

FINAL PLAT OF SUBDIVISION

FOR

WAGNER FARMS - PHASE 3

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

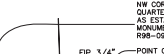
NOTE:
KEYMAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

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

TOTAL AREA OF SUBDIVISION
11.365 ACRES
(MORE OR LESS)

SHEET 1 OF 3

VICINITY MAP



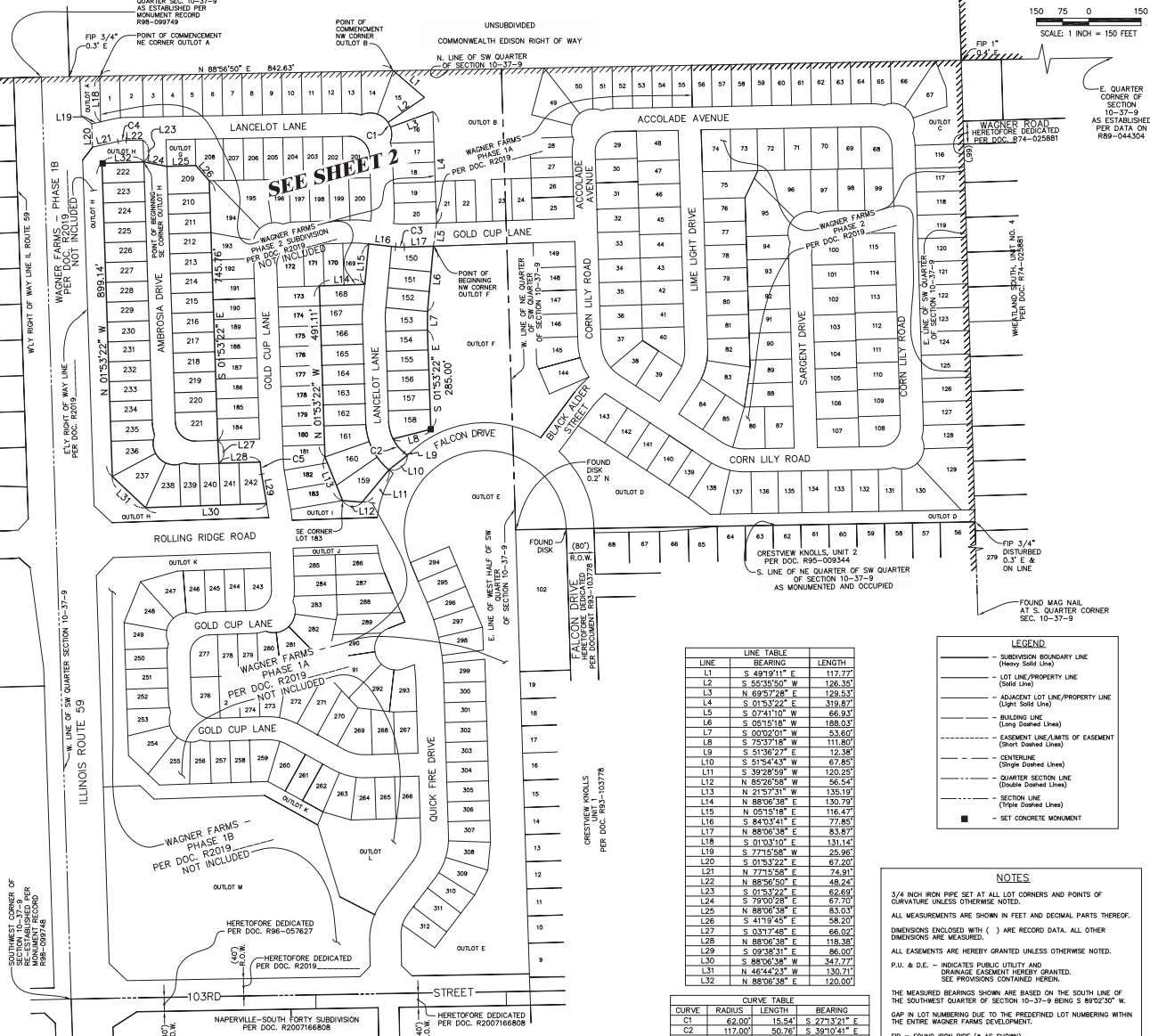
SITE LOCATION

NW CORNER OF SW
QUARTER SEC. 10-37-9
AS ESTABLISHED PER
MONUMENT RECORD
R98-092749

POINT OF COMMENCEMENT
NW CORNER OUTLET B

UNSUBDIVIDED
COMMONWEALTH EDISON RIGHT OF WAY

SCALE: 1 INCH = 150 FEET



LINE	BEARING	LENGTH
L1	S 49°11'11" E	117.77
L2	S 55°35'50" W	126.35
L3	N 69°57'28" E	129.53
L4	S 01°33'22" E	319.87
L5	S 07°41'10" W	66.93
L6	S 05°15'18" W	188.03
L7	S 00°02'01" W	53.60
L8	S 75°37'18" W	111.80
L9	S 51°36'27" E	12.38
L10	S 51°54'43" W	67.85
L11	S 39°28'59" W	120.25
L12	N 85°26'58" W	56.54
L13	N 21°57'31" W	135.19
L14	N 88°06'38" E	130.79
L15	N 05°15'18" E	116.47
L16	S 84°03'41" E	77.85
L17	N 88°06'38" E	83.97
L18	S 01°03'10" E	131.14
L19	S 77°15'58" W	25.98
L20	S 01°53'22" E	67.20
L21	N 77°15'58" E	74.91
L22	N 88°06'38" E	48.24
L23	S 01°53'22" E	62.69
L24	S 79°00'28" E	67.70
L25	N 88°06'38" E	83.03
L26	S 41°19'45" E	58.20
L27	S 03°17'48" E	66.02
L28	N 88°06'38" E	118.38
L29	S 09°38'31" E	86.00
L30	S 88°06'38" W	347.77
L31	N 45°44'23" W	130.71
L32	N 88°06'38" E	120.07

CURVE	RADIUS	LENGTH	BEARING
C1	62.00'	15.54'	S 27°32'21" E
C2	112.00'	50.76'	S 39°10'41" E
C3	183.00'	25.00'	S 87°58'31" E
C4	112.00'	23.85'	N 83°06'24" E
C5	258.00'	34.89'	S 05°46'04" E

LEGEND
— SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
— LOT LINE/PROPERTY LINE (Solid Line)
— ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
— BUILDING LINE (Long Dashed Line)
— EASEMENT LINE/AMTS OF EASEMENT (Short Dashed Line)
— CENTERLINE (Single Dashed Line)
— QUARTER SECTION LINE (Double Dashed Line)
— SECTION LINE (Triple Dashed 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.
THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10-37-9 BEING S 88°02'00" W. GAP IN LOT NUMBERING DUE TO THE PREDETERMINED LOT NUMBERING WITHIN THE ENTIRE WAGNER FARMS DEVELOPMENT.
FIR = FOUND IRON ROD (F AS SHOWN)
FIR = FOUND IRON ROD (F AS SHOWN)
SCHOOL IMPACT FEES SHALL BE SATISFIED BY PAYMENT OF CASH IN LIEU OF LAND WITH PAYMENT BEING MADE AT THE TIME OF BUILDING PERMIT PURSUANT TO SECTION 7-3-3-1.2.3 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 7-3-5-12.7 OF THE MUNICIPAL CODE, PER IMPACT FEE AGREEMENT - WAGNER FARMS RECORDED AS DOCUMENT 19-10080822.

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.)
150	8,025	0.184	1,384	217	6,840	0.157	1,670
151	6,840	0.157	1,670	218	6,840	0.157	1,670
152	6,840	0.157	1,670	219	6,840	0.157	1,670
153	7,374	0.169	1,644	220	6,840	0.157	1,670
154	6,840	0.157	1,670	221	9,348	0.215	1,387
155	6,840	0.157	1,644	222	6,840	0.157	1,670
156	6,840	0.157	1,644	223	6,840	0.157	1,670
157	6,840	0.157	1,670	224	6,840	0.157	1,670
158	6,247	0.143	1,644	225	6,840	0.157	1,670
159	9,933	0.228	2,234	226	6,840	0.157	1,670
160	9,356	0.215	2,143	227	6,840	0.157	1,905
161	8,013	0.184	2,042	228	6,840	0.157	1,905
162	8,200	0.188	1,700	229	6,840	0.157	1,905
163	6,840	0.157	1,670	230	6,840	0.157	1,905
164	6,840	0.157	1,670	231	6,840	0.157	2,167
165	6,840	0.157	1,670	232	6,840	0.157	2,167
166	6,840	0.157	1,670	233	6,840	0.157	1,905
167	6,896	0.158	1,687	234	6,840	0.157	1,905
168	7,251	0.166	1,742	235	6,943	0.159	1,914
209	8,769	0.201	1,948	236	8,076	0.186	2,005
210	6,840	0.157	1,670	237	11,285	0.258	3,434
211	6,840	0.157	1,945	238	8,686	0.199	2,912
212	6,840	0.157	1,945	239	6,942	0.159	1,913
213	6,840	0.157	1,670	240	6,840	0.157	1,905
214	6,840	0.157	1,670	241	6,840	0.157	2,140
215	6,840	0.157	1,670	242	8,088	0.186	2,929
216	6,840	0.157	1,670				

NOTE: EASEMENT AREAS SHOWN IN ABOVE TABLE ARE FOR P.U. & D.E. ONLY GRANTED HEREIN. DOES NOT INCLUDE OTHER EASEMENTS GRANTED HEREIN OR EXISTING EASEMENTS.

PREPARED FOR:

PULTE HOME COMPANY, LLC
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DISC NO.: 402109 FILE NAME: SUBPLAT 3
DRAWN BY: AJB FLD. BK. / PG. NO.: D81/15-22
COMPLETION DATE: 03-22-19 JOB NO.: 402109

WAGNER FARMS - PHASE 3 FINAL PLAT OF SUBDIVISION
CITY OF NAPERVILLE PROJECT NO. 19-10080822

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EXHIBIT F

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REVISED 04-16-19/AJB PER COMMENT LETTER DATED 04-11-19
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