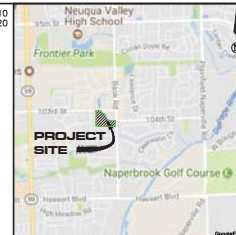


ABBREVIATIONS		LINE TYPE LEGEND		DESCRIPTION
REC.	RECORD DATA	PROPOSED	EXISTING	
MEAS.	MEASURED DATA	---	---	SUBDIVISION BOUNDARY
DEED	DEED DATA	---	---	RIGHT OF WAY LINE
R.	RADIUS	---	---	LOT LINE
AOW	ARC DATA	---	---	CENTER LINE
PL	PROPERTY LINE	---	---	EASEMENT LINE
CL	CENTERLINE	---	---	SECTION LINE
P.U.A.D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT	---	---	UNDERLYING LOT LINE
S.F.	SQUARE FEET	---	---	EXISTING BUILDING SETBACK LINE
A.C.	ACRE	---	---	CONCRETE MONUMENT TO BE SET
R.P.	IRON PIPE	---	---	CORPORATE LIMITS OF THE CITY OF NAPERVILLE
FND	FOUND	---	---	
N	NORTH	---	---	
S	SOUTH	---	---	
E	EAST	---	---	
W	WEST	---	---	

FINAL 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

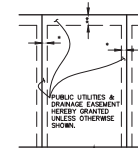


SCALE: 1"=100'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE

LOCATION MAP
N.T.S.

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

OWNER:
OAK HILL DEVELOPMENT, LLC
1807 SOUTH WASHINGTON STREET,
SUITE 110, PMB 383
NAPERVILLE, ILLINOIS 60565
TEL. (630) 428-4800
FAX. (630) 922-6165

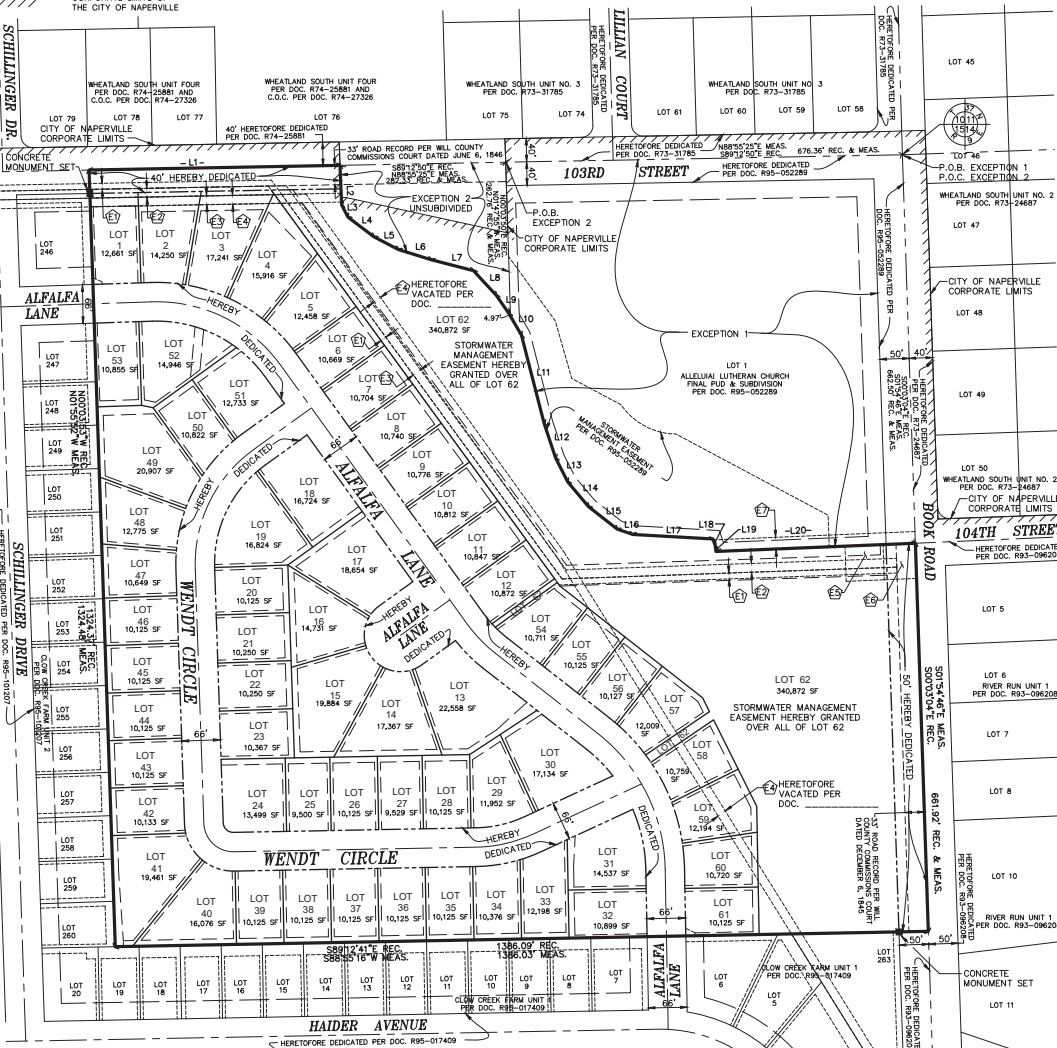


TYPICAL EASEMENT DETAIL
N.T.S.

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	218,710 S.F. (5.021 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,894 S.F. (6.173 AC.)
SITE GROSS AREA	1,372,572 S.F. (31.510 AC.)
TOTAL RIGHT OF WAY DEDICATED	268,894 S.F. (6.173 AC.)
SITE NET AREA	1,103,678 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	184,278 S.F. (4.230 AC.)
DRAINAGE EASEMENT	1,166 S.F. (0.027 AC.)
LANDSCAPE & SIGN EASEMENT	266 S.F. (0.006 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.)
E5 - ACCESS	4,201 S.F. (0.096 AC.)
E6 - PUBLIC UTILITY	300 S.F. (0.007 AC.)
TOTAL UTILITIES EASEMENTS (P.U.A.D.E.+E3+E6)	187,373 S.F. (4.275 AC.)

- NOTES:
1. BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE.
 2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 3. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 4. ALL PROPOSED EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
 5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 6. 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.
 7. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY KIMLEY-HORN & ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED, GRADES, UTILITIES, STREETS AND SIDEWALKS.
 8. SET 3/4" X 24" IRON PIPE AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE. ALL CORNERS TO BE SET WITHIN 12 MONTHS AFTER RECORDING DATE OF THE SUBDIVISION PLAT OR PRIOR TO THE CONVEYANCE OF ANY LOT.
 9. REGARDING THE CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATED AREA PER SECTION 7-3-5.5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



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. R93-05680
- E5 15' SANITARY EASEMENT PER DOC. R93-04467 HERETOFORE VACATED PER DOC. _____
- E6 120'x60' CROSS ACCESS EASEMENT PER DOC. R96058273
- E6 55'x60' PUBLIC UTILITY EASEMENT PER DOC. R96036275
- E6 20' WIDE CROSS ACCESS EASEMENT PER DOC. R96058273

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'	S02°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°58'08"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

CITY PROJECT NO. 18-10000030



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

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/09/18	REV. PER CITY RVW DATED 04/24/18			
2	05/30/18	REV. PER CITY RVW DATED 05/29/18			

CLOW CREEK FARM ADDITION

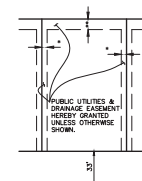
PLAT OF SUBDIVISION

DRN./C.D. BY: SRH/JCM/DCM	FILE: 1966PS	F.L.D. BK./PL: 263/76-78	SHEET NO. 1 OF 4
SCALE: 1"=100'	DATE: 03/17/18	JOB NO.: 196.006	

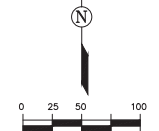
EXHIBIT B

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	LOT #	LOT AREA	RIGHT OF WAY LOT LINE	LOT WIDTH @ FRONT YARD LN
1	12,661	82.00'	82.00'	17	18,654	94.99'	106.56'	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	15,916	74.36'	82.00'	20	10,125	81.00'	81.00'	36	10,125	81.00'	81.00'	52	14,946	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	12,194	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	17,367	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	14,731	51.77'	77.15'	32	10,899	82.00'	82.00'	48	12,775	72.98'	81.00'								

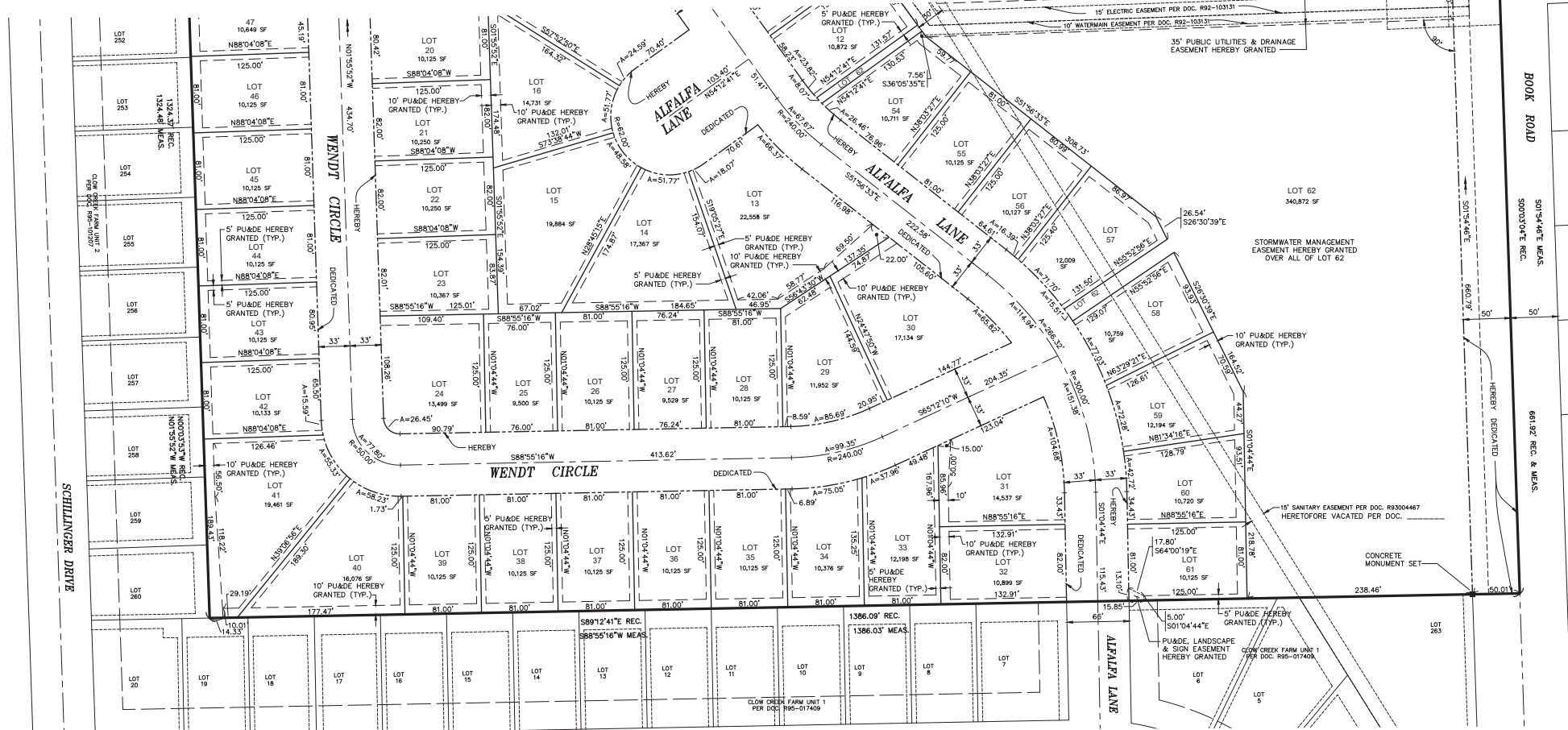
* FOR DISTANCES ALONG A CURVE, THE ARC LENGTH HAS BEEN USED.



TYPICAL EASEMENT DETAIL
N.T.S.



SCALE: 1"=50'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE



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

PREPARED FOR:
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/09/18	REV. PER CITY RVM DATED 04/24/18			
2	05/30/18	REV. PER CITY RVM DATED 05/29/18			

CLOW CREEK FARM ADDITION			
PLAT OF SUBDIVISION			
DRN./CDD. SR: SRH/DRM	FILE: 1966PS	F.LD. BK./PL: 263/76-78	SHEET NO. 3 OF 4
SCALE: 1"=50'	DATE: 03/17/18	JOB NO.: 196.006	

EXHIBIT B

