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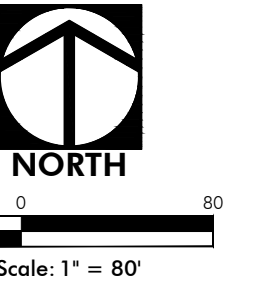
PRELIMINARY PLAT OF TIMBERLEAF SUBDIVISION

BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

SHEET 1 of 2

PREPARED BY:
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PROJECT NO. 19-202

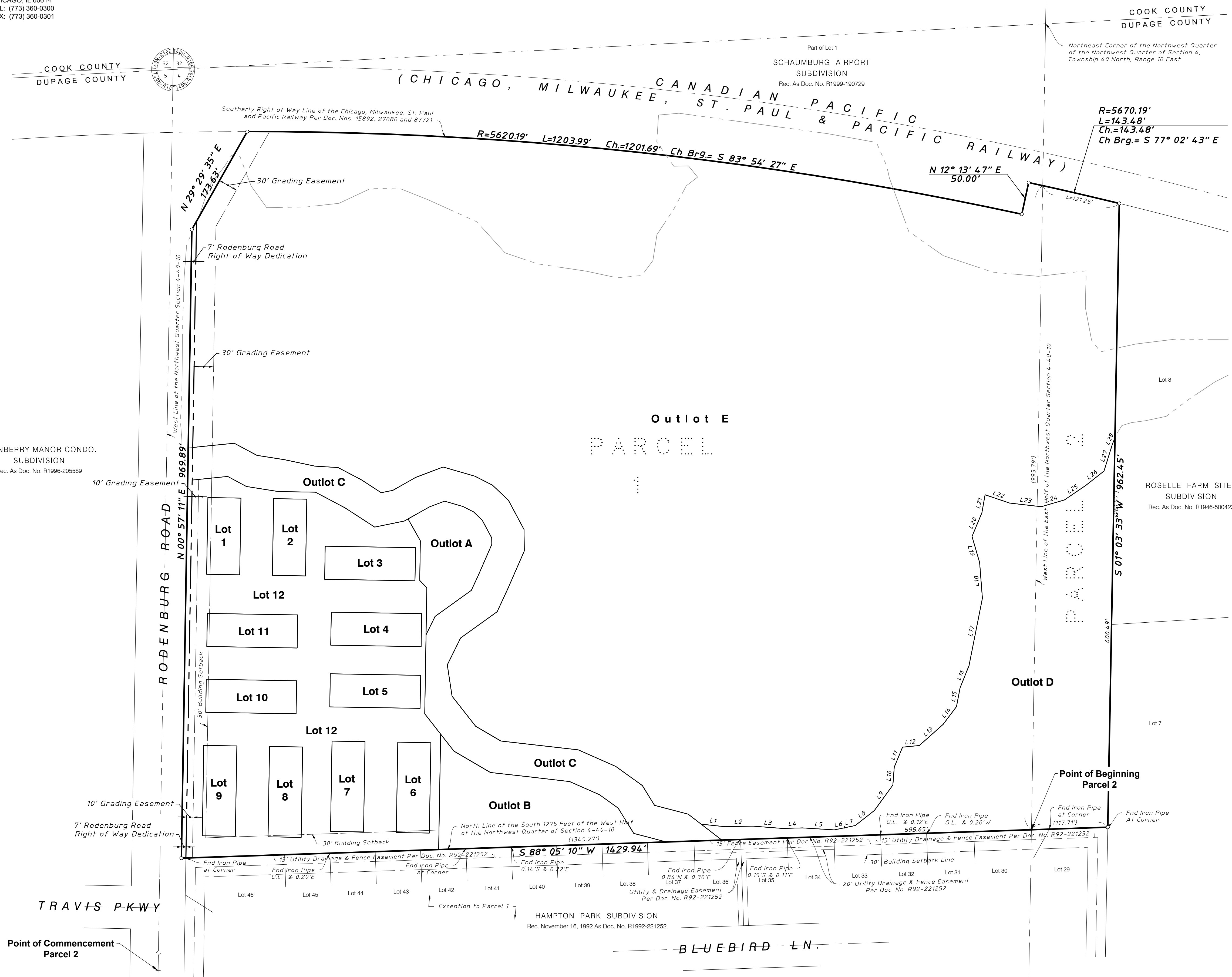
PLAT PREPARED FOR:
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LEGAL DESCRIPTION

PARCEL 1:
THE WEST HALF OF THE NORTHWEST QUARTER SOUTH OF THE RAILROAD (EXCEPT THE SOUTH 1275 FEET) OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WESTLINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1275.0 FEET TO THE NORTH LINE OF THE SOUTH 1275.0 FEET OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 1345.27 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 117.71 FEET TO THE WEST LINE OF ROSELLE FARM SITES RECORDED AS DOCUMENT 500423; THENCE NORTHERLY ALONG SAID WEST LINE, BEING A LINE, THAT FORMS AN ANGLE OF 86 DEGREES 56 MINUTES 53 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 961.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5670.19 FEET, A DISTANCE OF 121.25 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4 AS AFORESAID; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 992.97 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



Lot Area Summary	Area (ac.)	Area (sf)
7' Rodenburg Road Right of Way Dedication	0.16	6,833
Townhome Lots		
Lot 1	0.14	6,035
Lot 2	0.14	6,035
Lot 3	0.16	7,110
Lot 4	0.16	7,110
Lot 5	0.16	7,110
Lot 6	0.16	7,110
Lot 7	0.16	7,110
Lot 8	0.16	7,110
Lot 9	0.16	7,110
Lot 10	0.16	7,110
Lot 11	0.16	7,110
Lot 12 Common Area	2.91	126,733
Stormwater Management Lots		
Outlot A	0.34	14,725
Outlot B	0.72	31,411
Outlot C Wetland Buffer	1.48	64,631
Outlot D	3.09	134,676
Open Space		
Outlot E	23.92	1,041,832
Total	34.36	1,496,904

NOTE:
Lot 12 is a 'Common Area/Blanket Easement' for Ingress/Egress, Public Utilities, Private Utilities, & Drainage. Easement Provisions/Certificates will be included in the Final Plat of Subdivision that will be coordinated between the Design Team, Village of Roselle, and Declarations for the proposed Association. Refer to the exhibit titled "Public & Private Utility Delineation Exhibit" for a delineation of the proposed "Public Utilities" & "Private Utilities."

LINE TABLE		
Line	Direction	Length
L1	S 83° 59' 26.45" E	35.53'
L2	N 89° 15' 40.81" E	44.73'
L3	S 85° 38' 12.48" E	45.61'
L4	N 88° 23' 46.92" E	30.73'
L5	S 86° 27' 32.03" E	49.24'
L6	N 78° 26' 01.55" E	16.48'
L7	N 78° 26' 01.55" E	16.48'
L8	N 51° 47' 18.88" E	37.57'
L9	N 35° 56' 49.79" E	48.63'
L10	N 4° 30' 11.29" E	27.66'
L11	N 22° 25' 51.85" E	33.30'
L12	N 84° 28' 57.79" E	26.02'
L13	N 48° 29' 54.14" E	49.03'
L14	N 36° 54' 03.11" E	34.38'
L15	N 10° 50' 39.44" E	29.64'
L16	N 21° 54' 53.14" E	36.76'
L17	N 11° 15' 51.32" E	106.08'
L18	N 4° 28' 51.82" W	55.03'
L19	N 16° 14' 37.28" W	42.14'
L20	N 22° 43' 19.76" E	39.46'

LINE TABLE		
Line	Direction	Length
L21	N 9° 57' 26.03" E	28.29'
L22	S 71° 20' 44.78" E	39.98'
L23	S 83° 28' 54.40" E	49.13'
L24	N 73° 48' 11.10" E	37.22'
L25	N 55° 45' 25.43" E	39.80'
L26	N 51° 51' 15.56" E	35.75'
L27	N 17° 23' 57.66" E	44.73'
L28	N 23° 06' 53.68" E	9.11'

Originally Prepared: 12/4/2020 Project No. 19-202



No.	Date	Revision
2	3-19-2021	Per Village Review
1	2-10-2021	Per Village Review

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TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.



Scale: 1" = 40'

PARCEL



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Line	Direction	Length
L29	N 84° 07' 31.85" E	26.76'
L30	N 84° 12' 15.39" E	37.63'
L31	S 61° 48' 01.22" E	39.58'
L32	S 80° 59' 16.15" E	42.94'
L33	S 78° 11' 18.20" E	48.45'
L34	S 86° 29' 57.92" E	35.52'
L35	S 62° 08' 48.45" E	40.65'
L36	S 57° 04' 32.22" E	36.43'
L37	N 78° 28' 15.33" E	18.28'
L38	N 60° 36' 17.56" E	40.49'
L39	N 69° 09' 04.34" E	45.29'
L40	S 73° 49' 06.71" E	50.95'
L41	S 63° 00' 07.26" E	30.52'
L42	S 46° 32' 15.25" E	33.77'
L43	S 28° 07' 53.70" E	51.25'
L44	S 0° 50' 17.95" E	33.04'
L45	S 23° 39' 24.09" W	63.73'
L46	S 24° 48' 42.22" W	38.94'
L47	N 84° 07' 31.85" E	32.71'
L48	N 84° 12' 15.39" E	22.31'

Line	Direction	Length
L49	S 61° 48' 01.22" E	32.74'
L50	S 80° 59' 16.15" E	50.17'
L51	S 89° 02' 46.51" E	56.91'
L52	S 62° 08' 48.45" E	51.61'
L53	S 57° 04' 32.22" E	54.65'
L54	N 78° 28' 15.33" E	46.57'
L55	N 60° 36' 17.56" E	44.61'
L56	N 69° 09' 04.34" E	24.81'
L57	S 73° 49' 06.71" E	29.48'
L58	S 63° 00' 07.26" E	18.55'
L59	S 46° 32' 15.25" E	18.43'
L60	S 28° 07' 53.70" E	31.01'
L61	S 0° 50' 17.95" E	10.05'
L62	S 23° 39' 24.09" W	52.38'
L63	S 24° 48' 42.22" W	25.29'
L64	S 26° 22' 07.59" W	31.64'

TRAVIS PKWY

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