

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

# MAJOR CHANGE TO FINAL PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE CROSSINGS LOT 16 NAPERVILLE, ILLINOIS

OF  
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

## LEGAL DESCRIPTION

LOT 16 OF RESUBDIVISION FOR LOTS 2, 3, 5 AND 6 OF NAPERVILLE  
CROSSINGS, BEING A PART OF THE EAST HALF OF THE SOUTHEAST  
QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED APRIL 18, 2006 AS DOCUMENT R2006-063519, WILL  
COUNTY, ILLINOIS.

- NOTES:**
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  2. ARC DISTANCES ARE ALONG ALL CURVES.
  3. ACCESS TO AND FROM ILLINOIS ROUTE 59 SHALL BE LIMITED TO APPROVED/CONTROLLED ACCESS. POINTS INDICATED HEREON AND AT FUTURE POINTS APPROVED BY IDOT AND THE CITY OF NAPERVILLE.
  4. STORM WATERS FOR LOTS CREATED BY THIS RESUBDIVISION WILL BE DIRECTED TO LOTS 13 & 14 OF NAPERVILLE CROSSINGS RECORDED AS DOC. No. R2004-90897. REFER TO EASEMENT PROVISIONS FOR SAID LOTS APPENDED TO SAID DOCUMENT.
  5. THERE ARE NOT ANY WETLAND AREAS AT OR NEAR THE SUBJECT PROPERTY.
  6. IRON PIPES PLACED AT ALL CORNERS.
  7. SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES.
  8. THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)  
I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE 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.

I HEREBY STATE THAT PART OF THE PROPERTY IS IN ZONE "A" AND THE REMAINDER OF THE PROPERTY IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WILL, ILLINOIS, COMMUNITY PANEL NUMBER 17197C 0030 E, EFFECTIVE DATE SEPTEMBER 6, 1995. ZONE "A" IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" IS DEFINED AS AREAS OF 500 - YEAR FLOOD; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 - YEAR FLOOD.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587  
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2019

**OWNER:**  
NAPERVILLE CROSSINGS STATION LLC  
11501 NORTHLAKE DRIVE  
CINCINNATI, OH 45249

CITY OF NAPERVILLE PROJECT NO. 20-0000044

**INTECH CONSULTANTS, INC.**  
ENGINEERS / SURVEYORS  
1989 UNIVERSITY LANE, SUITE D - LISLE, ILLINOIS  
TEL: (630) 964-5656 FAX: (630) 964-5052  
E-MAIL: CAD@INTECHCONSULTANTS.COM  
ILLINOIS REGISTRATION No. 184-001040

SHEET No. 1 of 2 JOB No.: 97013A-7

## ABBREVIATION TABLE

N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
S.F. = SQUARE FEET  
DOC. = DOCUMENT  
No. = NUMBER

## LEGEND

- LOT BOUNDARY LINE
- EASEMENT LINE
- FLOODPLAIN ZONE
- SANITARY SEWER WITH MANHOLE
- WATER MAIN & HYDRANT
- VALVE IN VAULT
- STORM SEWER
- INLET, TYPE A
- MANHOLE, TYPE A WITH CLOSED LID
- MANHOLE, TYPE A WITH OPEN LID
- GREASE TRAP
- PIPE BOLLARD
- HANDICAP PARKING SPACE
- CURB & GUTTER
- SIDEWALK

LOT NUMBER	SITE AREA	ZONING	LOT WIDTH	YARD MINIMUM	HEIGHT/BULK LIMITATIONS MAXIMUM FLOOR AREA RATIO	NO. OF VEHICLE PARKING SPACES	NO. OF BICYCLE PARKING SPACES	TOTAL GROSS FLOOR AREA
16	416,085 S.F.	B-2 PUD	NOT REQUIRED	—	0.325	564	30	60,707 S.F.

## BENCHMARKS

CITY OF NAPERVILLE MONUMENT STATION NAME: 1003

A BERNSTEIN 3-D, 3/8" DIAMETER ROD TYPE GPS MONUMENT WITH ACCESS COVER LOCATED NEAR THE SOUTH WEST CORNER OF THE INTERSECTION OF LEVERENCE ROAD AND THE SCHOOL DRIVEWAY ENTRANCE SOUTH OF STONELEIGH COURT. NAVD 88 ELEV.=210.897 METERS (691.97 FEET).

REVISED: 7/9/20  
REVISED: 6/12/20  
REVISED: 1/24/20  
PREPARED: 10/25/19

P.S.T.C.D.U. & S.D.E.

NO FLOODPLAIN ON SITE PER  
FLOODPLAIN ZONE  
FEMA MAP 17197C0030 E  
PANEL NUMBER 30 OF 585  
EFFECTIVE DATE FEB. 15, 2019

INGRESS/EGRESS EASEMENT  
GRANTED PER DOC. No.  
R2004-090897

INGRESS/EGRESS  
EASEMENT GRANTED  
PER DOC. No.  
R2004-090897

SITE

## LOCATION MAP

NOT TO SCALE

### OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF \_\_\_\_\_ SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ PRINT TITLE

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_ SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, AND \_\_\_\_\_, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_, AND \_\_\_\_\_, RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES \_\_\_\_\_ MONTH \_\_\_\_\_ DAY, 20\_\_\_\_.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )

COUNTY OF DU PAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

### WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )

COUNTY OF DU PAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

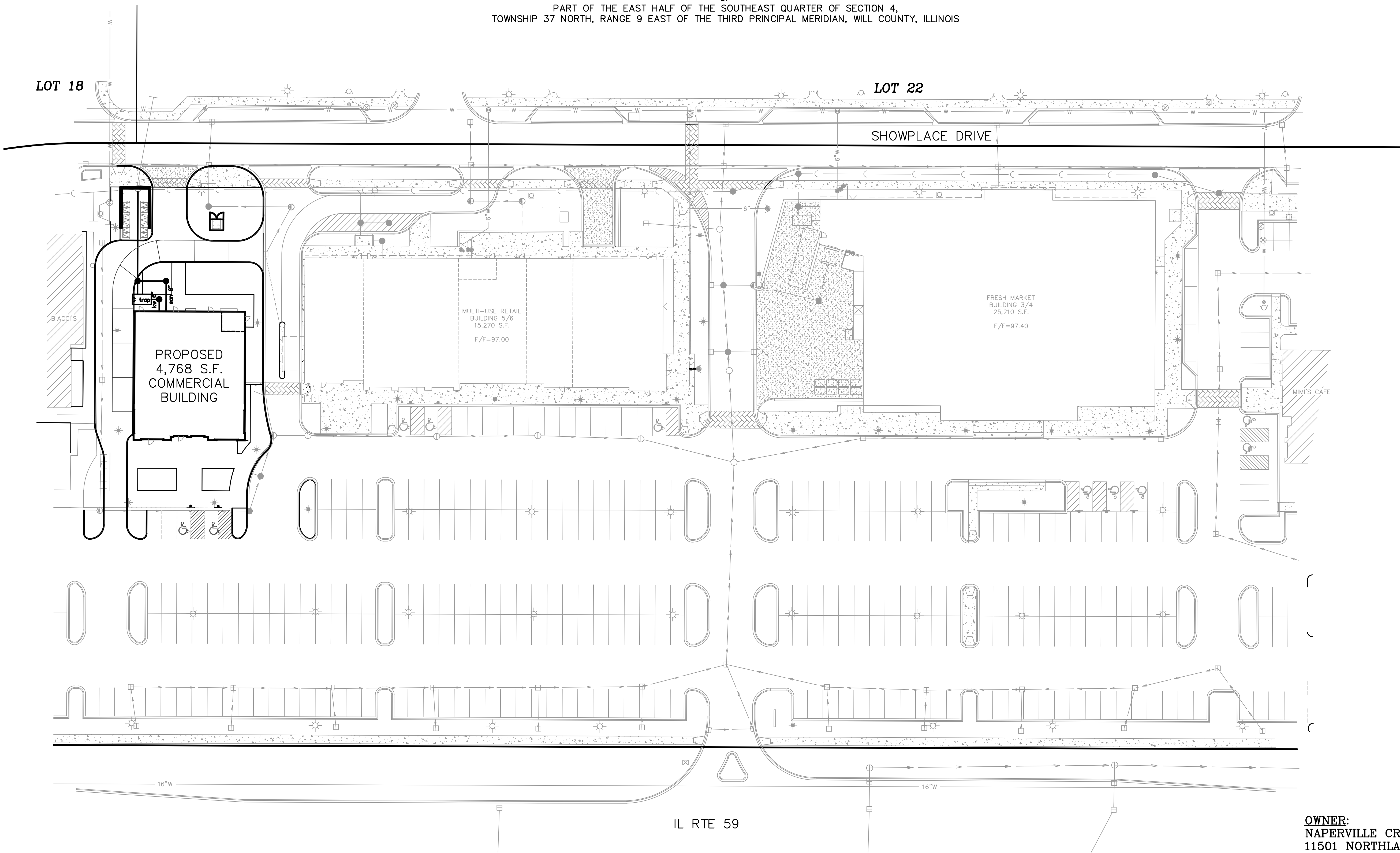
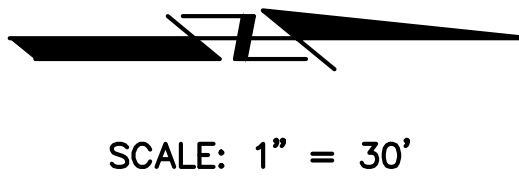
CHAIRMAN SECRETARY

EXHIBIT B



MAJOR CHANGE TO  
FINAL PLANNED UNIT DEVELOPMENT PLAT FOR  
**NAPERVILLE CROSSINGS LOT 16**  
NAPERVILLE, ILLINOIS

OF  
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



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SHEET No. 2 of 2 JOB No.: 97013A-7