ILLINOIS STATE PLANE - EAST ZONE

PARCEL A (07-04-204-013) LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 1B, BEING A SUBDIVISION OF LOT 2 IN TOPGOLF SUBDIVISION, OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED NOVEMBER 14, 2018 AS DOCUMENT R2018-106050, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B (07-03-102-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET. 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES: THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES: THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET: THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET: THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF ODYSSEY AVENUE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE WEST ALONG SAID NORTH LINE THE NEXT 5 COURSES, NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 33.42 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 244.10 FEET (CHORD BEARING SOUTH 78 DEGREES 13 MINUTES 12 SECONDS WEST, 241.98 FEET, CHORD); THENCE SOUTH 65 DEGREES 05 MINUTES 59 SECONDS WEST, 113.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 163.53 FEET (CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 54 SECONDS WEST, 162.70 FEET, CHORD); THENCE NORTH 48 DEGREES 14 MINUTES 29

SECONDS WEST, 13.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CELEBRATION DRIVE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 6 COURSES, NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST, 454.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO LEFT, IAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST, 149.87 FEET, CHORD); THENCE NORTH 18 DEGREES 12 MINUTES 48 SECONDS WEST, 125.82 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 224.71 FEET (CHORD BEARING NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 222.49 FEET, CHORD); THENCE NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST, 11.56 FEET; THENCE NORTH 58 DEGREES 46 MINUTES 58 SECONDS EAST, 26.24 FEET TO A POINT ON THE SOUTH LINE OF FERRY ROAD HERETOFORE DEDICATED PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT R2007-090410; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 3 COURSES, SOUTH 72 DEGREES 12 MINUTES 37 SECONDS EAST, 157.22 FEET; THENCE SOUTH 75 DEGREES 36 MINUTES 47 SECONDS EAST, 499.04 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 40 SECONDS EAST, 48.66 FEET TO A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997); THENCE SOUTH ALONG SAID WEST LINE THE NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, 100.27 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, 255.57 FEET; THENCE SOUTH

ALSO KNOWN AS LOT 2 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

04 DEGREES 12 MINUTES 10 SECONDS WEST, 249.41 FEET

TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY,

PARCEL C (07-04-204-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOOLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04

MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE,

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

DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY; THENCE

DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; THENCE

CHORD OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 42

WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS

SECONDS WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH

43 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF

SECONDS EAST, A DISTANCE OF 1112.03 FEET TO THE POINT

ALSO KNOWN AS LOT 5 IN ODYSSEY WEST ASSESSMENT PLAT

OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH,

ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF

FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS

ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND

WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER

LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02

FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES

09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY

LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE

NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG

SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF

PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH

WESTERLY LINE, 37.41 FEET; THENCE SOUTH 0 DEGREES 52

THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST

ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4

WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04

22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID

MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE,

SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET;

DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID

660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY

103.06 FEET TO THE POINT OF BEGINNING; THENCE

MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE,

CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

BY DOCUMENT R81-44506: THENCE SOUTH 14 DEGREES 15

CONTINUING ALONG SAID NORTHERLY LINE SOUTH 14 DEGREES

15 MINUTES 41 SECONDS WEST, 143.18 FEET; THENCE NORTH

87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID

NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES

52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE

678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS

WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO.

1, A DISTANCE OF 324.57 FEET; THENCE NORTH 06 DEGREES

27 MINUTES 09 SECONDS WEST, A DISTANCE OF 983.39 FEET

THENCE NORTH 83 DEGREES 10 MINUTES 55 SECONDS EAST,

A DISTANCE OF 266.06 FEET: THENCE SOUTH 37 DEGREES 49

THENCE NORTH 82 DEGREES 15 MINUTES 52 SECONDS EAST,

MINUTES 17 SECONDS WEST, A DISTANCE OF 400.53 FEET TO

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT

PARCEL D

OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH,

ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN

ACCORDING TO THE PLAT OF SAID ODYSSEY WEST

THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

A DISTANCE OF 882.10 FEET; THENCE SOUTH 03 DEGREES 04

MINUTES 26 SECONDS EAST, A DISTANCE OF 80.26 FEET:

GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO.

1: THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS

MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE,

39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39

EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

PLAT RECORDED AS DOCUMENT 314666 AND RUNNING

THENCE SOUTHERLY, ALONG THE AFORESAID CURVED

RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN

ACCORDING TO THE PLAT OF SAID ODYSSEY WEST

PARCEL E (07-04-204-008)

77.99 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 09

SOUTH 46 DEGREES 32 MINUTES 51 SECONDS WEST, A

OF 62.00 FEET, AN ARC DISTANCE OF 93.92 FEET, THE

OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

SECONDS WEST, 20.01 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997); THENCE SOUTH ALONG SAID WEST LINE, SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, 265.85 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES, NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 38 SECONDS EAST, 416.75 FEET, CHORD); THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 210.61 FEET (CHORD BEARING NORTH 76 DEGREES 25 MINUTES 12 SECONDS EAST, 209.25 FEET, CHORD); THENCE NORTH 65 DEGREES 05 MINUTES 59 SECONDS EAST. 113.63

LEGAL DESCRIPTION

94.33 FEET: THENCE NORTH 88 DEGREES 09 MINUTES 35

DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT

MINUTES 12 SECONDS EAST, 212.01 FEET, CHORD)' THENCE

SOUTH 88 DEGREES 39 MINUTES 35 SECONDS EAST, 21.02

FEET: THENCE SOUTH 42 DEGREES 47 MINUTES 39 SECONDS

HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF

213.88 FEET (CHORD BEARING NORTH 78 DEGREES 13

EAST, 69.63 FEET TO THE POINT OF BEGINNING, ALL IN

PARCEL D (07-04-400-011) THAT PART OF SECTION 4. TOWNSHIP 38 NORTH, RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVE WESTERLY LINE OF ILLINOIS ROUTE 59. AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59. ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREES 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET: THENCE SOUTH 01 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE 300.38 FEET: THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81-44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY LINE 246.24 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1, A DISTANCE OF 1241.21 FEET FOR THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 1013.38 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE . A DISTANCE OF 39.20 FEET TO AN ANGLE POINT: THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 344.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE DUPAGE COUNTY PARKWAY, (FORMERLY THE CHICAGO, AURORA, AND ELGIN RAILROAD); THENCE NORTH 43 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1939.67 FEET; THENCE SOUTH 46 DEGREES 39 MINUTES 26 SECONDS EAST, 61.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 53.88 FEET, THE CHORD OF WHICH BEARS SOUTH 71 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 52.20 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.42 FEET TO A POINT OF CUSP; THENCE SOUTHWESTERLY, ALONG A CURVE-TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 38.75 FEET, THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 02 MINUTES 51 SECONDS WEST, A

PRELIMINARY PLANNED UNIT DEVELOPMENT

FOR CITY GATE WEST NAPERVILLE, ILLINOIS

PART OF SECTIONS 3 AND 4. TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PRELIMINARY PUD STATEMENT OF INTENT

THE CITY GATE WEST PLANNED UNIT DEVELOPMENT AS PROPOSED WILL INCLUDE A CREATIVE, UNIFIED DEVELOPMENT WITH SHARED ACCESS, COMMON OPEN SPACE AND STORMWATER MANAGEMENT, AND A UNIFIED/COORDINATED DESIGN ON 5 PARCELS INCLUDING 16 LOTS. USES WILL INCLUDE 7 RESTAURANT SITES; 1 RETAIL SITE; 1 COMBINED RESTAURANT/RETAIL SITE; 19 ACRES OF OPEN SPACE; 2-5 STORY 205 UNIT APARTMENT BUILDINGS WITH COVERED PARKING AND A FULL COURTYARD/WALKWAY, GROUND LEVEL OFFICE/COMMERCIAL SPACE; 1 MEDICAL OFFICE BUILDING AND 2 FULL-SERVICE HOTELS THE HOTEL TO BE LOCATED ON PARCEL D AT THE SOUTHWEST CORNER OF THE PUD WILL INCLUDE MULTIPLE BUILDINGS. THE PROJECT WILL BE A COORDINATED WITH EXISTING COMMERCIAL ENTERTAINMENT AND SERVICES USES ON ADJACENT PROPERTIES SHARING ACCESS AND STORMWATER MANAGEMENT IMPROVEMENTS.

THE PROJECT IS DESIGNED TO PROVIDE A MORE EFFICIENT USE OF LAND; PRESERVE NATURAL FEATURES AND ENVIRONMENTAL RESOURCES: PROVIDE OUTDOOR COMMON AREA OPEN SPACE AND RECREATION AREAS IN EXCESS OF THAT REQUIRED UNDER EXISTING ZONING REGULATIONS; DEVELOP UNIQUE APPROACHES TO THE LIVING ENVIRONMENT THROUGH VARIETY IN TYPE, DESIGN AND LAYOUT OF RESIDENTIAL STRUCTURES, COMMERCIAL AND INDUSTRIAL BUILDINGS, TRANSPORTATION SYSTEMS, AND PUBLIC FACILITIES; AND UNIFY

REVISION RECORD

PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PROPOSED CONCRETE SIDEWALK, PATIO, APRON

BUSH/SHRUB (SIZE)

TELEPHONE POLE

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

ELECTRIC LINE MARKER

(FLUSH WITH GRADE)

ELECTRIC CONTROL BOX (ON BUILDING)

FIBER OPTIC MARKER

ELECTRIC MANHOLE

ELECTRIC PULL BOX

ELECTRIC METER

TRAFFIC POLE

TRAFFIC MANHOLE

CABLE PEDESTAL

TELEPHONE PULL BO (FLUSH WITH GRADE)

ELECTRIC HANDHOLE

TRAFFIC PULL BOX

(FLUSH WITH GRADE)

FIBER OPTIC PULL BOX

TRAFFIC DETECTOR HOUSING

STEAM MANHOLE

TRANSFORMER

STAND PIPE

TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)

MANHOLE (UTILITY UNKNOWN)

(UNKNOWN, ABOVE GRADE)

VALVE BOX (UNKNOWN, FLUSH WITH GRADE)

TELEPHONE LINE MARKER

STUME

POWER POLE

GUY WIRE

GUY POLE

TREE, DECIDUOUS (SIZE TYPE) ----- -- EXISTING PROPERTY LINE TREE, CONIFER (SIZE TYPE)

EXISTING RIGHT-OF-WAY 07-04-204-013 EXISTING EASEMENT 07-04-400-01 PROPOSED PROPERTY LINE PROPOSED PU&DE EASEMENT LINE ADDRESSES: 3440 ODYSSEY CT ---- CROSS ACCESS EASEMENT LINE NAPERVILLE, IL 60540 BUILDING SETBACK LINE

DATE

05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020

07/10/2020 | REVISED PER CITY REVIEW DATED 07/02/2020

LEGEND:

SECTION LINE UNDERLYING LOT LINE

> **EXISTING FENCE** EXISTING SANITARY SEWER LINE EXISTING STORM SEWER LINE EXISTING GAS LINE EXISTING WATER LINE EXISTING FIBER OPTIC LINE ----- / ---- EXISTING TELEPHONE LINE ----- UG-E ---- EXISTING OVERHEAD ELECTRIC

EXISTING UNDERGROUND ELEC. LINE GROUND LIGHT LIGHT STANDARD BOLLARD HANDICAP PARKING SYMBOL

STORM MANHOLE

SANITARY MANHOLE

GAS WELL

WATER MANHOLE

FIRE HYDRANT

WATER WELL

WATER METER

WATER PUMP

FARM SPIGOT

SPRINKLER VALVE

WATERLINE MARKER

WATER BOX (WATER VALVE)

CATCH BASIN (TYPE) CURB INLET RISER PIPE INLET (CIRCULAR) BEEHIVE INLET SQUARE INLET SQUARE FLARED END SECTION

UTILITY POLE CLEAN OUT COMBINATION MANHOLE ABOVE GRADE) STAND PIPE (RISER) LIFT STATION GAS MANHOLE (ABOVE GRADE) GAS LINE MARKER

FIBER OPTIC MANHOLE GAS BOX (GAS VALVE) UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE) GAS METER ELECTRIC PEDESTAL PROPANE TANK ABBREVIATIONS

> RECORD DATA MEASURED DATA DEED DEEDED DATA RADIUS ARC DATA RIGHT OF WAY PROPERTY LINE

> > CENTERLINE

HOSE BIB BUILDING S.F. SQUARE FEET PIV - POST INDICATOR VALVE **ACRE** SPRINKLER HEAD FOUND IRON PIPE IRRIGATION VALVE NORTH IRRIGATION CONTROL BOX SOUTH FIRE DEPT. CONNECTION EAST

CL

FIRE DEPT. CONNECTION (BLDG.)

Civil & Environmental Consultants, Inc. Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

www.cecinc.com

INTER-CONTINENTAL EQUITIES, LLC 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS

TEL. (630) 560-8018 SRH CHECKED BY: **DRM** APPROVED BY:

CITY GATE WEST PRELIMINARY PLANNED UNIT DEVELOPMENT

03/05/2020 DWG SCALE:

DRAWING NO. SHEET 1 OF 6

195-318.AW00

1"=200' PROJECT NO:

PROJECT **LOCATION MAP LEGEND:** 07-03-102-007 07-04-204-007 07-04-204-008

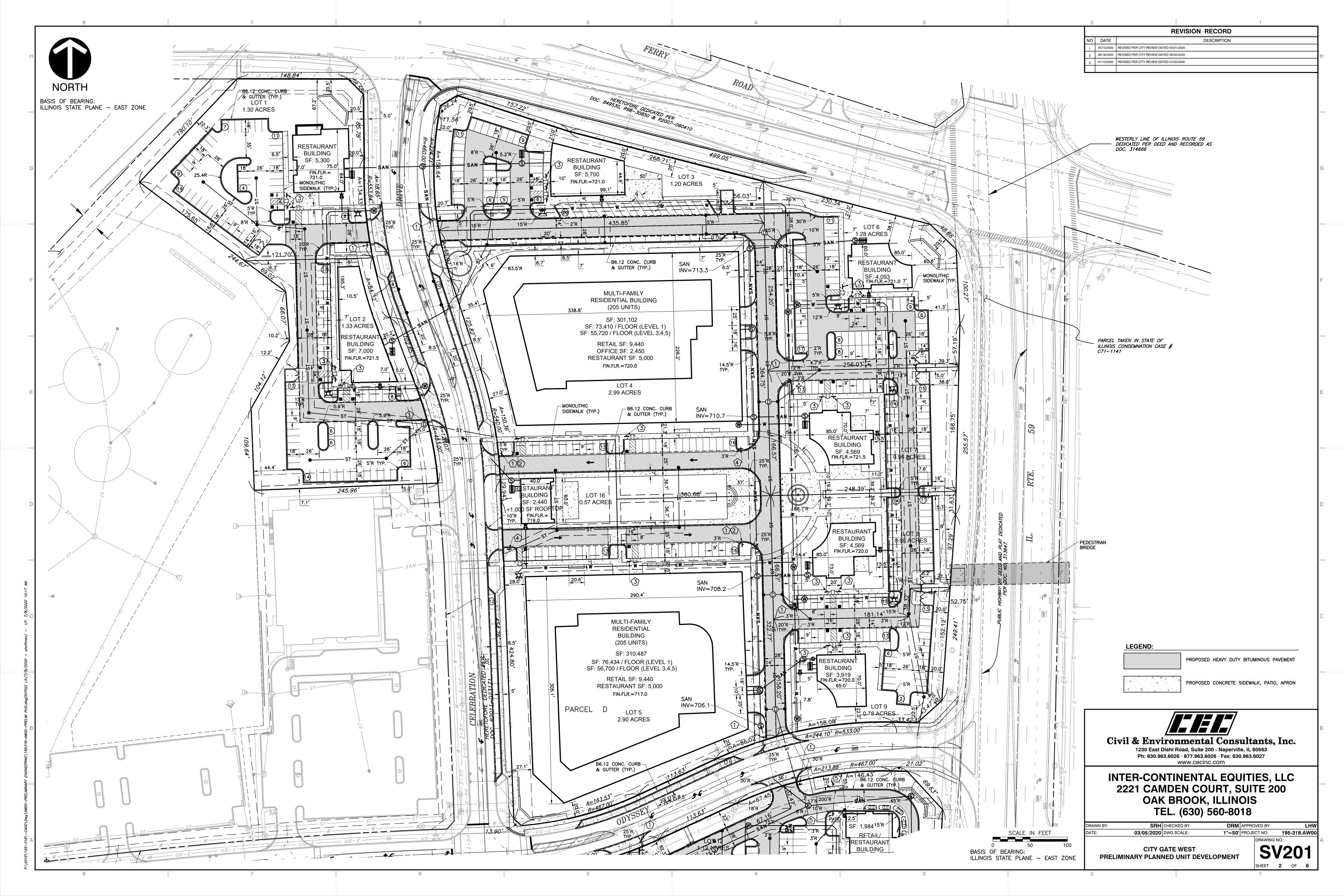
BUILDINGS AND STRUCTURES THROUGH DESIGN NAPERVILLE, IL 60540 THIS IS NOT A PLAT OF SUBDIVISION REFER TO CITY GATE WEST PLAT OF SUBDIVISION FOR LOT & EASEMENT INFORMATION. PARCELS B, C, D, & E-A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL. PART OF DRAINAGE AND WETLANDS CONSERVATION EASEMENT PER DOC. R98-207104 TO BE VACATED BY SEPARATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL. THE FUTURE TO ACCOMMODATE DIFFERENT ALTERNATIVES, AN ADMINISTRATIVE PLAT OF SUBDIVISION WILL BE REQUIRED AS WELL/ PARCEL AS A MINOR CHANGE TO THE PLANNED/ UNIT DEVELOPMENT. PARCEL B PARCEL C PARCEL PARCEL E PARCEL E

REFER TO SHEET 6 FOR SITE DATA INFORMATION

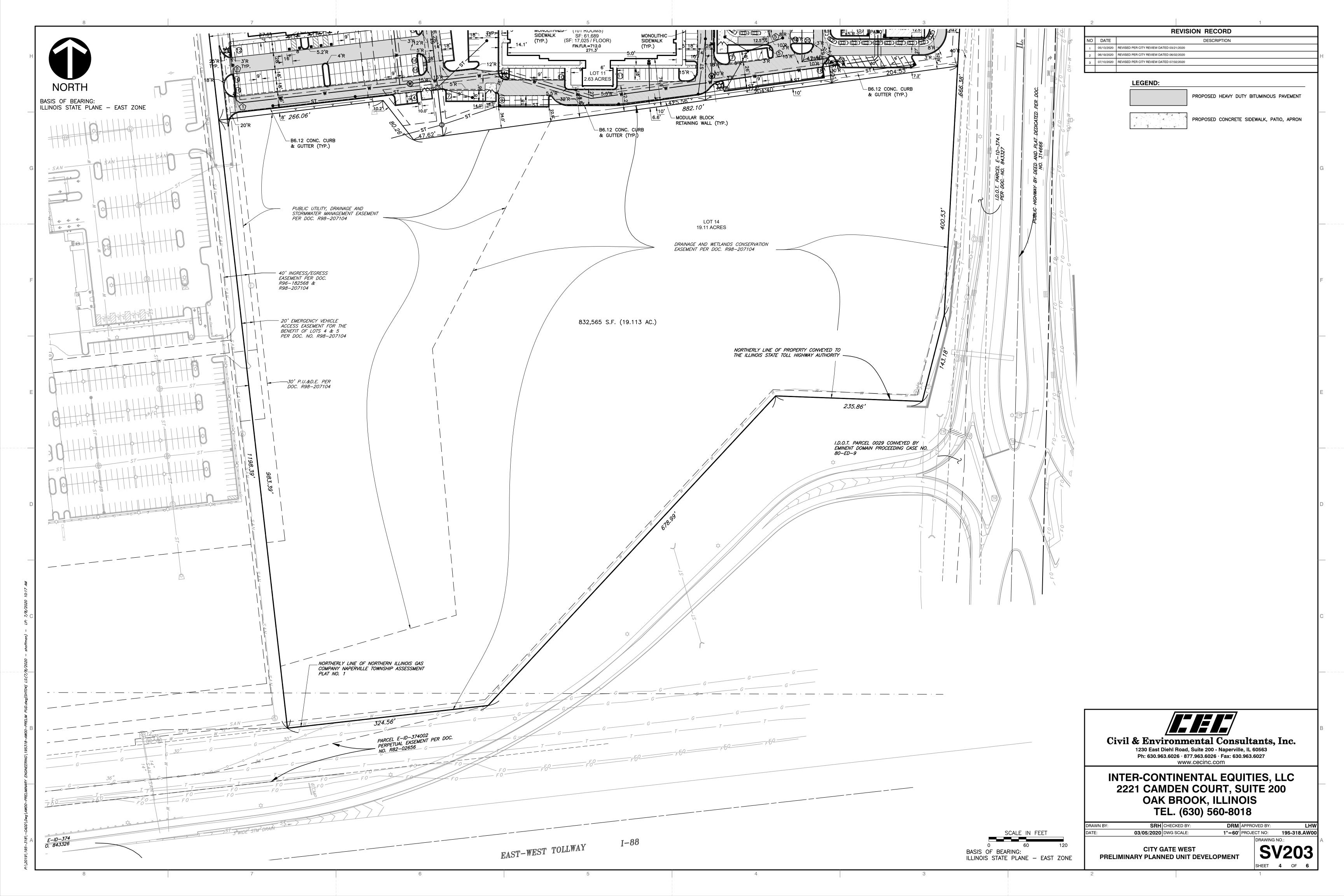
BASIS OF BEARING: ILLINOIS STATE PLANE - EAST ZONE

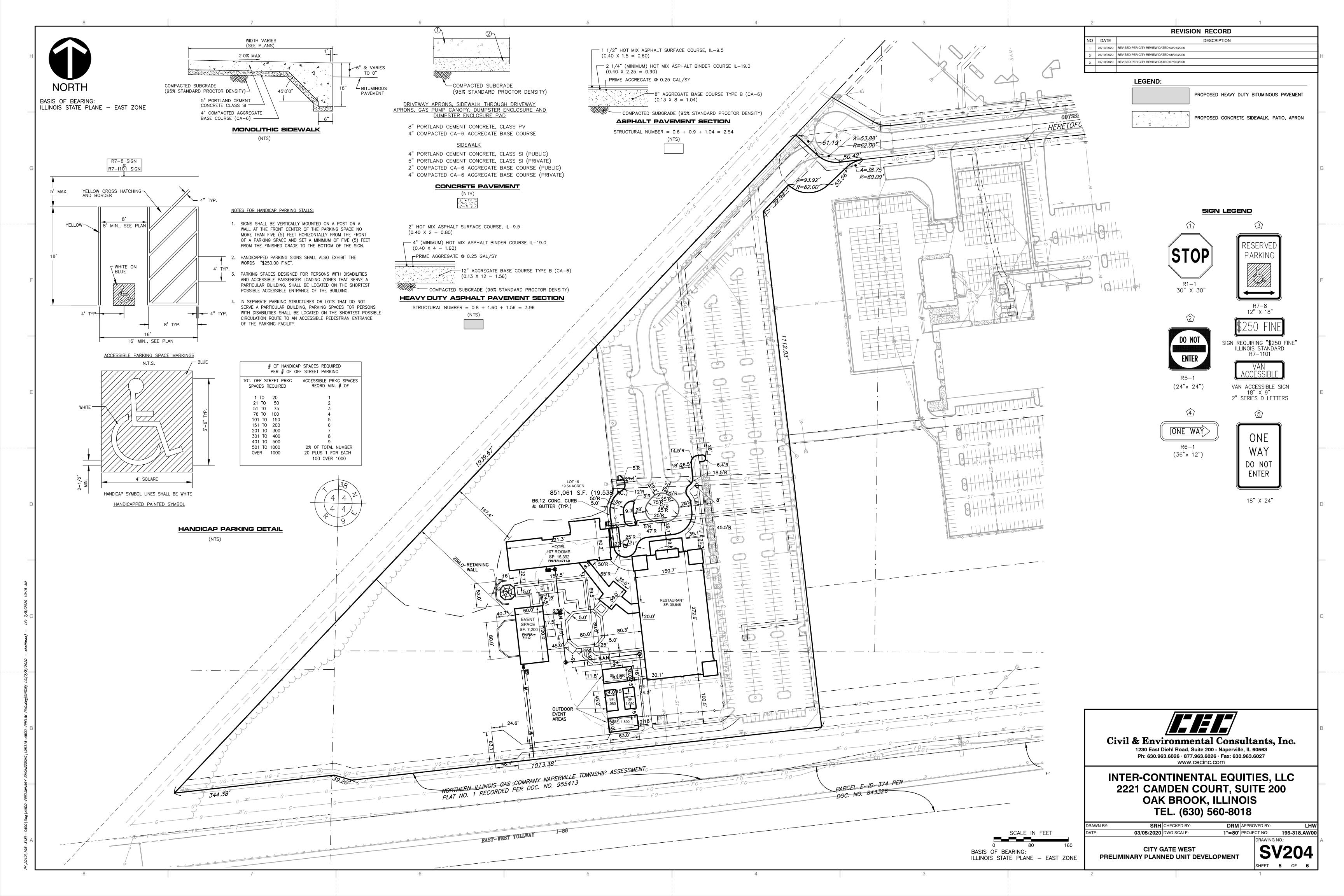
SCALE IN FEET

CITY PROJECT NO. 20-10000022



REVISION RECORD 05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020 06/19/2020 REVISED PER CITY REVIEW DATED 06/02/2020 07/10/2020 REVISED PER CITY REVIEW DATED 07/02/2020 **LEGEND:** PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT BASIS OF BEARING: ILLINOIS STATE PLANE - EAST ZONE PROPOSED CONCRETE SIDEWALK, PATIO, APRON **MULTI-FAMILY** RESIDENTIAL BUILDING (205 UNITS) SF: 310,487 SF: 76,434 / FLOOR (LEVEL 1) SF: 56,700 / FLOOR (LÈVEL 3,4,5) RETAIL SF: 9,440 FIN.FLR.=720.0 | 9 RESTAURANT SF: 5,000 FIN.FLR.=717.0 INV=706.1 2.90 ACRES & GUTTER (TYP.) RESTAURANT MEDICAL OFFICE BUILDING
SF: 21,024 MONOLITHIC SIDEWALK
(10,512 SF/FLOOR) (TYP.) FIN.FLR.=713.5 (101 ROOMS) SF: 61,689 (SF: 17,025 / FLOOR) FIN.FLR.=712.0 271.3' MONOLITHIC — SIDEWALK (TYP.) MONOLITHIC SIDEWALK (TYP.) - B6.12 CONC. CURB & GUTTER (TYP.) MODULAR BLOCK
RETAINING WALL (TYP.) ─B6.12 CONC. CURB & GUTTER (TYP.) ►B6.12 CONC. CURB & GUTTER (TYP.) Civil & Environmental Consultants, Inc. 832,565 S.F. (19.113 AC.) 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027 www.cecinc.com PUBLIC UTILITY, DRAINAGE AND STORMWATER
MANAGEMENT EASEMENT PER DOC. R98-207104 -LOT 14 INTER-CONTINENTAL EQUITIES, LLC 19.11 ACRES 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS DRAINAGE AND WETLANDS CONSERVATION EASEMENT PER DOC. R98—207104 TEL. (630) 560-8018 SRH CHECKED BY: **DRM** APPROVED BY: - 40' INGRESS/EGRESS EASEMENT PER DOC. R96–182568 & R98–207104 03/05/2020 DWG SCALE: 1"=50' PROJECT NO: 195-318.AW00 **CITY GATE WEST** BASIS OF BEARING: PRELIMINARY PLANNED UNIT DEVELOPMENT ILLINOIS STATE PLANE - EAST ZONE SHEET 3 OF 6





NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON ______, 20_____.

MONTH DATE YEAR

GIVEN UNDER MY HAND AND SEAL

THIS _____ DATE DAY OF _____, 20___.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE WAS FILED FOR RECORD THIS INSTRUMENT IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____, 20____, AT______ 0'CLOCK ____M,

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

. DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL A (07-04-204-013) LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 1B.

SECRETARY

BEING A SUBDIVISION OF LOT 2 IN TOPGOLF SUBDIVISION, OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED NOVEMBER 14, 2018 AS DOCUMENT R2018-106050, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF

PARCEL B (07-03-102-007)

STATE OF ILLINOIS

COUNTY OF DUPAGE

THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF ODYSSEY AVENUE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE WEST ALONG SAID NORTH LINE THE NEXT 5 COURSES, NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 33.42 FEET: THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 244.10 FEET (CHORD BEARING SOUTH 78 DEGREES 13 MINUTES 12 SECONDS WEST. 241.98 FEET. CHORD): THENCE SOUTH 65 DEGREES 05 MINUTES 59 SECONDS WEST, 113.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 467.00 FEET. AN ARC DISTANCE OF 163.53 FEET (CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 54 SECONDS WEST, 162.70 FEET, CHORD); THENCE NORTH 48 DEGREES 14 MINUTES 29 SECONDS WEST, 13.90 FEET TO A POINT ON THE EAST RIGHT OF AY LINE OF CELEBRATION DRIVE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 6 COURSES, NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST, 454.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO LEFT, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST. 149.87 FFFT. CHORD): THENCE NORTH 18 DEGREES 12 MINUTES 48 SECONDS WEST, 125.82 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 224.71 FEET (CHORD BEARING NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 222.49 FEET, CHORD); THENCE NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST, 11.56 FÉET; THENCE NORTH 58 DEGREES 46 MINUTES 58 SECONDS EAST, 26.24 FEET TO A POINT ON THE SOUTH LINE OF FERRY ROAD HERETOFORE DEDICATED PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT R2007-090410; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 3 COURSES, SOUTH 72 DEGREES 12 MINUTES 37 SECONDS EAST, 157.22 FEET; THENCE SOUTH 75 DEGREES 36 MINUTES 47 SECONDS EAST. 499.04 FEET: THENCE SOUTH 46 DEGREES 12 MINUTES 40 SECONDS EAST, 48.66 FEET TO A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE

ALSO KNOWN AS LOT 2 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4. TOWNSHIP 38 NORTH, RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST

DOCUMENT R98-266997): THENCE SOUTH ALONG SAID WEST LINE THE

NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST.

LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS

100.27 FEET: THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS

WEST, 255.57 FEET: THENCE SOUTH 04 DEGREES 12 MINUTES 10

DUPAGE COUNTY, ILLINOIS.

SECONDS WEST, 249.41 FEET TO THE POINT OF BEGINNING, ALL IN

PARCEL C (07-04-204-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOOLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH OO DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 94.33 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 20.01 FEET TO

THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997): THENCE SOUTH ALONG SAID WEST LINE, SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST. 265.85 FEET: THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST, 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES. NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 38 SECONDS EAST, 416.75 FEET, CHORD) THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET. AN ARC DISTANCE OF 210.61 FEET (CHORD BEARING NORTH 76 DEGREES 25 MINUTES 12 SECONDS EAST, 209.25 FEET, CHORD); THENCE NORTH 65 DEGREES 05 MINUTES 59 SECONDS EAST. 113.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 213.88 FEET (CHORD BEARING NORTH 78 DEGREES 13 MINUTES 12 SECONDS EAST, 212.01 FEET, CHORD)' THENCE SOUTH 88 DEGREES 39 MINUTES 35 SECONDS EAST, 21.02 FEET; THENCE SOUTH 42 DEGREES 47 MINUTES 39 SECONDS EAST, 69.63 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D (07-04-400-011) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVE WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59. ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREES 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST. ALONG SAID WESTERLY LINE, 98.60 FEET: THENCE SOUTH 01 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81-44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST. ALONG SAID NORTHERLY LINE 246.24 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1, A DISTANCE OF 1241.21 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 1013.38 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 39.20 FEET TO AN ANGLE POINT: THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 344.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE DUPAGE COUNTY PARKWAY, (FORMERLY THE CHICAGO, AURORA, AND ELGIN RAILROAD); THENCE NORTH 43 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE. A DISTANCE OF 1939.67 FEET: THENCE SOUTH 46 DEGREES 39 MINUTES 26 SECONDS EAST, 61.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 53.88 FEET, THE CHORD OF WHICH BEARS SOUTH 71 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 52.20 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 51 SECONDS EAST. A DISTANCE OF 50.42 FEET TO A POINT OF CUSP; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 38.75 FEET, THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 02 MINUTES 51 SECONDS WEST. A DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY: THENCE SOUTH 46 DEGREES 32 MINUTES 51 SECONDS WEST. A DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 93.92 FEET, THE CHORD OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 42 SECONDS WEST. A DISTANCE OF 85.20 FEET: THENCE SOUTH 43 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 77.99 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 09 SECONDS EAST, A DISTANCE OF 1112.03 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 5 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998. AS

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

REVISION RECORD

DATE

05/13/2020 | REVISED PER CITY REVIEW DATED 03/21/2020

06/19/2020 | REVISED PER CITY REVIEW DATED 06/02/2020

07/10/2020 NO REVISION THIS SHEET

PARCEL E (07-04-204-008) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59. AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES: THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES: THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 0 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81-44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE 103.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST, 143.18 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1 THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1. A DISTANCE OF 324.57 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 983.39 FEET; THENCE NORTH 83 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 266.06 FEET; THENCE SOUTH 37 DEGREES 49 MINUTES 26 SECONDS EAST, A DISTANCE OF 80.26 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 882.10 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 400.53 FEET TO THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997. IN DUPAGE COUNTY, ILLINOIS.

I. FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17197C0030 E, DATED SEPTEMBER 6, 1995.

THIS PLAT HAS BEEN PREPARED CIVIL & ENVIRONMENTAL CONSULTANTS. INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002. LICENSE EXPIRES APRIL 30. 2021, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN	UNDER	MY	HAND	AND	SEAL	THIS		DAY	OF		
, 20											

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2020



Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027 www.cecinc.com

INTER-CONTINENTAL EQUITIES, LLC 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS

TEL. (630) 560-8018 SRH CHECKED BY: DRAWN BY: **DRM** APPROVED BY:

CITY GATE WEST PRELIMINARY PLANNED UNIT DEVELOPMENT

03/05/2020 DWG SCALE:



195-318.AW00

NONE PROJECT NO: