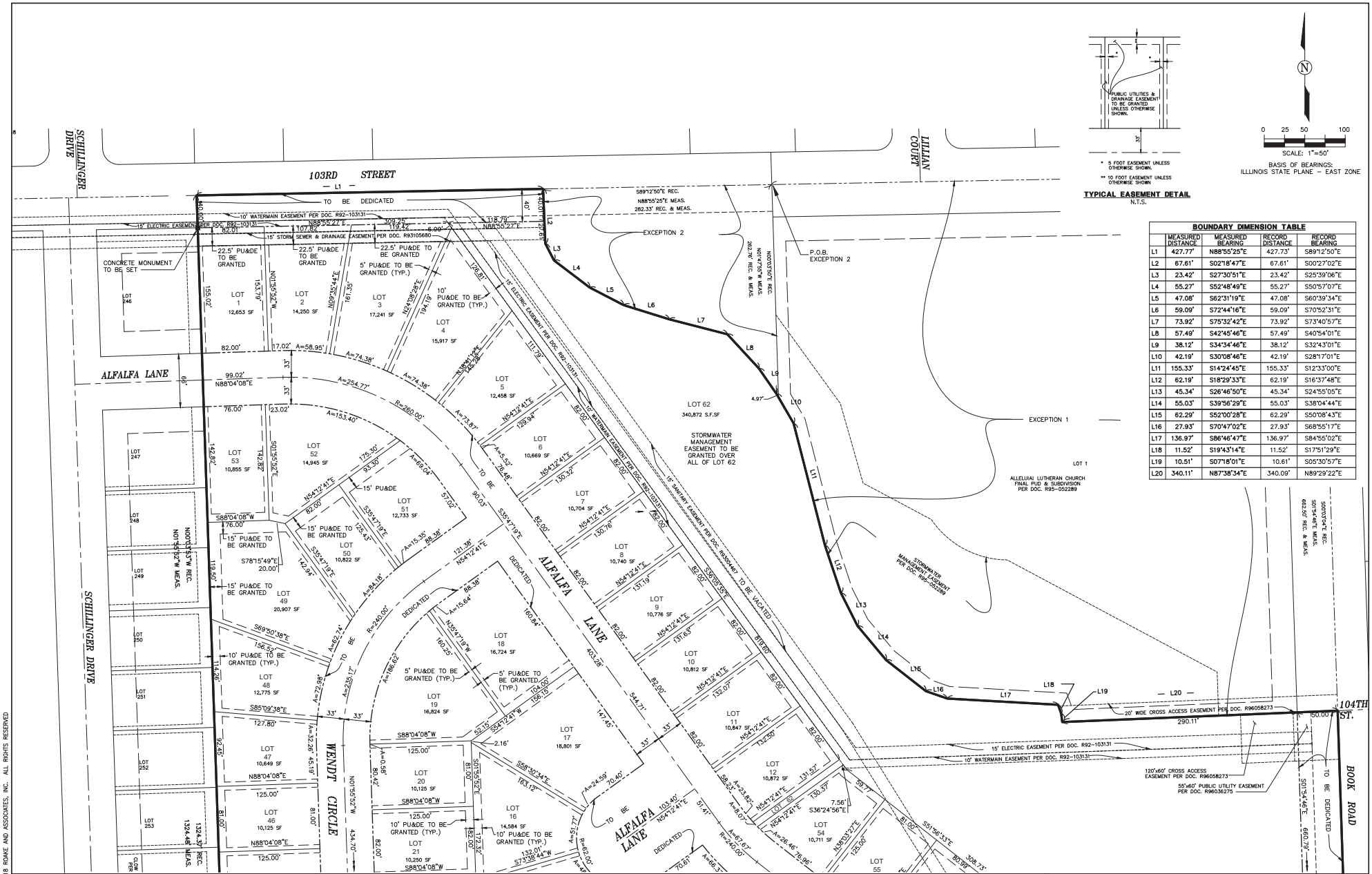

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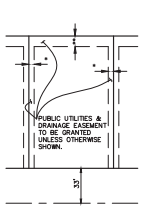
CLOW FARM – 10402 SOUTH BOOK ROAD, NAPERVILLE, IL

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY: SRH/JGC/DRM	FILE: 1966P	FLD. BK./PG.: 263/76-78	SHEET NO.
SCALE: 1"=50'	DATE: 10/08/17	JOB NO.: 196.006	2 OF 3

EXHIBIT B

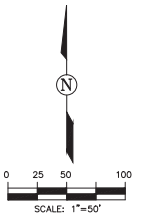
LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN
1	12,653	82.00'	82.00'	17	18,801	94.99'*	106.89'*	33	12,198	87.44'*	86.86'*	49	20,907	62.84'*	81.00*
2	14,250	75.96'*	82.00'*	18	16,724	104.01'*	104.02'*	34	10,376	81.94'*	81.76'*	50	10,822	84.18'*	83.75'*
3	17,241	75.09'*	82.00'*	19	16,824	186.62'*	157.22'*	35	10,125	81.00'	81.00'	51	12,733	103.72'*	103.72'*
4	15,917	74.38'*	82.00'*	20	10,125	81.00'*	81.00'*	36	10,125	81.00'	81.00'	52	14,945	176.41'*	146.65'*
5	12,458	73.87'*	82.00*	21	10,250	82.00'	82.00'	37	10,125	81.00'	81.00'	53	10,855	76.00'	76.00'
6	10,669	82.00'*	82.00'*	22	10,250	82.00'	82.00'	38	10,125	81.00'	81.00'	54	10,711	103.43'*	94.92'*
7	10,704	82.00'	82.00'	23	10,367	82.01'	82.46'	39	10,125	81.00'	81.00'	55	10,125	81.00'	81.00'
8	10,740	82.00'	82.00'	24	13,499	117.24'*	107.99'	40	16,076	59.95'*	81.00'*	56	10,127	81.00'*	81.00'*
9	10,776	82.00'	82.00'	25	9,500	76.00'	76.00'	41	19,461	55.33'*	81.00'*	57	12,009	71.70'*	81.04'*
10	10,812	82.00'	82.00'	26	10,125	81.00'	81.00'	42	10,133	81.09'*	81.05'*	58	10,759	77.03'*	81.00'*
11	10,847	82.00'	82.00'	27	9,529	76.24'	76.24'	43	10,125	81.00'	81.00'	59	12,195	72.28'*	81.75'*
12	10,872	82.05'*	82.07'*	28	10,125	81.00'	81.00'	44	10,125	81.00'	81.00'	60	10,720	77.15'*	81.00'*
13	22,558	88.68'*	100.25'*	29	11,952	115.23'*	102.81'*	45	10,125	81.00	81.00'	61	10,125	81.00'	81.00'
14	17,366	51.77'*	76.82'*	30	17,134	144.77'	135.96'	46	10,125	81.00'	81.00'	62	340,872	N/A	N/A
15	19,884	48.58'*	72.08'*	31	14,537	138.11'*	125.70'*	47	10,649	77.45'*	81.00'*	*	FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.		
16	14,584	51.77'*	76.82'*	32	10,899	82.00'	82.00'	48	12,775	72.98'*	81.00'*				



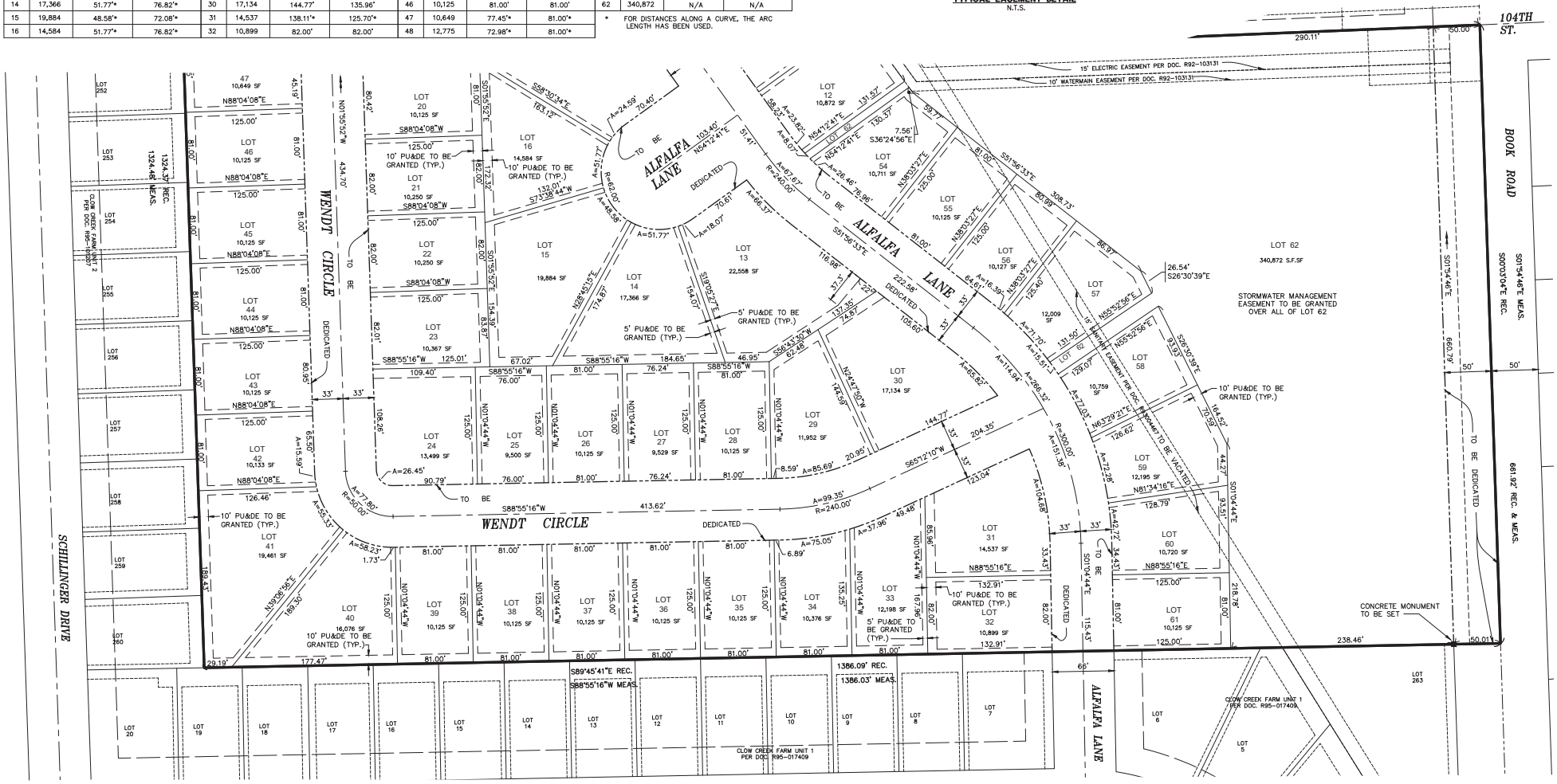
* 5 FOOT EASEMENT UNLESS OTHERWISE SHOWN.

** 10 FOOT EASEMENT UNLESS OTHERWISE SHOWN

TYPICAL EASEMENT DETAIL
N.T.S.



BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE



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PRELIMINARY PLAT OF SUBDIVISION

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SCALE: 1"=50'	DATE: 10/08/17	JOB NO.: 196.006	3 OF 3

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EXHIBIT B