BASIS OF BEARING: LLINOIS STATE PLANE — EAST ZONE

PARCEL A (07-04-204-013)
LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODVISSEY WEST
FOR THE FINAL PLAT OF SUBDIVISION OF ODVISSEY WEST
FOR THE PARCE OF THE THE PROPERTY OF THE PROPOSED AND THE PARCE OF THE THE PROPERTY OF THE PARCE OF THE PAR

2018 AS DOCUMENT R2018—108050, IN DUPAGE COUNTY, LILLHOIS.

PARCEL B. (07-03-102-007)

HAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EACH THE THE THE THREE SOUTH THREE THREE THREE SOUTH THREE THREE THREE THREE SOUTH THREE THREE THREE SOUTH THREE THREE THREE THREE SOUTH THREE THREE THREE SOUTH THREE THREE THREE THREE SOUTH THREE SOUTH THREE SOUTH THREE THREE THREE SOUTH THREE THREE SOUTH THREE SOUTH THREE THREE THREE THREE SOUTH THREE THREE THREE SOUTH THREE THREE THREE CHORD THREE THREE SOUTH THREE THREE CHORD THREE THREE SOUTH THREE THREE THREE CHOND THREE THREE THREE SOUTH THREE THREE CHORD THREE THREE THREE S A GURNE TO THE LEFT, HAWNIG A RADIUS OF \$33.00 FEET, MAY AND A RADIUS OF \$33.00 FEET, MAY A RECEIVED WITH \$2.00 FEET, MAY BE A RECEIVED WITH \$2.00 FEET, WIT

ALSO KHOWN AS LOT 2 IN DIVESTY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND A TOWNERN 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL WERDLOW, ACCORDING TO THE THEO PRINCIPAL WERDLOW, ACCORDING TO THE FLAT OF SAID ODYSEST WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT ROB—266997, IN DUPAGE COUNTY, ILLINOIS.

DOCUMENT RIPE - 266907. IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1 (17 - 46-2)4. — 107

HAT PART OF SCTION - 0. TOWNSHIP 38 NORTH, RNIGE 9,

HAT PART OF SCTION - 0. TOWNSHIP 38 NORTH, RNIGE 9,

EAST OF THE THIRD PRINCIPAL MERIDAN, DESCRIBED AS

FOLLOWS: COMMENCING AT THE INTERSECTION OF THE

CONTINUENCE OF THE PRINCIPAL WITH EC COUNTY, WESTERLY

EVENT OF THE PRINCIPAL WITH EC COUNTY, WESTERLY

BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND

REVINING THE SCHOOL SOUTHERY, AND THE AFORESTIC CHAPTE

BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND

RESTRICT AND HAS A RADIUS OF 4942.66 FEET, 35.02

FEET, ARC (CHORD) TO 11 DEGREE 36 MANUTES

OB SECONDS EAST, 30.02 FEET, CHORD), TO THE NORTHERING

MORTH - 72 DEGREES 11 MINNIES 22 SECONDS WEST, ADNO

AND NORTHERY LINE, 30.00 FEET, TO A WESTERLY LINE, OF

MESTERLY LINE, 37.41 FEET, THENCE SOUTH OD DEGREES 52

MINNIES OS SECONDS EAST, ALONG SAID WESTERLY LINE,

SETTERLY LINE, 30.03 FEET, THENCE SOUTH OF BORDERS SOUTH HENCE

SOUTH OF DEGREES SAID WESTERLY LINE,

SECONDS EAST, ALONG SAID WESTERLY LINE,

SECONDS EAST, ALONG SAID WESTERLY LINE,

SECONDS EAST, ALONG SAID WESTERLY LINE,

SETTERLY LINE, 30.03 FEET, THENCE SOUTH OF BORDERS SOUTH OF

MESTERLY LINE, 30.03 FEET, FINENCE SOUTH OF BORDERS SOUTH OF

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MESTERLY LINE, 30.03 FEET, FINENCE SOUTH OF

MESTERLY LINE, 30.03 FEET, FI

94.33 FEET; THENCE NORTH 88 DEGREES O9 MINUTES 35 SECONDS WEST, 20.01 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL HJ01638 US PENDENS NOTICE RECORDED AS DOCUMENT R2012—131923 (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT (ALSO NOOW AS THE WEST LINE OF LOT 10 N ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT ROBE-268997); THENCE SOUTH ALONG SAD WEST LINE, SOUTH ROBE-268997); THENCE SOUTH ALONG SAD WEST LINE, SOUTH OF DECRETS AND WEST LINE, SOUTH AS DECRETS AND WEST LINE, SOUTH AS DECRETS AND WEST LINE, SOUTH AS DECRETS AND WEST LINE, SOUTH SEASON WEST LINE, AND WEST LINE, SOUTH SEASON WEST LINE, SOUTH SEASON WEST LINE, AND WEST LINE, SOUTH SEASON WEST LINE, SOUTH SEASON WEST LINE, AND WEST LINE, SOUTH SEASON WEST LINE, SEASON WEST LINE, SEASON WEST LINE, SEASON WEST LINE, WEST LINESSESSEMENT LINE WEST LINES, WEST LINESSESSEMENT LINE WEST LINESS WEST LINESS

ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EST OF THE THING PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R8B-266997, IN DUPNGE 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:

THAT PART OF SECTION 4, TOWNSHIP 38 MORTH, RANGE 9, THAT PART OF SECTION 44, TOWNSHIP 38 MORTH, RANGE 9, TOWNSHIP 38 MORTH 18 MORTH 18

CONCRETE MONUMENT TO BE SET

DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46 DEGREES XF MANTES ST SECONDS WEST, ST SECONDS WEST, AND A SECOND WEST OF THE PROPERTY OF THE PR

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 R98-286997, IN DUPAGE COUNTY, ILLINOIS.

ASSESSMENT PLAT RECORDED DECISIORS 17, 1998, AS DOCUMENT RAP-SEG997, IN DUPAGE COUNTY, LIMINOS.

PARCEL E (07-04-204-008)
HAT PART OF SECTION A, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, DESCRIBED AS COMMENCIA AT THE INTERSECTION OF THE CHIPERLINE OF ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 MAD REVIEWED FOR PLAT RECORDED AS DOCUMENT 314666 MAD RIVINING THENCE SOUTHERLY, ADOIG THE AFORESHIP UNED SOUTH WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 MAD RIVINING THENCE SOUTHERLY, ADOIG THE AFORESHIP UNED SOUTH OF DEGREE 45 MINUTES OF SECONDS EAST, ADOIG THE AFORESHIP UNED SOUTH OF DEGREE 45 MINUTES OF SECONDS REST, ADOIG THE AFORESHIP UNE SOUTH OF DEGREE 45 MINUTES OF SECONDS REST, ALONG SAND MORTHERY UNE 3.00 FEET, 10 A WESTERY UNE OF PROPERTY TAKEN FOR ROUTHWAY PURPOSES, THENCE SOUTH OF PROPERTY TAKEN FOR ROUTHWAY PURPOSES, THENCE SOUTH OF PROPERTY THENCE SOUTH OF DEGREES SOUTH OF THE PURPOSE SOUTH OF DEGREES SOUTH OF THE SECONDS WEST, ALONG SAND MORTHERY UNE, 300 FEET, 10 A WESTERY UNE, 300 FEET, 300 F

LOT 9 __odyssey__court LOT 13 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 R88-266997, IN DUPAGE COUNTY, ILLINOIS. LOT 3 COYSSEY MEST A.P. PER DOC. ROM-DECEMP LOT 10 PARCEL C LOT 11 LOT 14 PARCEL E P.O.B. PARCEL E \ LOT 6 conssey mest ar. DARCEL D LOT 15 EAST-WEST TOLLWAY EAST-WEST TOLLWAY CITY PROJECT NO. 20-10000022

TOPOOLY SUBDIMSON PER DOC MOTS-107030

PRELIMINARY PLAT OF SUBDIVISION

CITY GATE WEST

NAPERVILLE, ILLINOIS

2,623,459 S.F. (60.23 AC.) 2,623,459 S.F. (60.23 AC.)

126,277 S.F. (2.90 AC.) 88,561 S.F. (2.03 AC.) 10,356 S.F. (0.24 AC.) 283,493 S.F. (6.51 AC.) 400 S.F. (0.01 AC.) 543,736 S.F. (12.48 AC.) 14,007 S.F. (0.32 AC.) 11,768 S.F. (0.27 AC.) 14,000 S.F. (0.32 AC.) 4,000 S.F. (0.12 AC.) 4,000 S.F. (0.14 AC.) 2,641 S.F. (0.16 AC.)

132,357 S.F. (3.04 AC.) 15,296 S.F. (0.35 AC.) 20,499 S.F. (0.47 AC.)

3,743 S.F. 182,108 S.F. 113,339 S.F. 138,741 S.F. 8,744 S.F.

15

SITE DATA

GROSS AREA NET AREA

NO. OF LOTS

EXISTING:
PUBLIC UTILITIES & DRAINAGE
PUBLIC UTILITIES, DRAINAGE & SIDEWALK
ROADWAY & UTILITIES
STORMWATER MANAGEMENT
AMERITECH
DRAINAGE & WETLAND CONSERVATION
PERPETUAL

PERPETUAL
EMERGENCY ACCESS
INGRESS & EGRESS
TEMP CONSTRUCTION & DRAINAGE
SIGN

EXISTING EASEMENTS TO BE VACATED: PUBLIC UTILITIES & DRAINAGE STORMWATER MANAGEMENT ROADWAY & UTILITY

PROPOSED: STORM SEWER PUBLIC UTILITIES & DRAINAGE STORMWATER MANAGEMENT CROSS ACCESS

SIGN & LANDSCAPE FASEMENT

REVISION RECORD 3440 ODYSSEY CT NAPERVILLE, IL 60540 ADDRESSES: AND RT. 59 NAPERVILLE, IL 60540

> THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK

> > PROPOSED

LOT AREA SUMMARY

80,613 S.F. 159,502 S.F.

NAPERVILLE AND WINFIELD TOWNSHIPS SUPERVISORS ASSESSMENT PLAT NO. 1 PER DOC. 517758

LOT 3

LOT 4

COYSSEY WEST A.P. PER DOC. PAR-200997

LOT 4

FERRY

LOT 1

PARCE

LOT

LOT NO.

LOT AREA

56,643 S.F. (1.30 AC.) 57,855 S.F. (1.33 AC.) 46,599 S.F. (1.07 AC.) 307,679 S.F. (7.06 AC.)

82,145 S.F. (1.89 AC.) 832,565 S.F. (19.11 AC.) 851,061 S.F. (19.54 AC.) 7,523 S.F. (0.17 AC.)

RESERVED (INTENTIONALLY OMITTED) 47,072 S.F. (1.08 AC.) 34,526 S.F. (0.79 AC.) 30,778 S.F. (0.71 AC.) 28,898 S.F. (0.66 AC.) 80,613 S.F. (1.85 AC.) 159,502 S.F. (3.66 AC.)

RESERVED (INTENTIONALLY OMITTED)

P.O.C. PARCELS B, C, D, & E 7

CONCRETE MONUMENT TO BE SET

PER DOC. R83-68897

LOT 6

LOT 7

LOT 8

ROAD

PPO JECT

LOCATION MAD LINE TYPE LEGEND

EXISTING DESCRIPTION SUBDIVISION BOUNDARY RIGHT OF WAY LOT LINE CENTER LINE EASEMENT LINE ACCESS EASEMENT LINE BUILDING LINE SECTION LINE UNDERLYING LOT LINE

CROSS ACCESS EASEMENT

STORMWATER MANAGEMENT EASEMENT TO BE GRANTED

EAST

ABBREVIATIONS RECORD DATA SF SOLIARE FEET FOUND IRON PIPE DEEDED DATA NORTH SOUTH

CENTERLINE SURVEYOR'S NOTES RASIS OF REARINGS: ILLINOIS STATE PLANE - EAST ZONE

ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DEED

4. ALL EASEMENTS DEPICTED ON THIS PLAT ARE TO BE GRANTED.

ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

RIGHT OF WAY

PROPERTY LINE

6. ■ DENOTES CONCRETE MONUMENT TO BE SET.

FLOODPLAIN ZONE - ZONE X , AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL NUMBER 17033C0137J, DATED AUGUST 1, 2019.

ADDITIONAL EASEMENTS MAY BE REQUIRED FOR THE INSTALLATION OF ELECTRIC FACILITIES AS WELL AS OTHER UTILITIES, CURRENT NEED IS UNKNOWN, BUT WILL BE DETERMINED AS EACH LOT DEVELOPS, EASEMENTS WILL BE GRANTED UNDER A SEPARATE DOCUMENT AT THAT TIME.

SHOULD LOTS NEED TO BE CONSOLIDATED IN THE FUTURE TO ACCOMMODATE DIFFERENT ALTERNATIVES, AN ADMINISTRATIVE PLAT OF SUBDIVISION WILL BE REQUIRED AS WELL AS A MINOR CHANGE TO THE PLANNED UNIT DEVELOPMENT.

ILEL Civil & Revisonmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027

INTER-CONTINENTAL EQUITIES, LLC 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS TEL. (630) 560-8018

CITY GATE WEST

PRELIMINARY PLAT OF SUBDIVISION

SV100

195-318-AW







