

FINAL PLAT OF SUBDIVISION

FOR

WAGNER FARMS - PHASE 1A

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

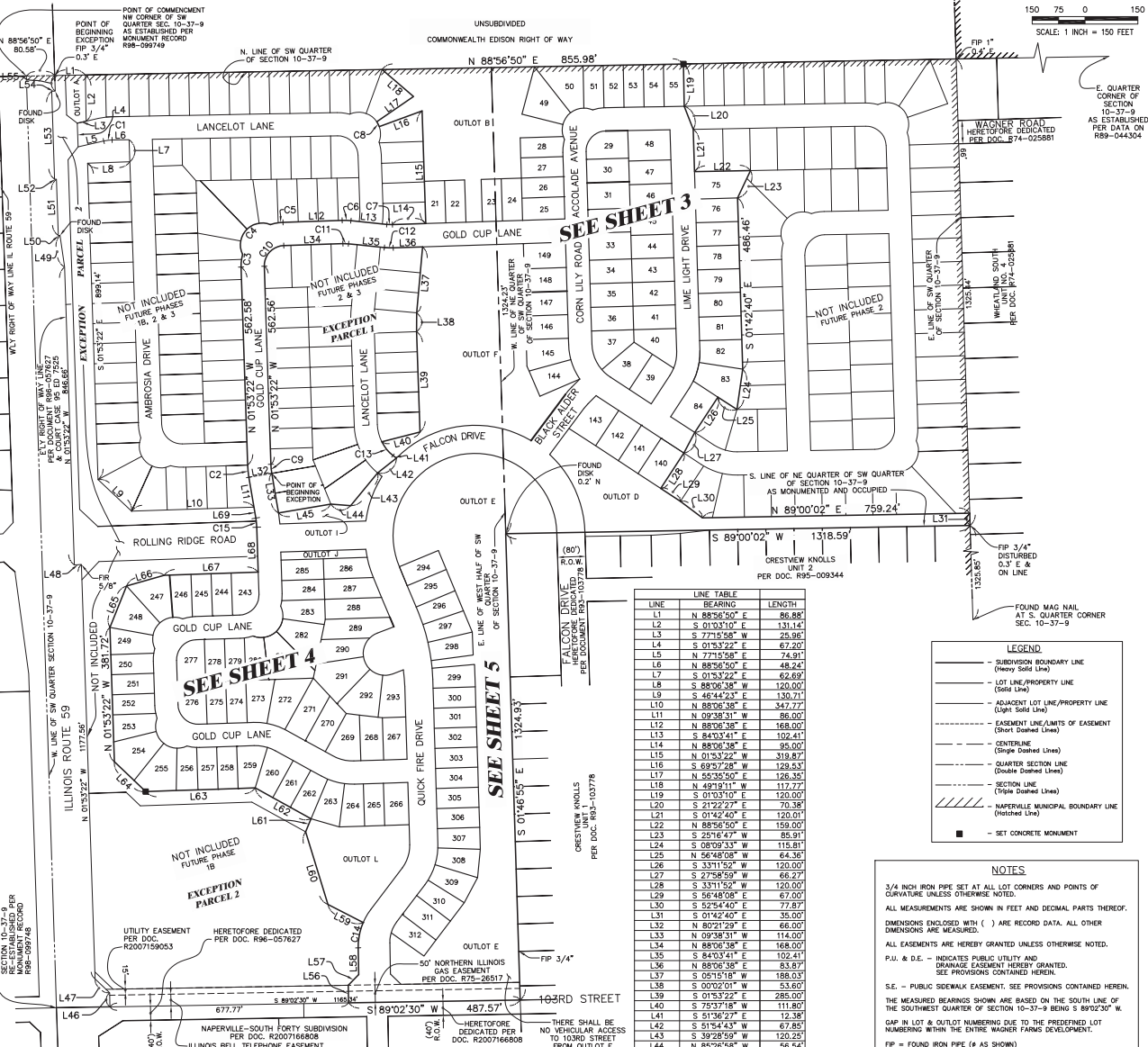
SHEET 1 OF 6

TOTAL AREA OF SUBDIVISION

54.367 ACRES
(MORE OR LESS)

NOTE:
KEYMAP FOR BOUNDARY AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS FOR PARTICULARS.

VICINITY MAP



LINE TABLE

LINE	BEARING	LENGTH
L1	N 88°56'50" E	86.88'
L2	S 01°03'10" E	131.14'
L3	S 77°15'58" W	25.98'
L4	S 01°53'22" E	67.20'
L5	N 77°15'58" E	74.91'
L6	N 88°56'50" E	48.24'
L7	S 01°53'22" E	62.69'
L8	S 88°06'38" W	120.00'
L9	S 42°44'23" E	130.21'
L10	N 88°56'50" E	342.77'
L11	N 09°38'31" W	86.00'
L12	N 88°06'38" E	168.00'
L13	S 84°03'41" E	102.41'
L14	N 88°06'38" E	95.00'
L15	N 01°53'22" W	319.87'
L16	S 69°37'08" W	129.53'
L17	N 55°30'50" E	126.30'
L18	N 49°19'11" W	117.77'
L19	S 01°53'22" E	120.00'
L20	S 21°22'27" E	70.38'
L21	S 01°42'40" E	120.01'
L22	N 88°06'38" E	159.00'
L23	S 25°16'47" W	85.91'
L24	S 08°09'33" W	115.81'
L25	N 56°48'58" W	64.35'
L26	S 33°11'52" W	120.00'
L27	S 27°58'59" W	68.27'
L28	S 33°11'52" W	120.00'
L29	S 56°48'58" W	67.00'
L30	S 52°54'40" E	77.87'
L31	S 01°42'40" E	35.50'
L32	N 80°21'59" E	66.00'
L33	N 09°38'31" W	114.00'
L34	N 88°06'38" E	168.00'
L35	S 84°03'41" E	102.41'
L36	N 88°06'38" E	95.00'
L37	S 05°15'18" W	188.03'
L38	S 00°02'01" W	53.60'
L39	S 01°53'22" E	285.00'
L40	S 75°37'18" W	111.80'
L41	S 51°36'27" E	12.38'
L42	S 51°36'27" E	67.85'
L43	S 39°28'59" W	120.25'
L44	N 85°26'18" W	56.54'
L45	N 80°21'59" E	150.63'
L46	N 00°57'49" W	40.00'
L47	N 46°25'36" W	57.02'
L48	S 85°47'20" W	20.02'
L49	N 08°17'51" W	26.84'
L50	S 88°06'38" W	5.00'
L51	N 01°53'22" W	160.00'
L52	S 88°06'38" E	67.85'
L53	N 01°53'22" W	250.00'
L54	N 88°06'38" E	10.00'
L55	N 01°53'22" W	44.27'
L56	N 00°57'49" W	50.00'
L57	N 44°02'30" E	42.43'
L58	N 01°53'22" W	75.77'
L59	N 62°50'47" W	112.42'
L60	N 17°06'32" W	215.87'
L61	N 22°43'45" E	40.23'
L62	S 61°04'17" E	81.11'
L63	S 88°06'38" W	311.22'
L64	N 46°26'08" W	122.70'
L65	S 21°56'08" W	126.68'
L66	N 74°03'51" E	111.03'
L67	N 88°06'38" E	267.08'
L68	N 01°53'22" W	127.85'
L69	N 09°38'31" W	31.52'

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT AND PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Thin Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Dashed Line)
- CENTERLINE (Single Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Triple Dashed Line)
- NAPERVILLE MUNICIPAL BOUNDARY LINE (Dotted Line)
- SET CONCRETE MONUMENT

NOTES

3/4" INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.
S.E. - PUBLIC SIDEWALK EASEMENT. SEE PROVISIONS CONTAINED HEREIN.
THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10-37-9 BEING S 89°02'30" W. GAP IN LOT & OUTLOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE WAGNER FARMS DEVELOPMENT.
FIP = FOUND IRON PIPE (AS SHOWN)
FIR = FOUND IRON ROD (AS SHOWN)
OUTLOTS B, D, E, F, I, J AND L TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER OUTLOTS B, D, E, F, I, J AND L. SEE PROVISIONS CONTAINED HEREIN.
A SHARED USE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ON, OVER, THROUGH, ALONG AND ACROSS ALL AREAS OF THE PLAT HEREON DESIGNATED, PURSUANT TO THE PROVISIONS CONTAINED HEREIN.
SCHOOL IMPACT FEES SHALL BE SATISFIED BY PAYMENT OF CASH IN LIEU OF LAND WITH PAYMENT BEING MADE AT TIME OF BUILDING PERMIT PURSUANT TO SECTION 7-3-5.2.3 OF THE MUNICIPAL CODE.
PARK IMPACT FEES SHALL BE SATISFIED BY PAYMENT OF CASH IN LIEU OF LAND WITH PAYMENT BEING MADE PURSUANT TO AN AGREEMENT WITH THE PARK DISTRICT CONSISTENT WITH THE PROVISIONS OF SECTION 7-3-5.1-2.7 OF THE MUNICIPAL CODE, PER IMPACT FEE AGREEMENT WITH PARK DISTRICT AS DOCUMENTED.
RECORDED

AREA TABLE (MORE OR LESS)									
LOT NO.	AREA (S.F.)	AREA (AC.)	P.U. & D.E. AREA (S.F.)	LOT NO.	AREA (S.F.)	AREA (AC.)	P.U. & D.E. AREA (S.F.)	LOT NO.	AREA (S.F.)
21	6,840	0.157	1,670	140	9,240	0.212	2,540	278	6,840
22	6,840	0.157	1,670	141	6,040	0.138	2,340	279	6,842
23	6,840	0.157	1,670	142	9,240	0.212	2,540	280	7,318
24	6,862	0.158	1,674	143	10,261	0.236	3,186	281	12,558
25	7,560	0.174	1,880	144	8,408	0.193	2,001	282	7,770
26	6,840	0.157	1,670	145	9,183	0.211	2,006	283	7,484
27	6,862	0.158	1,674	146	8,040	0.185	2,045	284	6,851
28	6,937	0.159	2,260	147	8,040	0.185	2,045	285	8,160
29	8,772	0.201	2,078	148	8,040	0.185	1,770	286	7,641
30	8,040	0.185	1,770	149	8,640	0.198	1,267	287	8,609
31	8,053	0.208	1,894	243	8,519	0.196	2,047	288	9,064
32	8,040	0.185	1,770	244	6,840	0.157	1,784	289	10,110
33	9,240	0.212	1,870	245	6,841	0.157	1,671	290	7,865
34	8,040	0.185	1,770	246	7,126	0.164	1,712	291	12,300
35	8,040	0.185	1,770	247	10,238	0.235	2,741	292	8,267
36	8,040	0.185	1,770	248	10,238	0.236	3,284	293	8,704
37	9,140	0.210	2,822	249	7,839	0.180	2,218	294	6,972
38	9,530	0.219	2,855	250	6,860	0.157	1,905	295	6,917
39	8,043	0.205	1,956	251	6,903	0.159	1,996	296	6,919
40	9,108	0.209	1,557	252	6,855	0.157	1,913	297	7,330
41	8,040	0.185	1,770	253	7,827	0.180	2,209	298	7,737
42	8,040	0.185	1,770	254	11,446	0.263	3,270	299	7,167
43	8,040	0.185	1,770	255	11,388	0.255	3,133	300	6,840
44	8,040	0.185	2,045	256	7,160	0.164	4,950	301	6,840
45	9,240	0.212	1,870	257	6,841	0.157	2,141	302	6,840
46	8,040	0.185	1,770	258	6,840	0.157	2,141	303	6,840
47	8,040	0.185	1,770	259	8,318	0.188	2,454	304	6,840
48	10,336	0.237	2,518	260	8,340	0.191	2,193	305	6,840
49	11,413	0.262	3,332	261	6,840	0.157	1,905	306	6,840
50	11,340	0.260	4,032	262	7,501	0.168	2,054	307	7,032
51	6,951	0.160	1,906	263	6,843	0.158	1,943	308	7,265
52	6,840	0.157	1,905	264	7,541	0.173	1,828	309	7,427
53	6,840	0.157	1,905	265	6,840	0.157	1,845	310	7,175
54	6,840	0.157	1,905	266	6,840	0.157	1,845	311	7,165
55	6,840	0.157	1,905	267	7,968	0.183	1,518	312	7,168
56	6,840	0.157	1,905	268	8,142	0.186	1,518	313	6,863
57	10,824	0.248	2,102	269	6,840	0.157	1,905	314	11,225
58	10,824	0.248	2,102	270	6,840	0.157	1,905	315	11,225
59	10,824	0.248	2,102	271	6,840	0.157	1,905	316	11,225
60	10,824	0.248	2,102	272	6,840	0.157	1,905	317	11,225
61	10,824	0.248	2,102	273	6,840	0.157	1,905	318	11,225
62	10,824	0.248	2,102	274	6,840	0.157	1,905	319	11,225
63	10,824	0.248	2,102	275	6,840	0.157	1,905	320	11,225
64	10,824	0.248	2,102	276	6,840	0.157	1,905	321	11,225
65	10,824	0.248	2,102	277	6,840	0.157	1,905	322	11,225
66	10,824	0.248	2,102	278	6,840	0.157	1,905	323	11,225
67	10,824	0.248	2,102	279	6,840	0.157	1,905	324	11,225
68	10,824	0.248	2,102	280	6,840	0.157	1,905	325	11,225
69	10,824	0.248	2,102	281	6,840	0.157	1,905	326	11,225
70	10,824	0.248	2,102	282	6,840	0.157	1,905	327	11,225
71	10,824	0.248	2,102	283	6,840	0.157	1,905	328	11,225
72	10,824	0.248	2,102	284	6,840	0.157	1,905	329	11,225
73	10,824	0.248	2,102	285	6,840	0.157	1,905	330	11,225
74	10,824	0.248	2,102	286	6,840	0.157	1,905	331	11,225
75	10,824	0.248	2,102	287	6,840	0.157	1,905	332	11,225
76	10,824	0.248	2,102	288	6,840	0.157	1,905	333	11,225
77	10,824	0.248	2,102	289	6,840	0.157	1,905	334	11,225
78	10,824	0.248	2,102	290	6,840	0.157	1,905	335	11,225
79	10,824	0.248	2,102	291	6,840	0.157	1,905	336	11,225
80	10,824	0.248	2,102	292	6,840	0.157	1,905	337	11,225
81	10,824	0.248	2,102	293	6,840	0.157	1,905	338	11,225
82	10,824	0.248	2,102	294	6,840	0.157	1,905	339	11,225
83	10,824	0.248	2,102	295	6,840	0.157	1,905	340	11,225
84	10,824	0.248	2,102	296	6,840	0.157	1,905	341	11,225
85	10,824	0.248	2,102	297	6,840	0.157	1,905	342	11,225
86	10,824	0.248	2,102	298	6,840	0.157	1,905	343	11,225
87	10,824	0.248	2,102	299	6,840	0.157	1,905	344	11,225
88	10,824	0.248	2,102	300	6,840	0.157	1,905	345	11,225
89	10,824	0.248	2,102	301	6,840	0.157	1,905	346	11,225
90	10,824	0.248	2,102	302	6,840	0.157	1,905	347	11,225
91	10,824	0.248	2,102	303	6,840	0.157	1,905	348	11,225
92	10,824	0.248	2,102	304	6,840	0.157	1,905	349	11,225
93	10,824	0.248	2,102	305	6,840	0.157	1,905	350	11,225
94	10,824	0.248	2,102	306	6,840	0.157	1,905	351	11,225
95	10,824	0.248	2,102	307	6,840	0.157	1,905	352	11,225
96	10,824	0.248	2,102	308	6,840	0.157	1,905	353	11,225
97	10,824	0.248	2,102	309	6,840	0.157	1,905	354	11,225
98	10,824	0.248	2,102	310	6,840	0.157	1,905	355	11,225
99	10,824	0.248	2,102	311	6,840	0.157	1,905	356	11,225
100	10,824	0.248	2,102	312	6,840	0.157	1,905	357	11,225
101	10,824	0.248	2,102	313	6,840	0.157	1,905	358	11,225
102	10,824	0.248	2,102	314	6,840	0.157	1,905	359	11,225
103	10,824	0.248	2,102	315	6,840	0.157	1,905	360	11,225
104	10,824	0.248	2,102	316	6,840	0.157	1,905	361	11,225
105	10,824	0.248	2,102	317	6,840	0.157	1,905	362	11,225
106	10,824	0.248	2,102	318	6,840	0.157	1,905	363	11,225
107	10,824	0.248	2,102	319	6,840	0.157	1,905	364	11,225
108	10,824	0.248	2,102	320	6,840	0.157	1,905	365	11,225
109	10,824	0.248	2,102	321	6,840	0.157	1,905	366	11,225
110	10,824	0.248	2,102	322	6,840	0.157	1,905	367	11,225
111	10,824	0.248	2,102	323	6,840	0.157	1,905	368	11,225
112	10,824	0.248	2,102	324	6,840	0.157	1,905	369	11,225
113	10,824	0.248	2,102	325	6,840	0.157	1,905	370	11,225
114	10,824	0.248	2,102	326	6,840	0.157	1,905	371	11,225
115	10,824	0.248	2,102	327	6,840	0.157	1,905	372	11,225
116	10,824	0.248	2,102	328	6,840	0.157	1,905	373	11,225
117	10,824	0.248	2,102	329	6,840	0.157	1,905	374	11,225
118	10,824	0.248	2,102	330	6,840	0.157	1,905	375	11,225
119	10,824	0.248	2,102	331	6,840	0.157	1,905	376	11,225
120	10,824	0.248	2,102	332	6,840	0.157	1,905	377	11,225
121	10,824	0.248	2,102	333	6,840	0.157	1,905	378	11,225
122	10,824	0.248	2,102	334	6,840	0.157	1,905	379	11,225
123	10,824	0.248	2,102	335	6,840	0.157	1,905	380	11,225
124	10,824	0.248	2,102	336	6,840	0.157	1,905	381	11,225
125	10,824	0.248	2,102	337	6,840	0.157	1,905	382	11,225
126	10,824	0.248	2,102	338	6,840	0.157	1,905	383	11,225
127	10,824	0.248	2,102	339	6,840	0.157	1,905	384	11,225
128	10,824	0.248	2,102	340	6,840	0.157	1,905	385	11,225
129	10,824	0.248	2,102	341	6,840	0.157	1,905	386	11,225
130	10,824	0.248	2,102	342	6,840	0.157	1,905	387	11,225
131	10,824	0.248	2,102	343	6,840	0.157	1,905	388	11,225
132	10,824	0.248	2,102	344	6,840	0.157	1,905	389	11,225
133	10,824	0.248	2,102	345	6,840	0.157	1,905	390	11,225
134	10,824	0.248	2,102	346	6,840	0.157	1,905	391	11,225
135	10,824	0.248	2,102	347	6,840	0.157	1,905	392	11,225
136	10,824	0.248	2,102	348	6,840	0.157	1,905	393	11,225
137	10,824	0.248	2,102	349	6,840	0.157	1,905	394	11,225
138	10,824	0.248	2,102	350	6,840	0.157	1,905	395	11,225
139	10,824	0.248	2,102	351	6,840	0.157	1,905	396	11,225
140	10,824	0.248	2,102	352	6,840	0.157	1,905	397	11,225
141	10,824	0.248	2,102	353	6,840	0.157	1,905	398	11,225
142	10,824	0.248	2,102	354	6,840	0.157	1,905	399	11,225
143	10,824	0.248	2,102	355	6,840	0.157	1,905	400	11,225
144	10,824	0.248	2,102	356	6,840	0.157	1,905	401	11,22



50 25 0 50
SCALE: 1 INCH = 50 FEET

W. LINE OF SW QUARTER SECTION 10-37-9

IL ROUTE 59
RIGHT OF WAY WIDTH VARIES

E. LINE OF ALIQUOT ROUTE 59 PER DOL 1986-057827
AND COURT CONDEMNATION CASE 95-ED-7525

FUTURE WAGNER FARMS
DEVELOPMENT
PHASES 1, 2 & 3
-NOT INCLUDED-

FUTURE WAGNER FARMS
DEVELOPMENT
PHASES 2 & 3
-NOT INCLUDED-

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3



PREPARED BY:
CEMCON, Ltd.

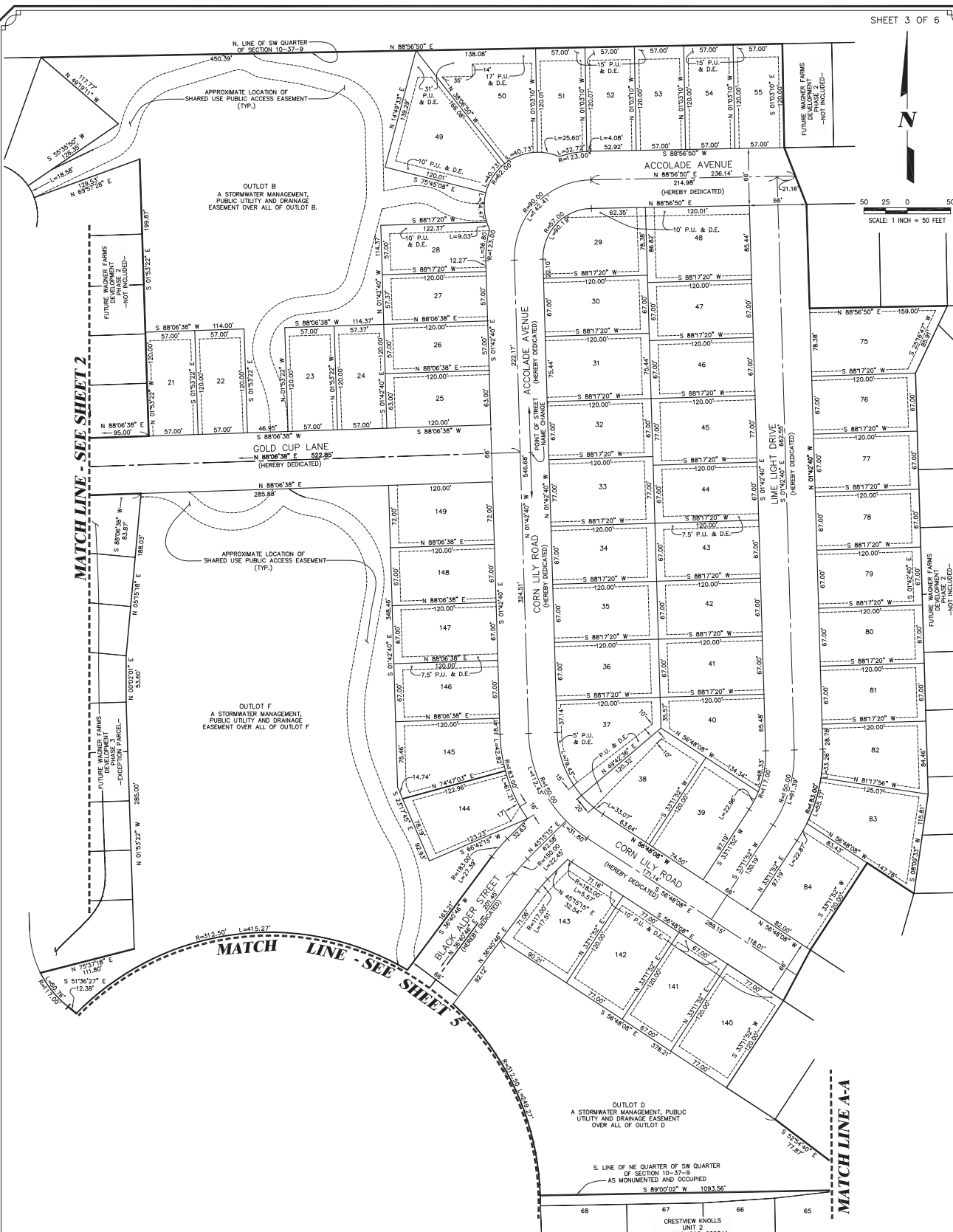
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63052-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: ccsd@cemcon.com Website: www.cemcon.com

DISC NO.: 402109 FILE NAME: SUBPLAT 1A
DRAWN BY: AJB FLD. BK. / PG. NO.: D81/15-22

COMPLETION DATE: 02-13-19 JOB NO.: 402109
REVISED 03-22-19/AJB PER COMMENT LETTER DATED 03-07-19
REVISED 04-16-19/AJB PER COMMENT LETTER DATED 04-11-19

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EXHIBIT F



MATCH LINE A-A

64	63	62	61	60	59	58	57	56
				CRESTVIEW KNOLLS UNIT 2 PER DOC. R95-009344				
				OUTLOT D A STORMWATER MANAGEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT OVER ALL OF OUTLOT D.				
				FUTURE WAGNER FARMS DEVELOPMENT PHASE 2 -NOT INCLUDED-				
				N 89°00'02" E 759.24'				
				S 89°00'02" W 1093.56'				
				S. LINE OF NE QUARTER OF SECTION 10-37-9 AS MONUMENTED AND OCCUPIED				

281
280
279
WILKINS SOUTH
UNIT NO. 4
PER DOC. R95-009344

MATCH LINE A-A

EXHIBIT F


CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 630.862.2100 FAX: 630.862.2199
 E-Mail: ccm@cemcon.com Website: www.cemcon.com
 DISC NO.: 402109 FILE NAME: SUBPLAT 1A
 DRAWN BY: AJB FLD. BK. / PG. NO.: D81/15-22
 COMPLETION DATE: 02-13-19 JOB NO.: 402109
 REVISED 03-22-19 AJB PER COMMENT LETTER DATED 03-07-19
 REVISED 04-16-19 AJB PER COMMENT LETTER DATED 04-11-19
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DRAWING PARTIAL IN ACCORDANCE WITH ILLINOIS SURVEYING ACT, CHAPTER 120, SECTION 1-1.1

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERMANENT PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ITS SUCCESSORS AND ASSIGNS OVER THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" OR "S.E." ON THE PLAN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, AND REPAIR THE PUBLIC SIDEWALK WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR PEDESTRIAN TRAFFIC AND FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC SIDEWALKS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR DRIVEWAYS, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

MATCH LINE - SEE SHEET 2

50 25 0 50
SCALE: 1 INCH = 50 FEET



EXHIBIT F



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
630.862.2100 FAX: 630.862.2199
E-Mail: ccm@cemcon.com Website: www.cemcon.com

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