

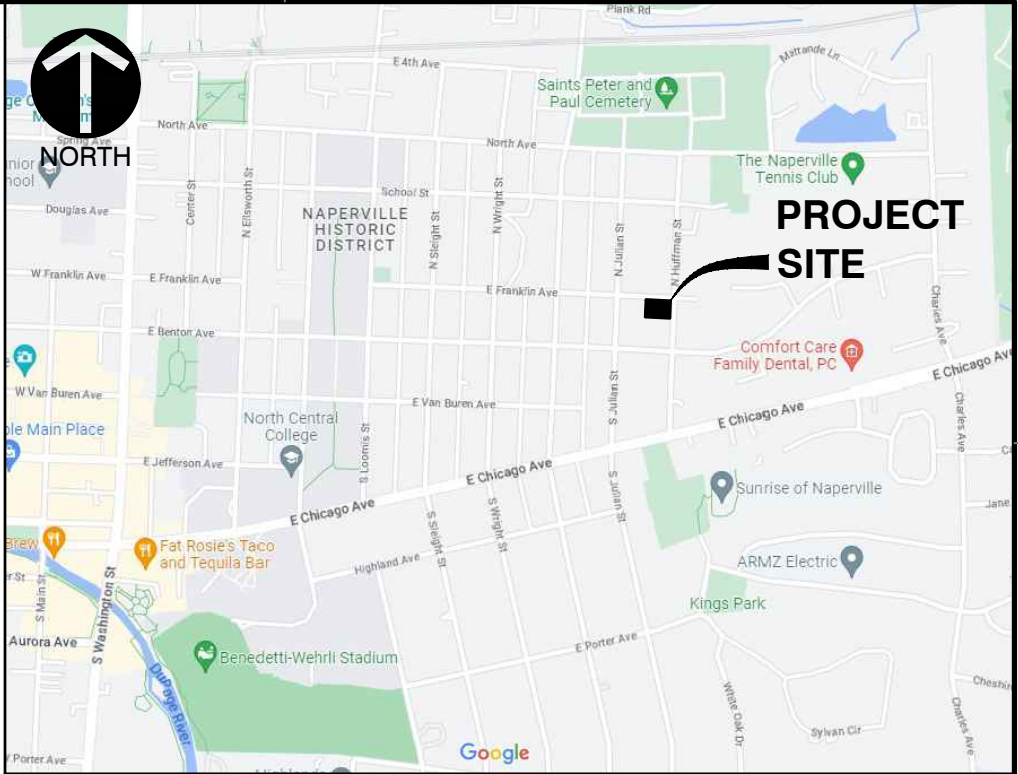
BASIS OF BEARINGS:
ILLINOIS STATE PLANE —
EAST ZONE

PRELIMINARY/FINAL PLAT OF SUBDIVISION OF FRANKLIN FLATS

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESSES: 818 E. FRANKLIN AVENUE
24 N. HUFFMAN STREET
P.I.N. 08-18-405-006
08-18-405-007

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



LOCATION MAP
N.T.S.

AREA SUMMARY TABLE

GROSS BOUNDARY AREA	16,061 S.F. (0.369 AC.)
NET AREA	16,061 S.F. (0.369 AC.)
LOT 1	7,760 S.F. (0.178 AC.)
LOT 2	8,301 S.F. (0.191 AC.)
PROPOSED EASEMENTS:	
PUBLIC UTILITIES & DRAINAGE	5,136 S.F. (0.118 AC.)
P.C.B.M.P.E.	589 S.F. (0.014 AC.)

SURVEYOR'S NOTES:

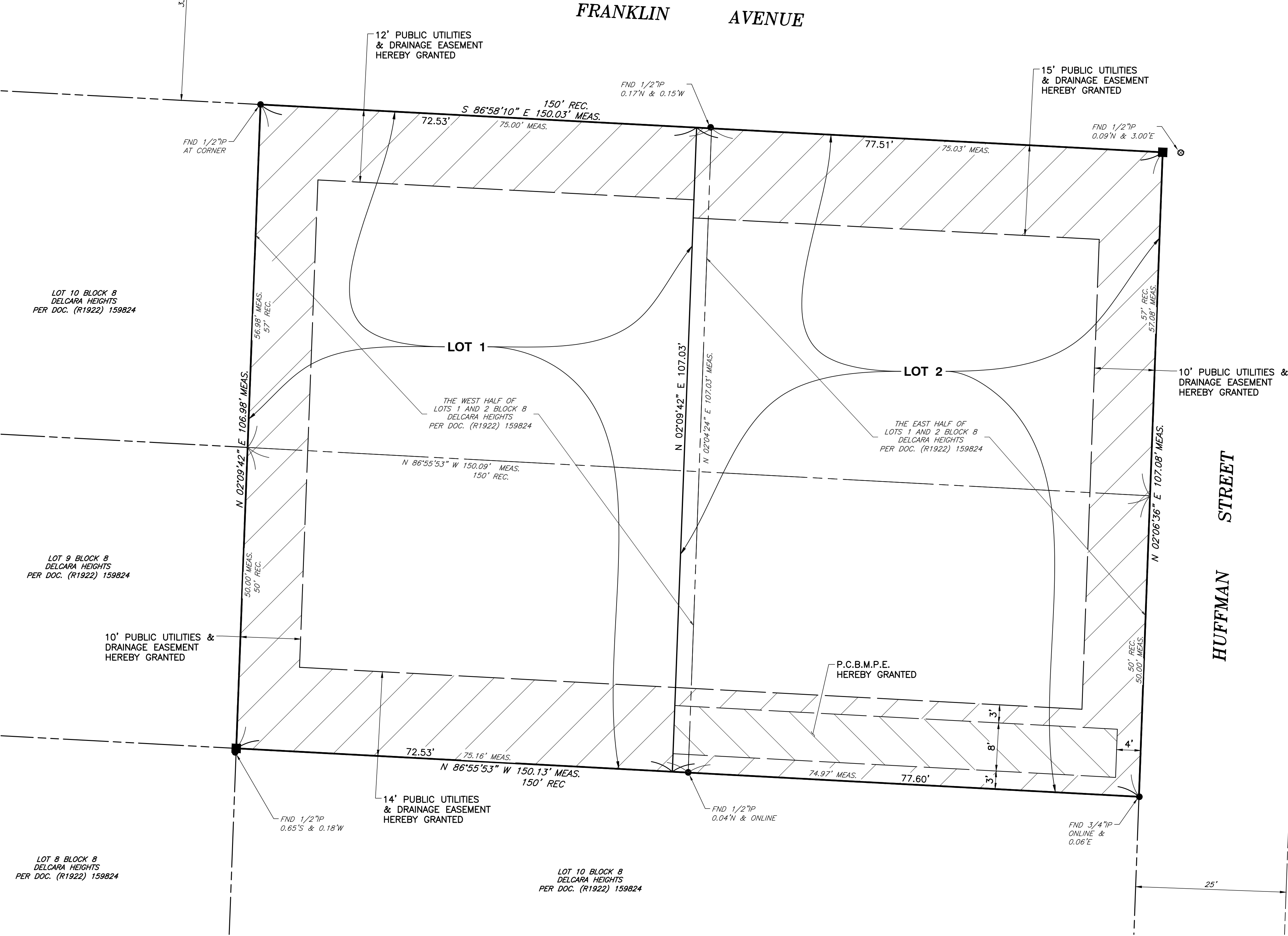
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- FLOODPLAIN ZONE — NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 17043C0144J, DATED OF AUGUST 1, 2019.
- 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
- DENOTES CONCRETE MONUMENT TO BE SET.
- SURVEYED LAND IS DETERMINED TO BE WITHIN THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. LIMITS EXTEND BEYOND AREA SHOWN.

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.C.B.M.P.E.	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT
PIN	PERMANENT INDEX NUMBER

LEGEND

	BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	UNDERLYING LOT LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CENTER LINE
	EXISTING NAPERVILLE CORPORATE LIMITS
	SET CONCRETE MONUMENT
	MONUMENTATION FOUND PER FIELD OBSERVATIONS
	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED
	PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED



REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 9, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

SCALE IN FEET

CITY PROJECT NO. 23-10000014

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/19/2023	REVISED PER CITY REVIEW DATED 03/31/2023
2	5/11/2023	REVISED PER CITY REVIEW DATED 05/10/2023
3	6/28/2023	REVISED PER CITY REVIEW DATED 05/31/2023

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

PREPARED FOR:
FRANKLIN HUFFMAN, LLC
2117 CAMELIA COURT
NAPERVILLE, ILLINOIS 60565

DRAWN BY: MAJ	CHECKED BY: JGC	APPROVED BY: DRM
DATE: MARCH 7, 2023	DWG SCALE: 1"=10'	PROJECT NO: 324-001

FRANKLIN FLATS
PLAT OF SUBDIVISION

SHEET 1 OF 2

DUPAGE COUNTY RECORDER'S CERTIFICATE

NOTARY PUBLIC

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2024

