

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

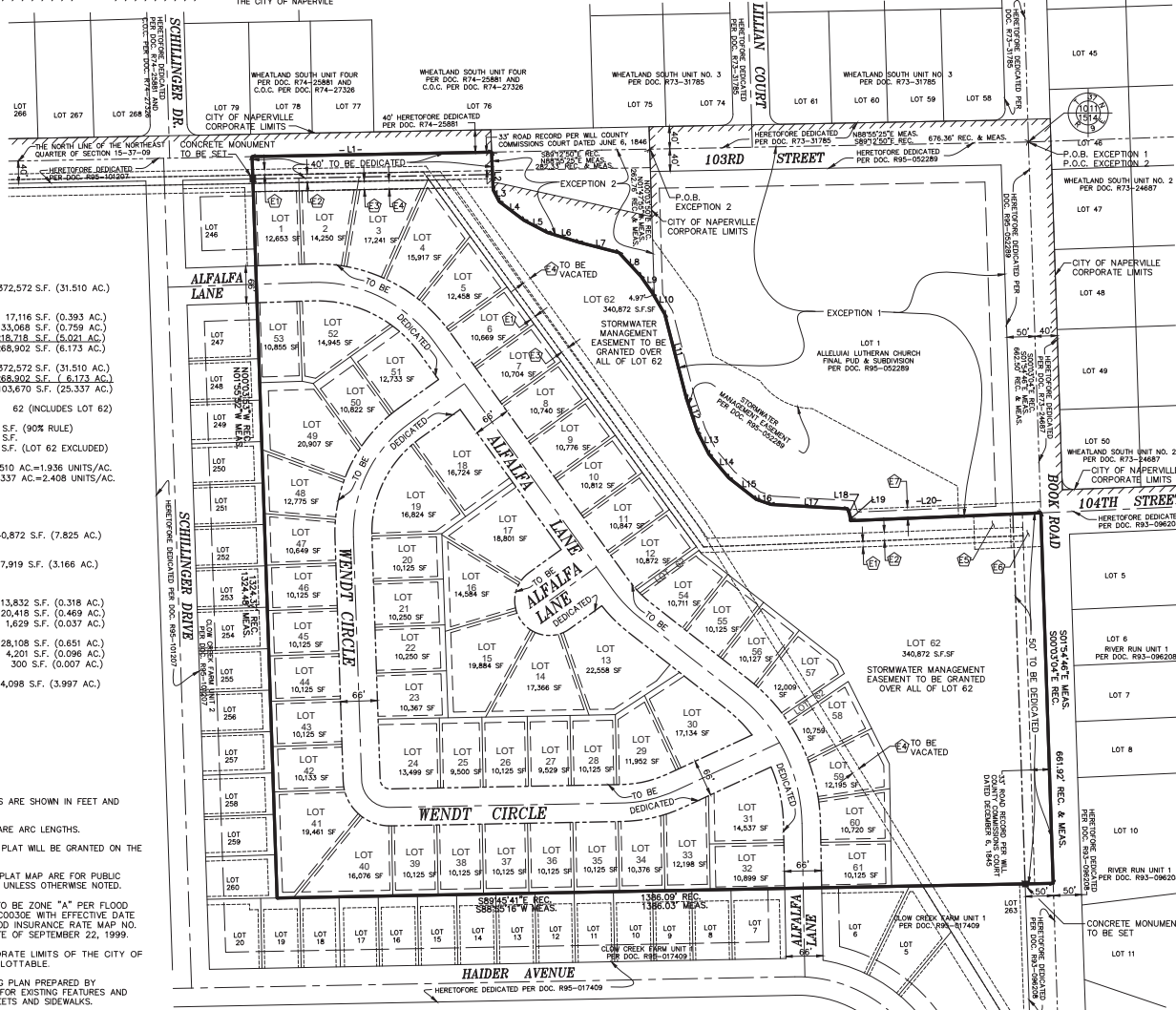
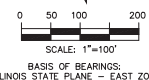
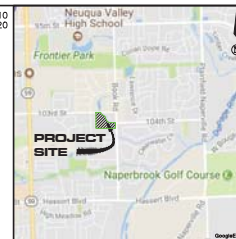
LINE TYPE LEGEND

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

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



SITE DATA

SITE GROSS AREA 1,372,572 S.F. (31.510 AC.)
RIGHT OF WAY 17,116 S.F. (0.393 AC.)
103RD STREET 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 - 340,872 S.F. (7.825 AC.)
STORMWATER MANAGEMENT
PUBLIC UTILITIES & DRAINAGE 137,919 S.F. (3.166 AC.)
EXISTING EASEMENT AREA:

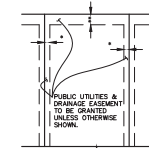
E1 - WATERMAIN 13,832 S.F. (0.318 AC.)
E2 - ELECTRIC 20,418 S.F. (0.469 AC.)
E3 - STORM SEWER 1,628 S.F. (0.037 AC.)
E4 - SANITARY SEWER 28,108 S.F. (0.651 AC.)
E5 - ACCESS 4,201 S.F. (0.096 AC.)
E6 - PUBLIC UTILITY 300 S.F. (0.007 AC.)
TOTAL UTILITIES EASEMENTS 174,098 S.F. (3.997 AC.)

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 WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- SURVEYED LAND IS DETERMINED TO BE ZONE "A" PER FLOOD INSURANCE RATE MAP NO. 17197C0033F WITH EFFECTIVE DATE OF SEPTEMBER 6, 1995 AND FLOOD INSURANCE RATE MAP NO. 17197C0033F WITH EFFECTIVE DATE OF SEPTEMBER 22, 1999.
- PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. THE LIMITS ARE UNPLOTTABLE.
- REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY KIMLEY-HORN & ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED, GRADES, UTILITIES, STREETS AND SIDEWALKS.

EASEMENT LEGEND

- 10' WATERMAIN EASEMENT PER DOC. R92-103131
- 15' ELECTRIC EASEMENT PER DOC. R92-103131
- 15' STORM SEWER & DRAINAGE EASEMENT PER DOC. R93-0105680
- 15' SANITARY EASEMENT PER DOC. R93-044667 TO BE VACATED
- 120'x60' CROSS ACCESS EASEMENT PER DOC. R90058273
- 55'x60' PUBLIC UTILITY EASEMENT PER DOC. R9036275
- 20' WIDE CROSS ACCESS EASEMENT PER DOC. R90058273



TYPICAL EASEMENT DETAIL

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°39'08"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°09'28"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

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH AND IN RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, BEING THE NORTH LINE OF CLOW CREEK FARM P.L.D. UNIT NO. 1 RECORDED AS DOCUMENT NO. R95-17409 AND LYING EAST OF THE EAST LINE OF LOT 62 CLOW CREEK FARM P.L.D. UNIT NO. 2 RECORDED AS DOCUMENT NO. R95-10107, 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 00 DEGREES 10 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, 282.76 FEET TO THE NORTH LINE OF THE AFORESAID 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 BEGINNING AT THAT NORTHEAST CORNER OF SAID NORTHEAST 1/4, 676.36 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED BY DOCUMENT R93-44658; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY CONVEYED BY SAID DOCUMENT 282.76 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 75 DEGREES 32 MINUTES 42 SECONDS WEST, 59.09 FEET; THENCE NORTH 60 DEGREES 39 MINUTES 34 SECONDS WEST, 47.08 FEET; THENCE NORTH 50 DEGREES 07 SECONDS WEST, 55.27 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 08 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.

CITY PROJECT NO. 17-10000129

POAKE AND ASSOCIATES, INC.
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NO.	DATE	DESCRIPTION	REVISIONS	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/CD: BR: SRH/AGC/DRM FLD: BK/PL: 263/76-78 SHEET NO. 1 OF 3
SCALE: 1"=100' DATE: 10/08/17 JOB NO: 196.006

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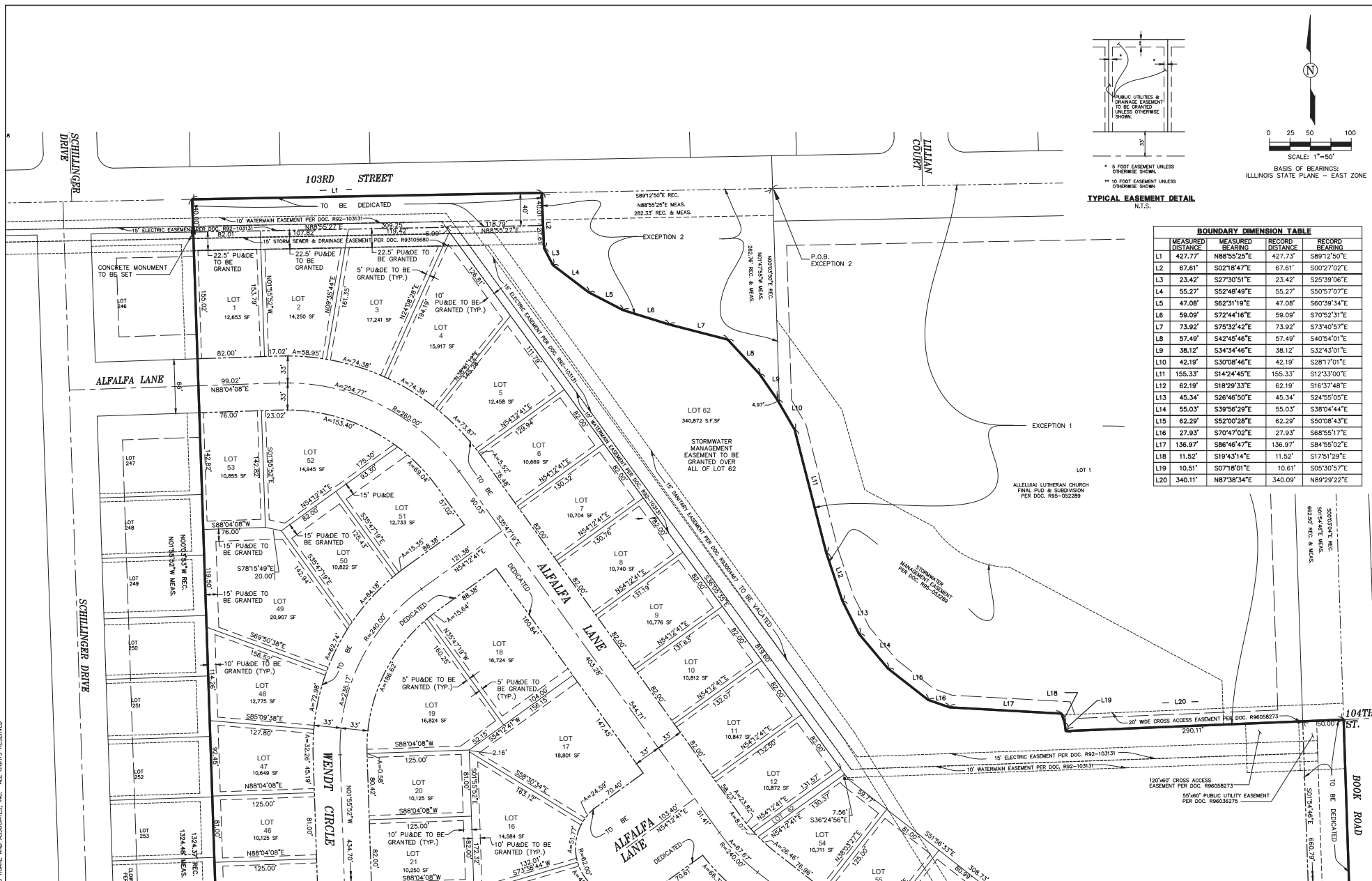
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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CLOW FARM - 10402 SOUTH BOOK ROAD, NAPERVILLE, IL

PRELIMINARY PLAT OF SUBDIVISION

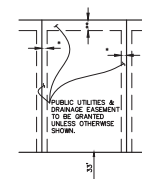
DRN./C.D. BY: SRH/AGC/DRM	FILE: 1966P	PLD. BK/PLC: 263/76-78	SHEET NO.
SCALE: 1"=50'	DATE: 10/08/17	JOB NO.: 196.006	2 OF 3

EXHIBIT B

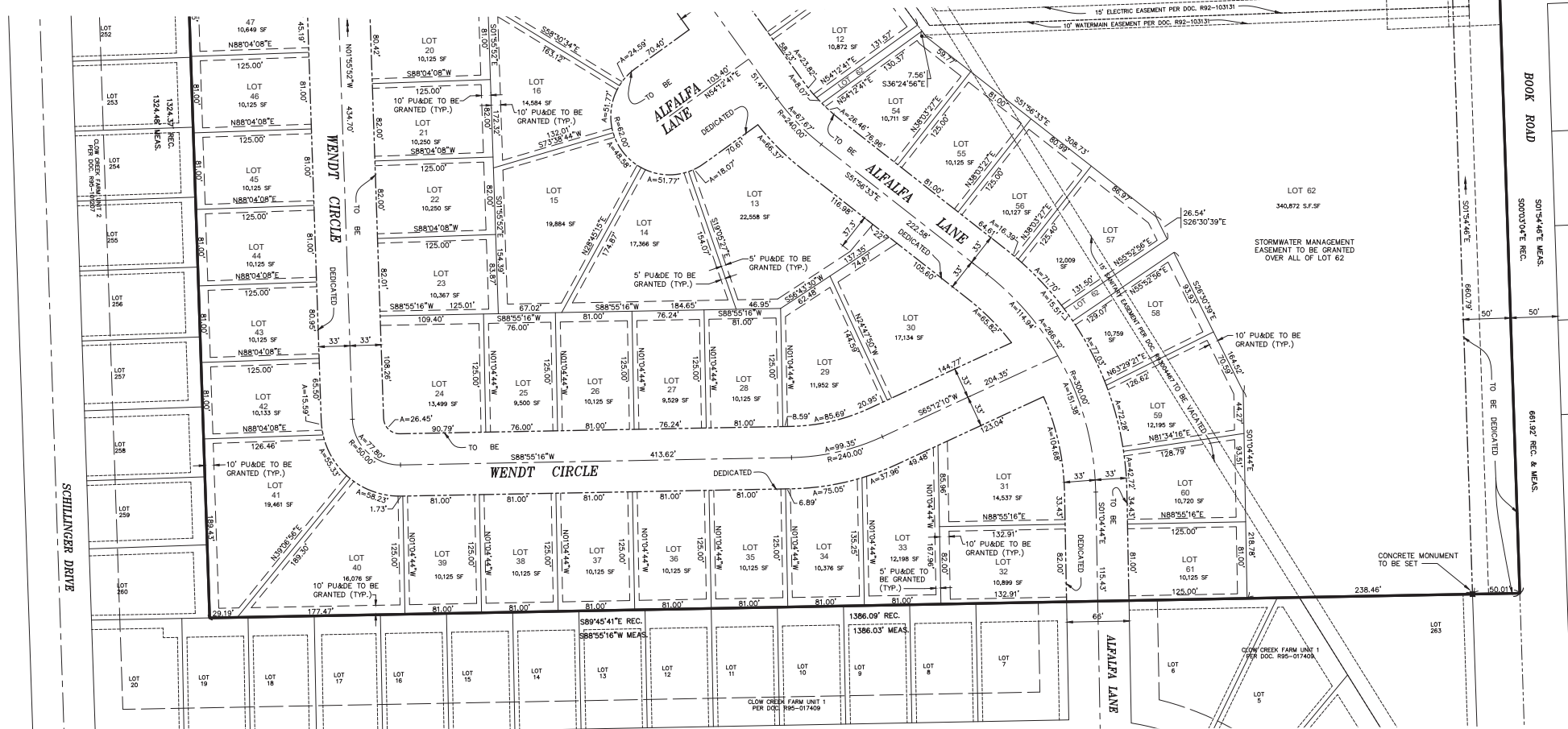
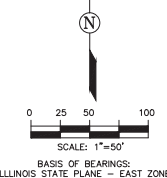


LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN
1	12,653	82.00'	82.00'	17	18,801	94.99'	106.89'	33	12,198	87.44'	86.86'	49	20,907	82.84'	81.00'
2	14,250	75.96'	82.00'	18	16,724	104.01'	104.02'	34	10,376	81.84'	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	74.36'	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	10,689	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'	82.48'	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'				
16	14,584	51.77'	76.82'	32	10,899	82.00'	82.00'	48	12,775	72.98'	81.00'				

* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.



TYPICAL EASEMENT DETAIL
N.T.S.



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

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