

FINAL PLANNED UNIT DEVELOPMENT PLAN
FOR

ASHWOOD PARK NORTH - TOWNHOMES FIRST RESUBDIVISION

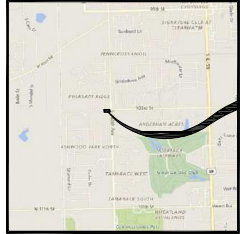
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.

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

PARCEL INDEX NUMBERS
LOT 1
01-17-37-9-037
4032, 4033, 4034, 4038
ASHWOOD PARK COURT
LOT 2
01-17-37-9-038
4030, 4031, 4034 & 4036
ASHWOOD PARK COURT

FINAL P.U.D. CHARACTER
STATEMENT
THE CHANGE TO THE ASHWOOD PARK NORTH -
TOWNHOMES FIRST RESUBDIVISION PLANNED UNIT
DEVELOPMENT PLAN CONSISTS OF THE RESUBDIVISION OF
LOTS 1 AND 2 IN THE ASHWOOD PARK NORTH -
TOWNHOMES FINAL SUBDIVISION PLAN AND PLANNED
UNIT DEVELOPMENT INTO FOUR (4) LOTS, FOUR (4)
DUPLEX RESIDENTIAL BUILDINGS ARE NOW PLANNED TO
BE CONSTRUCTED RATHER THAN TWO (2) 4-UNIT
TOWNHOME BUILDINGS.

20 10 0
SCALE: 1 INCH = 20 FEET



SITE
LOCATION

VICINITY MAP

ABBREVIATION
TABLE

DOC - DOCUMENT
SEC - SECTION
NO. - NUMBER
TYP. - TYPICAL
S.F. - SQUARE FEET
R.O.W. - RIGHT-OF-WAY
N - NORTH
E - EAST
S - SOUTH
W - WEST

LEGEND

EASEMENT AREAS
SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
LOT LINE
(Thin Line)
ADJACENT LOT LINE/PROPERTY LINE
(Light Solid Line)
EXISTING EASEMENT LINE
(Short Dashed Line)
BUILDING LINE
(Long Dashed Line)
DIMENSIONAL LINE

NOTES

3/4" INCH IRON PIPE OR OTHER PERMANENT MONUMENTS
SET AT ALL LOT CORNERS AND POINTS OF CURVATURE
UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF.
THE BEARINGS SHOWN HEREON ARE BASED UPON THE
RECORD SUBDIVISION PLAN.

EASEMENT NOTES

1. THE PUBLIC UTILITY AND DRAINAGE EASEMENT
GRANTED OVER ALL OF LOTS 7 AND 8 EXCEPT FOR
BUILDING ENVELOPE, BUILDING FOOTINGS,
PATIOS, DECKS, GAZEBOS AND GREEN HOUSES PER
DOCUMENT NUMBER R-2006029553 IS HEREBY
RELINQUISHED.
2. A PUBLIC UTILITY AND DRAINAGE EASEMENT IS
HEREBY GRANTED OVER ALL OF LOTS 7, 8, 9, AND 10
EXCEPT FOR THE BUILDING ENVELOPE AND IN THE
THOSE AREAS THAT ARE DESIGNATED FOR PATIOS OR
DECKS.

LOT NO.	LOT AREA	BUILDABLE AREA
7	11,019 S.F.	4,565 S.F.
8	10,087 S.F.	4,530 S.F.
9	10,087 S.F.	4,530 S.F.
10	12,272 S.F.	4,546 S.F.
TOTAL	43,465 S.F. OR 0.998 ACRE (MORE OR LESS)	21,171 S.F.

NO. OF DWELLING UTILITIES, D.U. = 8
8 D.U. PER ACRE +/-

PUBLIC UTILITY NOTE

ALL UTILITIES SHOWN HEREON
ARE PUBLIC UTILITIES

PUBLIC UTILITIES AND DRAINAGE
EASEMENT AREA TABLE

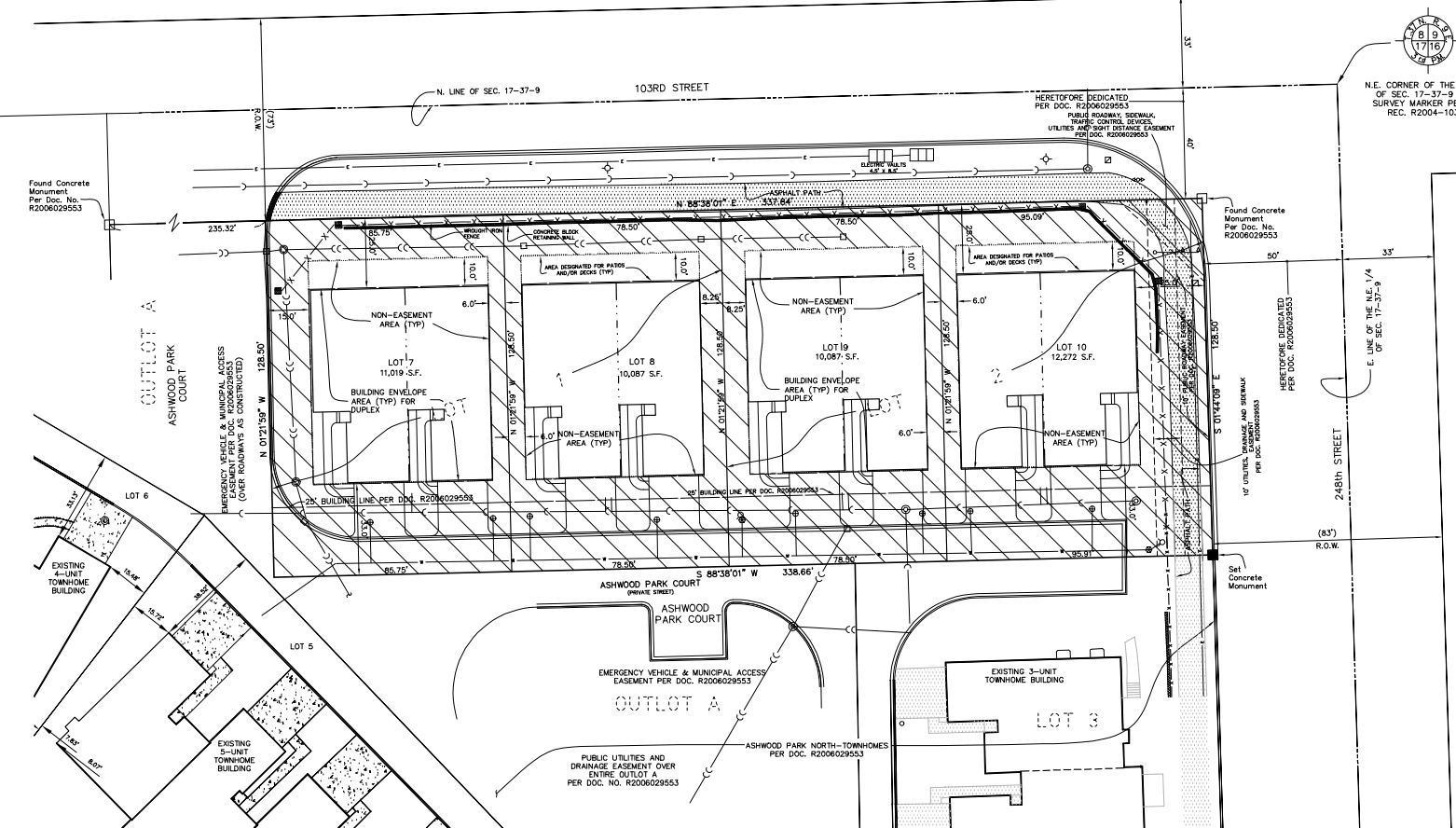
LOCATION	AREA (SQ/FT)
LOT 7	5,887 SQ. FT.
LOT 8	4,915 SQ. FT.
LOT 9	4,915 SQ. FT.
LOT 10	7,078 SQ. FT.
TOTAL	22,775 SQ. FT.

PREPARED FOR:
CRESTVIEW BUILDERS
3956 CALIENTE CIRCLE
NAPERVILLE, ILLINOIS 60564-1140
PHONE: 630-922-0511

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2250 White Oak Circle, Suite 100 Aurora, Illinois
60202-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: ccs@cemcon.com Website: www.cemcon.com
DISC NO.: 455068 FILE NAME: FIRST RESUB
DRAWN BY: RLT FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-24-19 JOB NO.: 455.068
PROJECT REFERENCE: 455.057
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REVISED 10-23-19 PER CITY REVIEW
DATE: 8-29-19
CITY PROJECT NUMBER 19-1-090



WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE DAY OF A.D., 20, AT O'CLOCK M. AND WAS RECORDED IN BOOK OF PLATS ON PAGE

COUNTY RECORDER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE DAY OF A.D., 20

BY: MAYOR ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, LARRY C. POGLASK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 & 2 IN ASHWOOD PARK NORTH - TOWNHOMES, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 2006 AS DOCUMENT NO. R2006029553 IN WILL COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROPERTY PLATTED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF A.D., 20

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO. 164-002937
EXPIRATION DATE IS APRIL 30, 2021

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

THIS IS TO CERTIFY THAT IS THE OWNER OF THE 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, 20

BY: ATTEST:

TITLE: TITLE:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN

THE STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

AND 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, 20

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON MONTH DATE 20

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2250 White Oak Circle, Suite 100 Aurora, Illinois
60202-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: coss@cemcon.com Website: www.cemcon.com
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