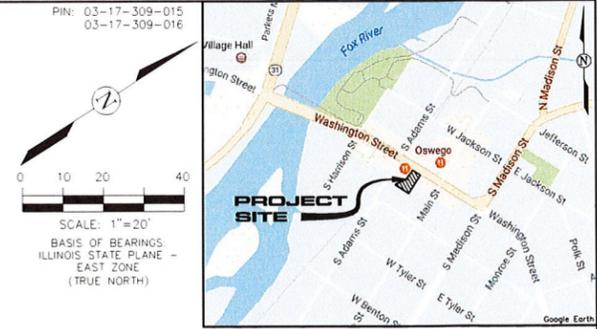


# PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT OF 63 WEST WASHINGTON STREET - OSWEGO, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS

**OWNER/DEVELOPER**  
JLAT, LLC  
439 WEST BENTON AVENUE  
NAPERVILLE, ILLINOIS 60540  
(630) 778-9894



**OWNER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF 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 \_\_\_\_\_ CITY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, A.D. 20\_\_\_\_

BY \_\_\_\_\_ ATTEST \_\_\_\_\_  
SIGNATURE SIGNATURE

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

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

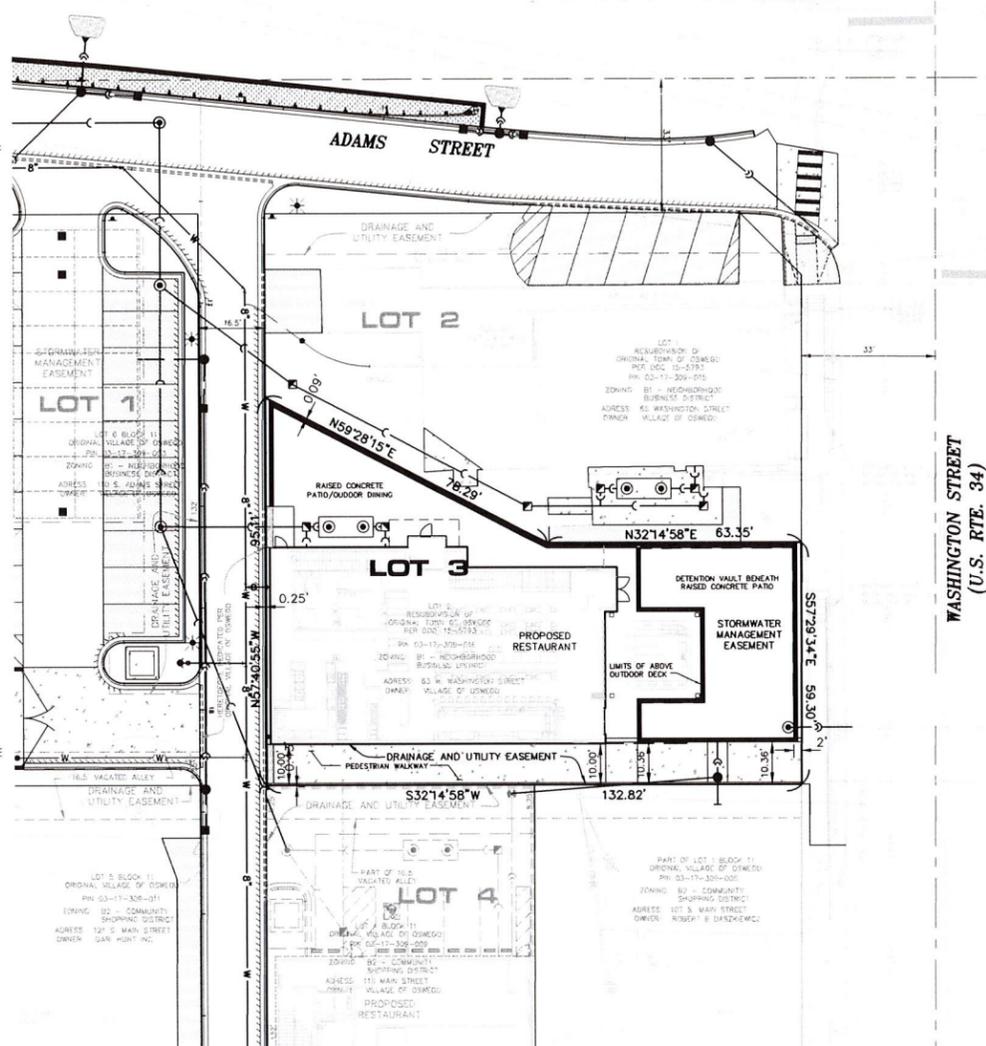
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ 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 \_\_\_\_\_ MONTH, A.D. 20\_\_\_\_

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_  
MONTH DATE



**CERTIFICATE OF PLAT OFFICER**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_ KENDALL COUNTY PLAT OFFICER

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK AND WAS RECORDED IN CABINET \_\_\_\_\_ OF PLATS AT SLOT \_\_\_\_\_

\_\_\_\_\_ KENDALL COUNTY RECORDER

**OSWEGO PLAN COMMISSION**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF OSWEGO, KENDALL COUNTY.

ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_ CHAIRMAN

**VILLAGE CLERK'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF KENDALL

I, \_\_\_\_\_ VILLAGE CLERK OF THE VILLAGE OF OSWEGO, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_ 20\_\_\_\_ IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OSWEGO.

ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_ VILLAGE CLERK

**LEGAL DESCRIPTION**

ALL THAT PART OF LOTS 1 AND 2 IN THE 'FINAL PLAT OF RESUBDIVISION ORIGINAL TOWN OF OSWEGO' RECORDED APRIL 17, 2015, AS DOCUMENT 201500005793, IN KENDALL COUNTY, ILLINOIS, SAID PLAT BEING A RESUBDIVISION OF LOT 2 EXCEPT THAT PART THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED APRIL 5, 1993 IN BOOK 537, PAGE 160 AS DOCUMENT NO. 8302892, LOT 3 AND THE NORTHWESTERLY HALF OF THE VACATED ALLEY LYING ADJACENT TO AND EASTERLY OF SAID LOTS 2 AND 3, ALL IN BLOCK 11 OF THE ORIGINAL TOWN OF OSWEGO, IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 2, THENCE SOUTH 32 DEGREES 14 MINUTES 58 SECONDS WEST (WITH THE BASIS OF BEARING BEING ILLINOIS STATE PLANE EAST ZONE, GRID NORTH) ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 132.82 FEET (132.78 FEET RECORDED) TO THE SOUTHWESTERLY CORNER THEREOF, THENCE NORTH 57 DEGREES 40 MINUTES 46 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, AND ALONG THE SOUTHWESTERLY LINE OF AFORESAID LOT 1, A DISTANCE OF 95.11 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 1, THENCE NORTH 59 DEGREES 28 MINUTES 15 SECONDS EAST ALONG A LINE, A DISTANCE OF 78.29 FEET TO A POINT, THENCE NORTH 32 DEGREES 14 MINUTES 58 SECONDS EAST ALONG A LINE, A DISTANCE OF 63.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1, THENCE SOUTH 57 DEGREES 29 MINUTES 34 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF LOT 1, A DISTANCE OF 59.30 FEET, TO THE POINT OF BEGINNING, ALL IN BLOCK 11 OF THE ORIGINAL TOWN OF OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

**THIS IS NOT A PLAT OF SUBDIVISION. REFER TO THE PLAT OF SUBDIVISION WHICH IS A SEPARATE RECORDED DOCUMENT FOR DIMENSIONS AND EASEMENT INFORMATION**

**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
●	○	MANHOLE
○	○	CATCH BASIN
—	—	INLET
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	VALVE & VAULT
—	—	PROPERTY BOUNDARY
—	—	EXISTING LOT LINE
—	—	FIRE HYDRANT
—	—	STREET LIGHT
—	—	CENTER LINE
—	—	EASEMENT LINE
—	—	CONTOURS
—	—	BUILDING SETBACK LINE
—	—	ELEVATIONS
—	—	SECTION LINE
—	—	SIDEWALK
—	—	CURB

- BENCHMARKS:**
- REFERENCE:**
- OSWEGO MONUMENT #0003: BERNTSEN MONUMENT ACROSS FROM 515 ROSEBUSH LANE ADJACENT TO DETENTION POND. ELEVATION=645.01
  - OSWEGO MONUMENT #0004: BERNTSEN MONUMENT AT THE NORTHWEST CORNER OF THE PLANK DRIVE AND THEODORE DRIVE. ELEVATION=657.87
- SITE:**
- CUT CROSS IN SIDEWALK WEST SIDE OF MAIN STREET ±3' SOUTH OF ALLEY BETWEEN LOT 4 BLOCK 11 AND LOT 5 BLOCK 11. ELEVATION=633.54
  - NORTHEASTERLY CUT CROSS OF 2 CROSSES AT THE NORTHWEST CORNER OF BLOCK 11. ELEVATION=614.94

**SITE DATA**

GROSS BOUNDARY AREA	=	9,129 SF (0.210 AC.)
NET BOUNDARY AREA	=	9,129 SF (0.210 AC.)
<b>AREA BREAKOUT:</b>		
PERVIOUS AREA	=	328 SF
IMPERVIOUS AREA	=	8,801 SF
		9,129 SF
CURRENT ZONING	=	B-1 NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED ZONING	=	B-1 PUD
BUILDING SQUARE FOOTAGE	=	3,897 SF
PARKING REQUIRED:		
1 SPACE/100 SF FLOOR AREA	=	39 SPS (INCLUDES 2 HC SPS)

NOTE: PARKING IS PROVIDED OFFSITE.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, MICHAEL E. FARRELL, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002639, HEREBY CERTIFY THAT THIS ANNEXED PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING PLATS AND RECORDS FOR THE PURPOSES HEREIN SET FORTH.

I FURTHER CERTIFY THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF OSWEGO, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12, ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS SITUATED WITHIN ZONE "X" DESIGNATION AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP PANEL NUMBER 17093C0065H, SHOWING AN EFFECTIVE DATE OF JANUARY 8, 2014.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MICHAEL E. FARRELL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002639  
LICENSE VALID THROUGH NOVEMBER 30, 2020

STATE OF ILLINOIS



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**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540  
TEL (630) 366-9292 • FAX (630) 366-3267  
A SUBSIDIARY OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

PREPARED FOR:  
**JLAT, LLC**  
439 WEST BENTON AVENUE  
NAPERVILLE, ILLINOIS 60540  
(630) 778-9894

NO.		DATE		DESCRIPTION	
1	01/30/19	REV. PER	FINAL	ENGINEERING	

63 WEST WASHINGTON STREET - OSWEGO, ILLINOIS			
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT			
DRN./CKD. BY:SRH/JGC/MEF	FILE: 8011PUD-63WASHINGTON	FLD. BK./PG.: 139/19	SHEET NO.
SCALE: 1"=20'	DATE: 10/31/18	JOB NO.: 801.001/190-093	1 OF 1