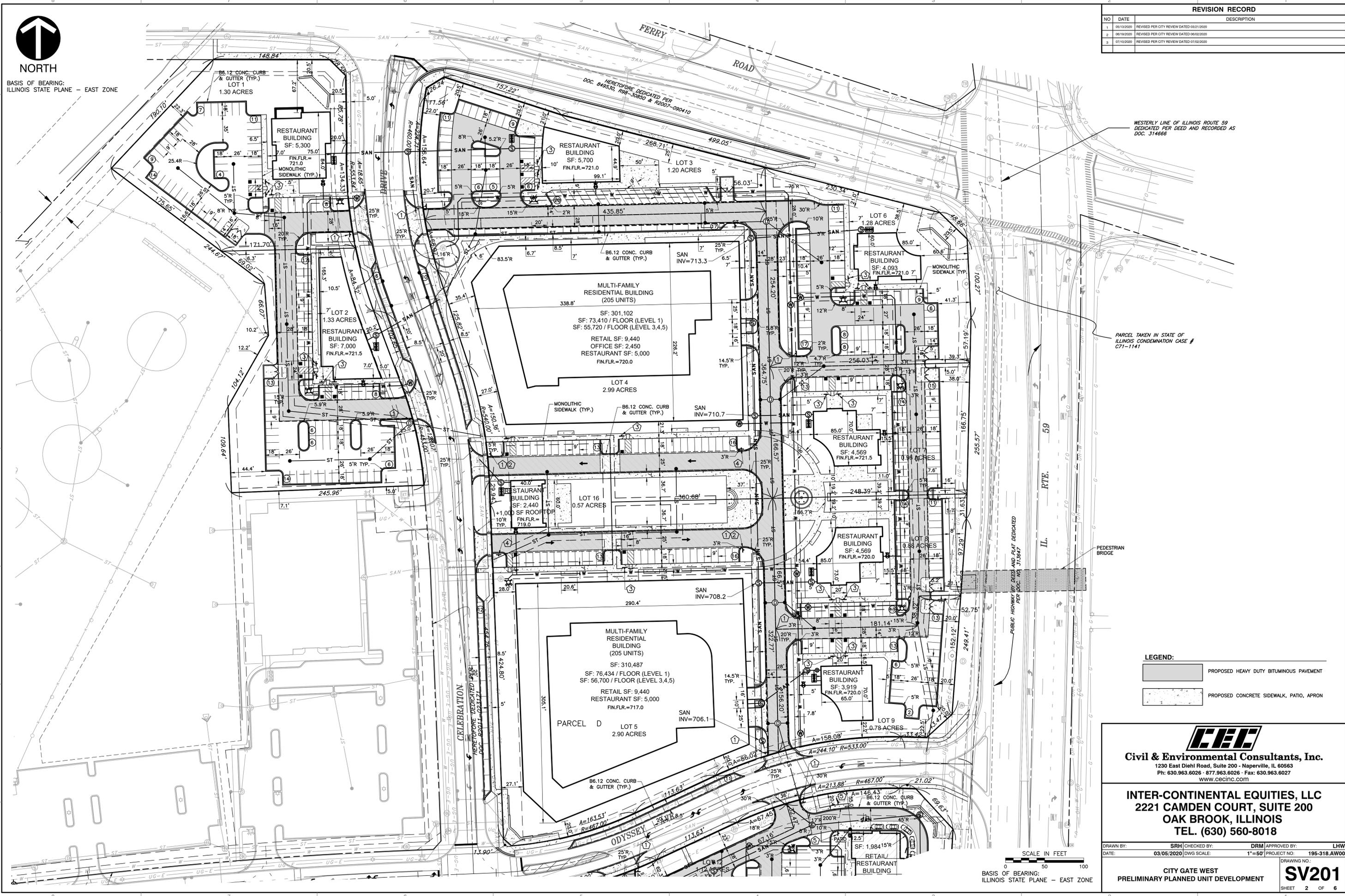




NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	09/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020



WESTERLY LINE OF ILLINOIS ROUTE 59
DEDICATED PER DEED AND RECORDED AS
DOC. 314666

PARCEL TAKEN IN STATE OF
ILLINOIS CONDEMNATION CASE #
C71-1141

LEGEND:

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

CEC
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

DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: LHW
DATE: 03/05/2020 | DWG SCALE: 1"=50' | PROJECT NO: 195-318.AW00

CITY GATE WEST
PRELIMINARY PLANNED UNIT DEVELOPMENT

SV201
SHEET 2 OF 6

SCALE IN FEET
0 50 100

BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

A:\2019\195-318-CGD\Map\PROJ-PRELIMINARY ENGINEERING\195318-PROJ-PRELIM PLD.dwg(SV201) 15/07/2020 10:17 AM



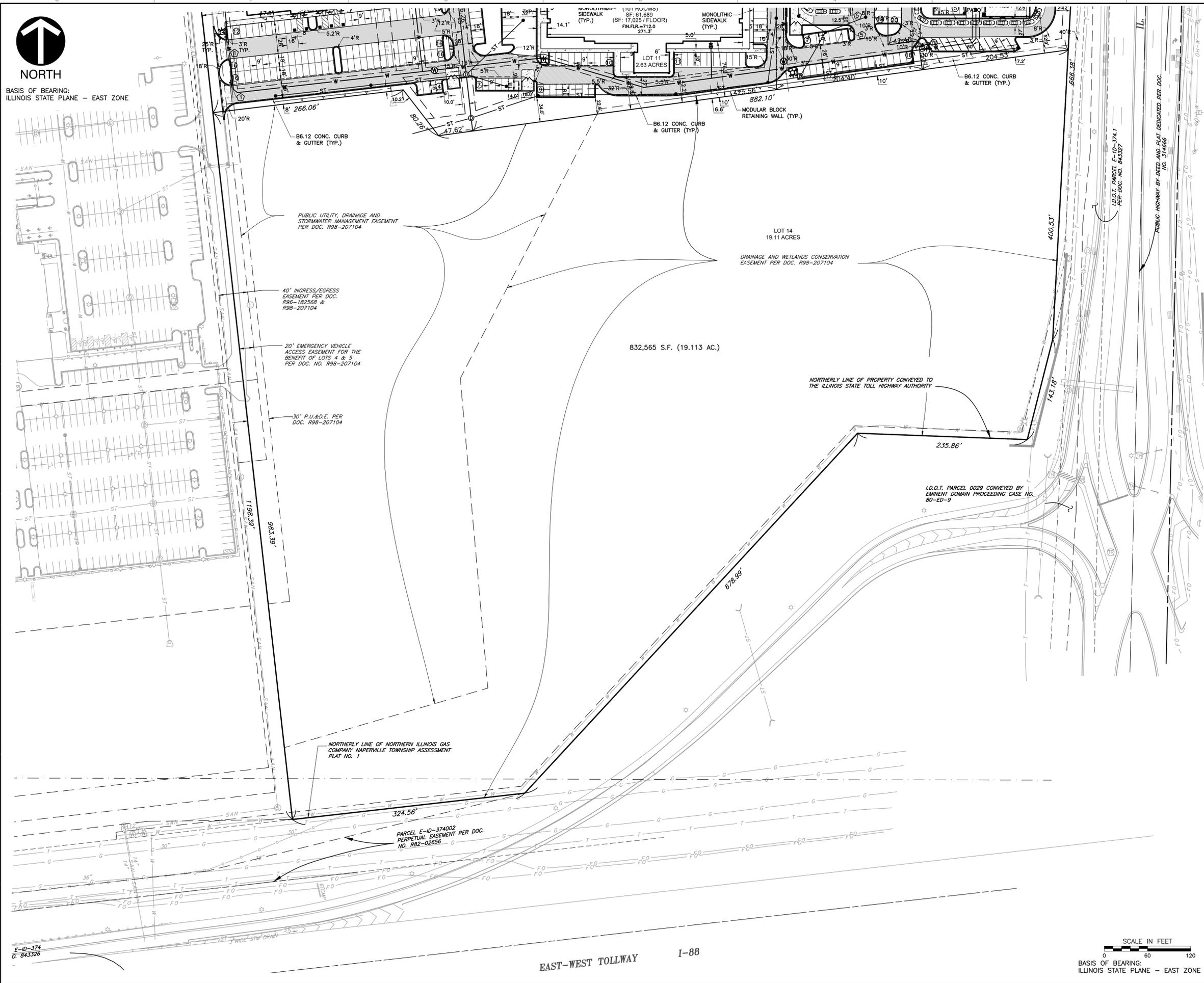
NORTH

BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020

LEGEND:

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





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DRAWN BY: SRH	CHECKED BY: DRM	APPROVED BY: LHW	PROJECT NO: 195-318.AW00
DATE: 03/05/2020	DWG SCALE: 1"=60'	DRAWING NO: SV203	

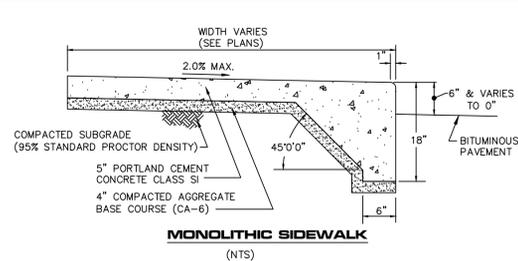
CITY GATE WEST
 PRELIMINARY PLANNED UNIT DEVELOPMENT

SV203
 SHEET 4 OF 6

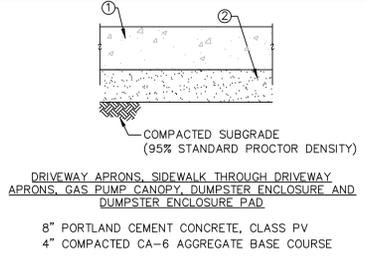
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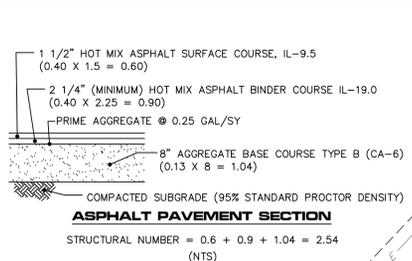
NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE



MONOLITHIC SIDEWALK
(NTS)



CONCRETE PAVEMENT
(NTS)



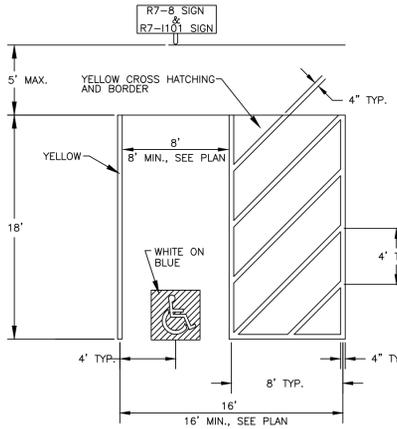
ASPHALT PAVEMENT SECTION
(NTS)



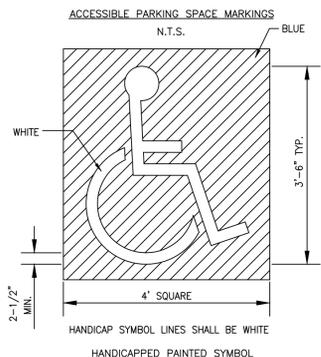
HEAVY DUTY ASPHALT PAVEMENT SECTION
(NTS)

NOTES FOR HANDICAP PARKING STALLS:

- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
- HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
- PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
- IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

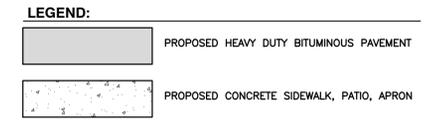


TOT. OFF STREET PRKG SPACES REQUIRED	# OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000



HANDICAP PARKING DETAIL
(NTS)

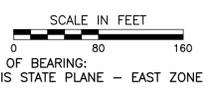
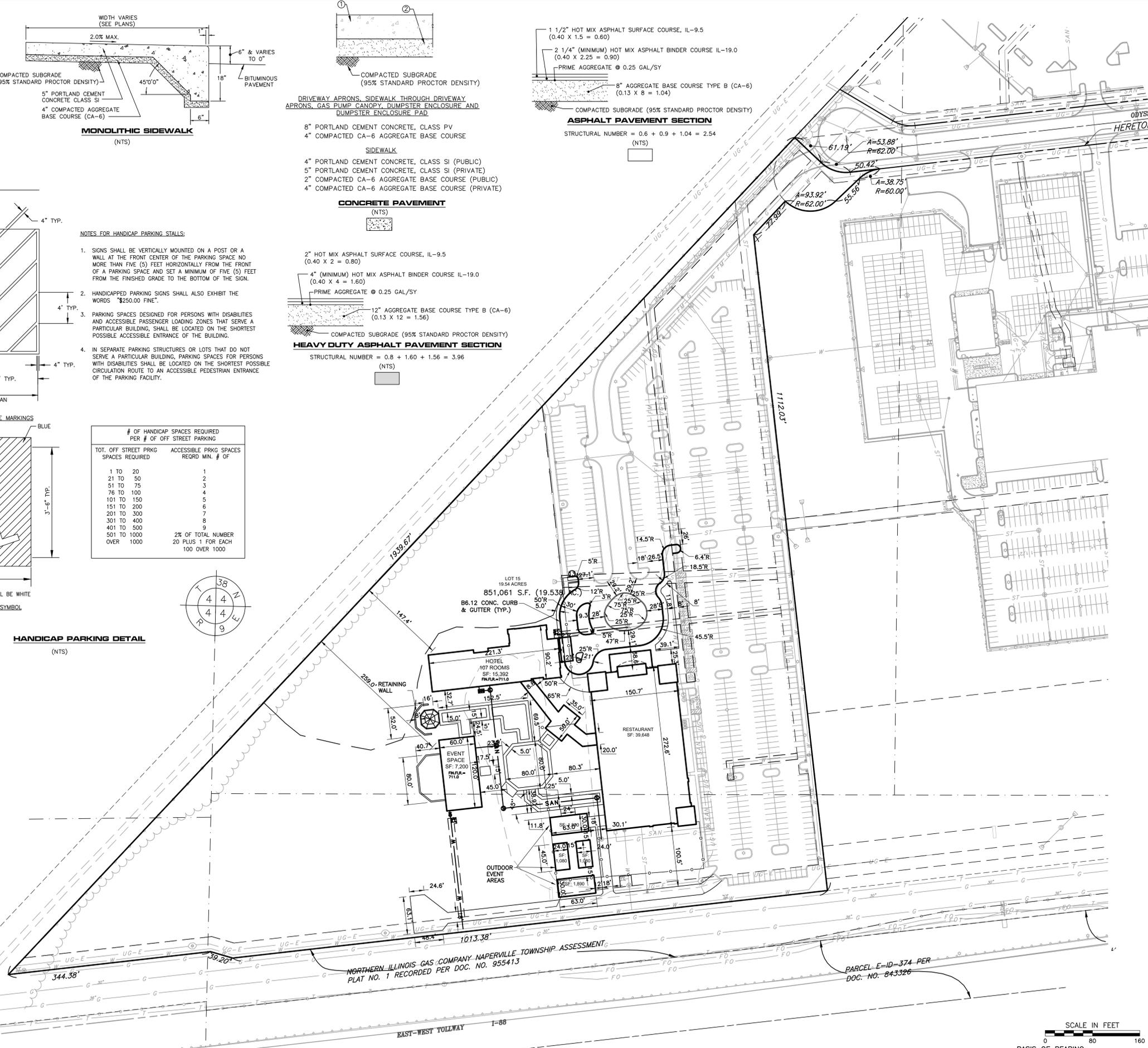
REVISION RECORD		
NO	DATE	DESCRIPTION
1	06/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020



SIGN LEGEND



A:\2019\195-374-CADD\DWG\PRELIMINARY ENGINEERING\19519-APRD-APRD-REGM_PUD.dwg(SH20) - LS(7/8/2020) - 11:17:18 AM



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TEL. (630) 560-8018

DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: LHW
DATE: 03/05/2020 | DWG SCALE: 1"=80' | PROJECT NO: 195-318.AW00

CITY GATE WEST
PRELIMINARY PLANNED UNIT DEVELOPMENT

SV204
SHEET 5 OF 6

SITE DATA (FOR INFORMATIONAL PURPOSES ONLY) NO. OF LOTS 16. Table with columns: LOT#, GROSS AREA, ACREAGE, BUILDING AREA, IMPERVIOUS AREA, ACREAGE, PERVIOUS AREA, ACREAGE. Includes sub-totals and a note: NOTE: * - INDICATES BUILDING AREA AT GROUND LEVEL.

PARKING DATA. Table with columns: LOT NO., DWELLING USE, PARKING REQUIRED, PARKING PROVIDED, NO PARKING PERMITTED. Includes sub-totals and a note: NOTE: * - PARKING COUNT PROVIDED SHOWS INTERNAL PARKING (FINAL COUNT WILL BE ESTABLISHED DURING FINAL DESIGN).

NOTARY'S CERTIFICATE. Form for Notary Public signature and seal, including fields for State, County, and Notary Name.

NOTARY'S CERTIFICATE. Text block for Notary Public signature and seal, including fields for State, County, and Notary Name.

NOTARY'S CERTIFICATE. Text block for Notary Public signature and seal, including fields for State, County, and Notary Name.

PLAN COMMISSION CERTIFICATE. STATE OF ILLINOIS } SS COUNTY OF DUPAGE } SS. APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____ AD, 20____.

CITY COUNCIL CERTIFICATE. STATE OF ILLINOIS } SS COUNTY OF DUPAGE } SS. APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE _____ DAY OF _____ 20____.

ZONING DATA. CURRENT: INDUSTRIAL DISTRICT (I). PROPOSED: OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICT (OCI). MAJOR ARTERIAL SETBACK (ROUTE 59 AND FERRY ROAD) 70' FROM RIGHT OF WAY CENTERLINE OR 20' FROM EDGE OF RIGHT OF WAY.

MORTGAGE CERTIFICATE. STATE OF _____ } SS COUNTY OF _____ } SS. (PRINT MORTGAGEE NAME) _____ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, 20____, AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____ YEAR _____.

NOTARY'S CERTIFICATE. STATE OF _____ } SS COUNTY OF _____ } SS. THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (NAME) _____ (TITLE) _____ OF _____ AND (NAME) _____ (TITLE) _____ OF _____ AND (NAME) _____ (TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH.

DUPAGE COUNTY RECORDER'S CERTIFICATE. STATE OF ILLINOIS } SS COUNTY OF DUPAGE } SS. THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M, _____ RECORDER OF DEEDS.

SURVEYOR'S CERTIFICATE. I, 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 B (07-03-102-007). THAT PART OF SECTION 3, 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, 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.

PARCEL C (07-04-204-007). 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, 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.

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 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, 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.

REVISION RECORD. Table with columns: NO, DATE, REVISION PER CITY REVIEW DATED, DESCRIPTION.

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS. 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 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, 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.

PARCEL F (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 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, 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.

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. INTER-CONTINENTAL EQUITIES, LLC 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS TEL. (630) 560-8018. DRAWN BY: SRH CHECKED BY: DRM APPROVED BY: LHW DATE: 03/05/2020 DWG SCALE: NONE PROJECT NO: 195-318.AW00 CITY GATE WEST PRELIMINARY PLANNED UNIT DEVELOPMENT SHEET 6 OF 6