

PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

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

P.I.N.: 08-18-309-002 (PARCEL 1)
08-18-422-001 (PARCEL 2)

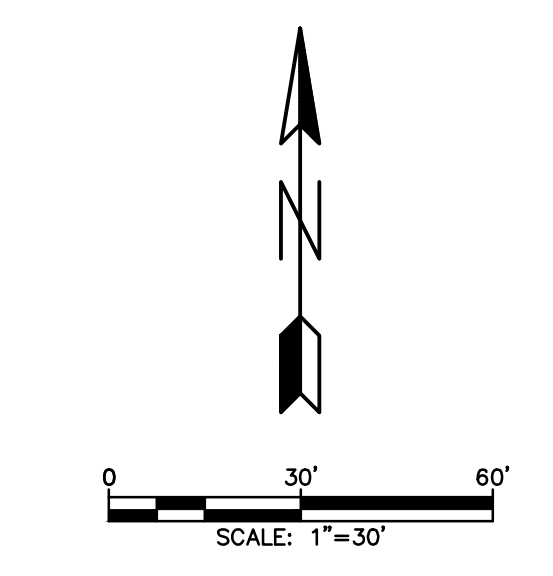
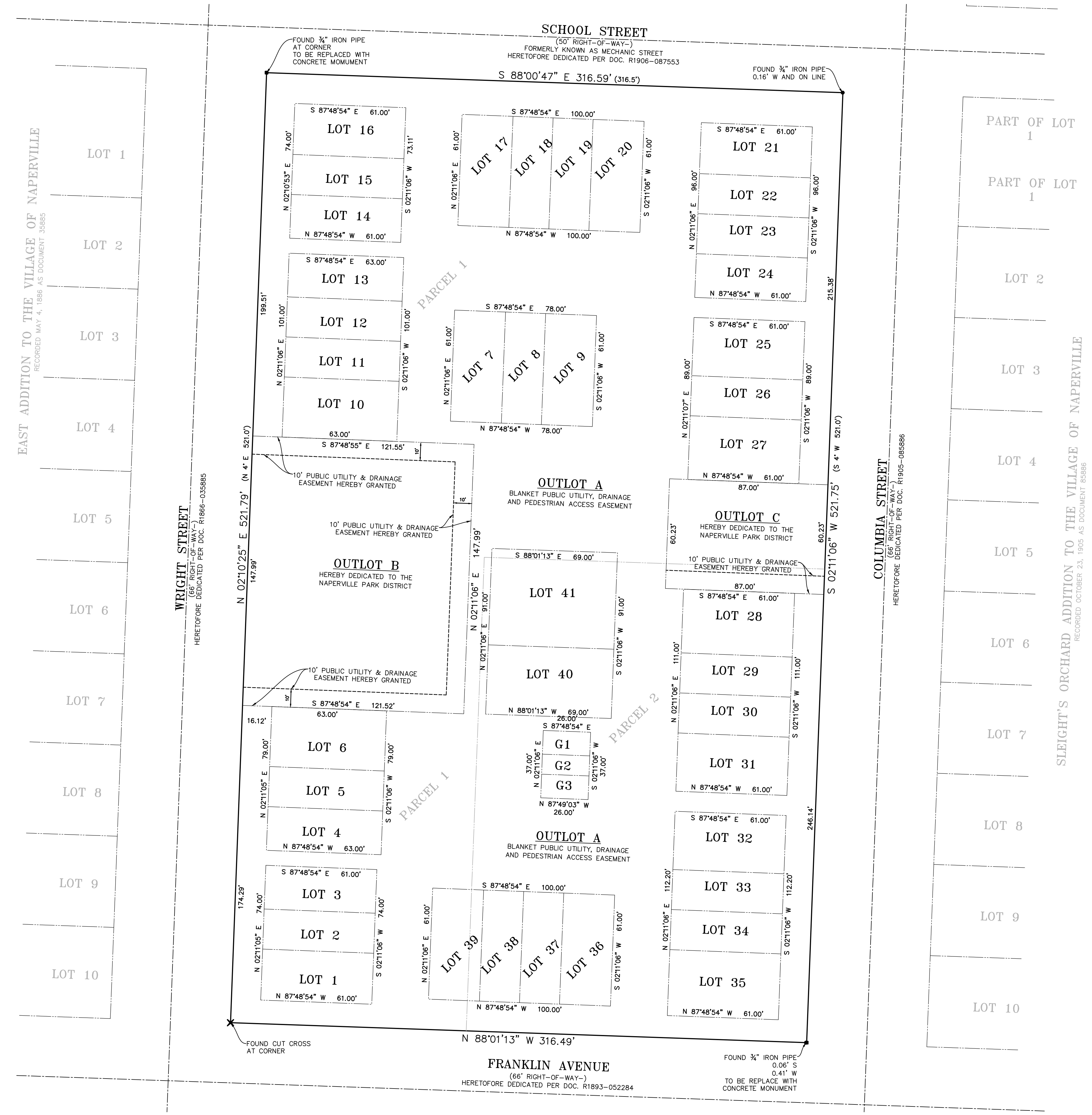
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

SITE DATA

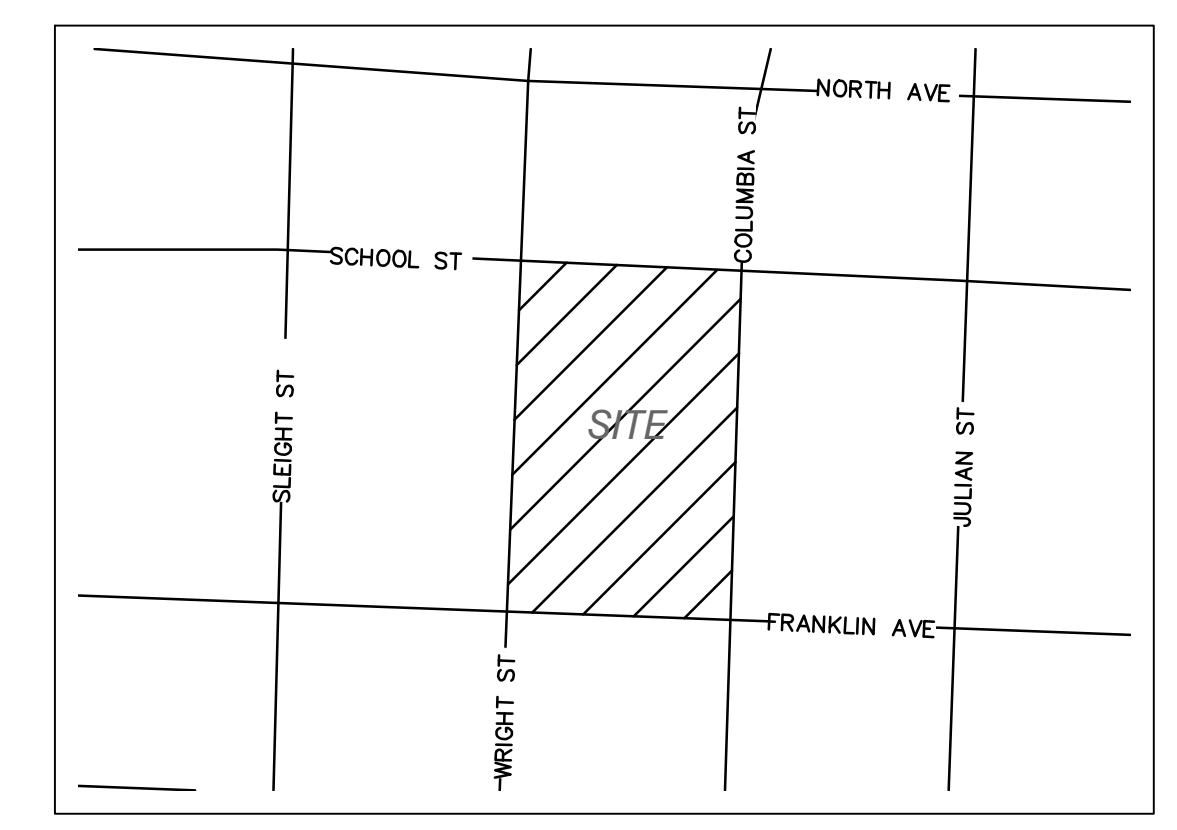
GROSS AREA	165,158 SQUARE FEET / 3.792 ACRES
NUMBER OF LOTS	47
NUMBER OF BUILDINGS	13
NUMBER OF UNITS	41
NET DENSITY	41 UNITS/3.792 ACRES 10.81 UNITS/ACRE

LOT AREA SUMMARY CHART

Lot: 1	1,708 Sq. Ft.	0.039 Ac.
Lot: 2	1,342 Sq. Ft.	0.031 Ac.
Lot: 3	1,464 Sq. Ft.	0.034 Ac.
Lot: 4	1,512 Sq. Ft.	0.035 Ac.
Lot: 5	1,386 Sq. Ft.	0.032 Ac.
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Lot: 39	1,708 Sq. Ft.	0.039 Ac.
Lot: 40	2,625 Sq. Ft.	0.060 Ac.
Lot: 41	3,654 Sq. Ft.	0.084 Ac.
G1	338 Sq. Ft.	0.008 Ac.
G2	286 Sq. Ft.	0.007 Ac.
G3	338 Sq. Ft.	0.008 Ac.
Outlot A	71,902 Sq. Ft.	1.651 Ac.
Outlot B	19,155 Sq. Ft.	0.440 Ac.
Outlot C	5,240 Sq. Ft.	0.120 Ac.



- LEGEND**
- = EX. PROPERTY LINE
 - - - = EX. LOT LINE
 - - - = EX. EASEMENT LINE
 - - - = EX. BUILDING LINE
 - - - = EX. CENTER LINE
 - ⊙ = FOUND IRON PIPE OR ROD
 - = CONCRETE MONUMENT
- ABBREVIATIONS**
- | | |
|----------|--------------------------|
| A | ARC LENGTH |
| B.S.L. | BUILDING SETBACK LINE |
| CH | CHORD |
| CONC. | CONCRETE |
| DOC. | DOCUMENT |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| INV. | INVERT |
| N | NORTH |
| R | RADIUS |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| T/PIPE | TOP OF PIPE |
| W | WEST |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |



LEGAL DESCRIPTION

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS

PARCEL 1:
BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES, IN BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
 - BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
 - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=30'
 DATE: 08-10-20
 JOB NO: W20052
 SHEET: 1 OF 3

REVISIONS:
 DATE: 09/23/20
 BY: CNB
 DESCRIPTION: REVISED PER REVIEW COMMENTS
 DATE: 10/01/20
 BY: CNB
 DESCRIPTION: REVISED LOT GEOMETRY
 DATE: 10/13/20
 BY: CNB
 DESCRIPTION: REVISED LOT GEOMETRY

PREPARED FOR:
RAM WEST CAPITAL, LLC
 IN PARTNERSHIP WITH
DUK CUSTOM HOMES

0416 GALEN DRIVE
 CHICAGO, ILLINOIS 60621
 PHONE (217) 351-8268
 FAX (217) 355-1902

35701 WEST AVENUE SUITE 150
 NAPERVILLE, ILLINOIS 60565
 PHONE (630) 393-3080
 FAX (630) 393-2152

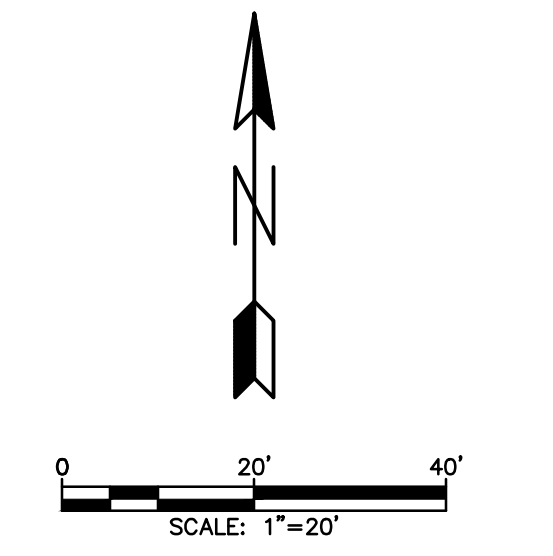
DRAWN BY: CNB
 CHECKED BY: TBM
 APPROVED BY: TBM

G:\PROJECTS\DUK\CustomHomes\W20052.00 140 N Wright St Naperville Sub Concept\CADD\W20052.P05.dwg Updated by: KjaP 10/13/2020

PRELIMINARY PLAT OF SUBDIVISION FOR HERITAGE PLACE IN HISTORIC NAPERVILLE

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08-18-422-001 (PARCEL 2)

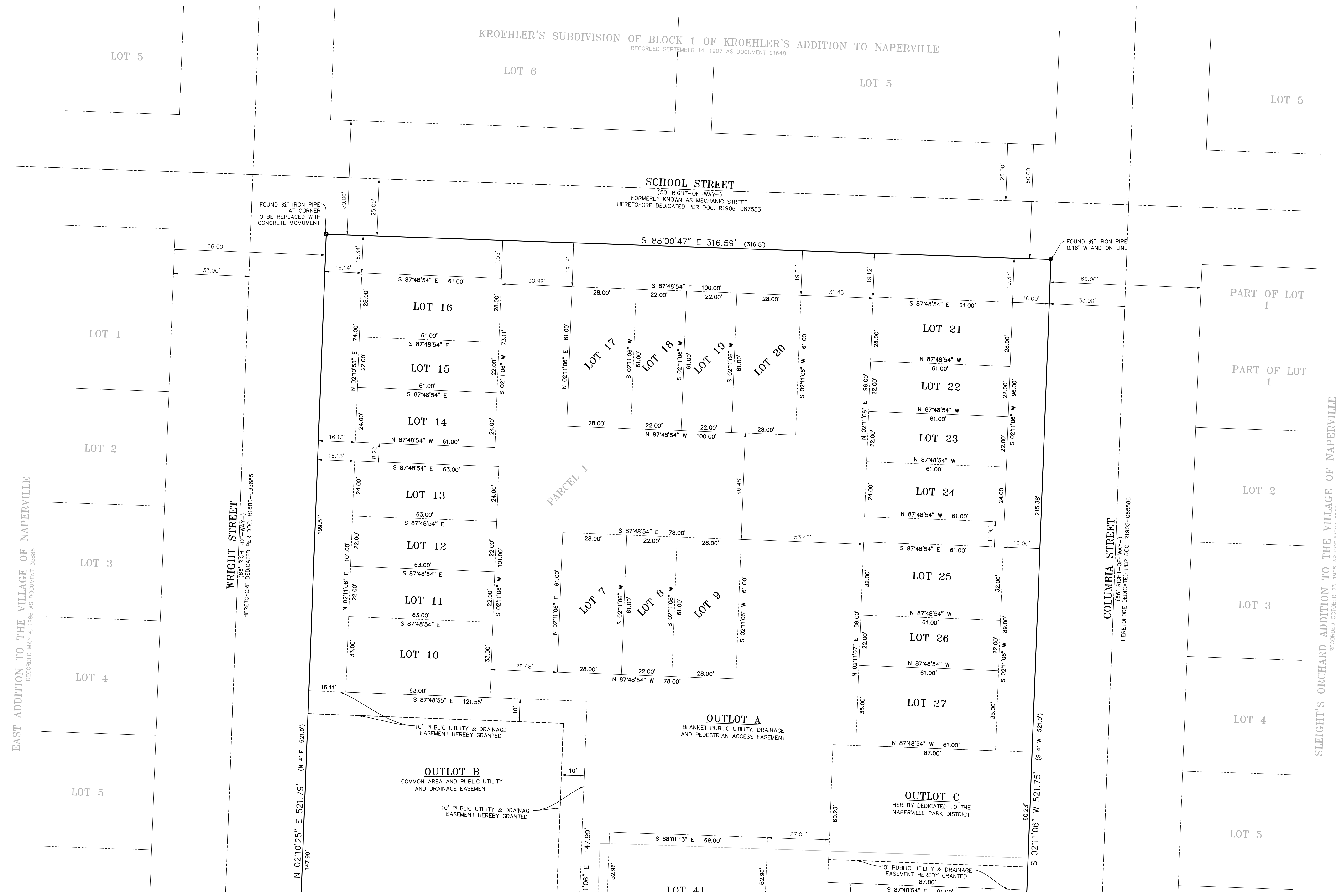
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| INV. | INVERT |
| N | NORTH |
| R | RADIUS |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| T/PIPE | TOP OF PIPE |
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EAST ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED MAY 4, 1886 AS DOCUMENT 35885

SLEIGHT'S ORCHARD ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED OCTOBER 23, 1905 AS DOCUMENT 85886

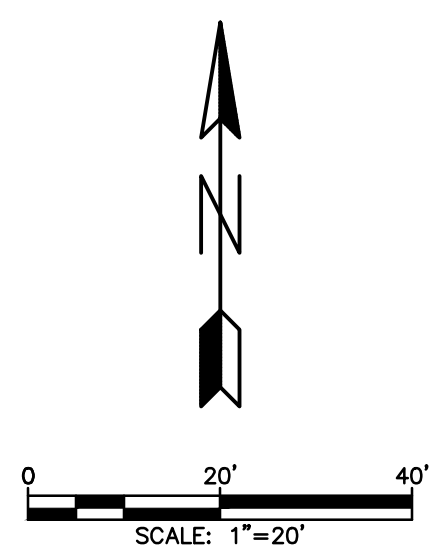
CITY OF NAPERVILLE PROJECT NUMBER 20-1000061

DRAWN BY: CNB	CHECKED BY: TBM	APPROVED BY: TBM	SCALE: 1"=20'	DATE: 08-10-20	JOB NO.: W20052	SHEET: 2 OF 3
ENGINEERING RESOURCE ASSOCIATES 35701 WEST AVENUE SUITE 150 NAPERVILLE, ILLINOIS 60555 PHONE (630) 393-3080 FAX (630) 393-2432			PREPARED FOR: RAM WEST CAPITAL, LLC IN PARTNERSHIP WITH DUK CUSTOM HOMES 9416 GALEN DRIVE CHICAGO, ILLINOIS 61821 PHONE (217) 351-8268 FAX (217) 355-1902			
REVISIONS: DATE: 09/23/20 BY: CNB DESCRIPTION: REVISED PER REVIEW COMMENTS DATE: 10/01/20 BY: CNB DESCRIPTION: REVISED LOT GEOMETRY DATE: 10/13/20 BY: CNB DESCRIPTION: REVISED LOT GEOMETRY			G:\PROJECTS\DUKCustomHomes\W20052.00 140 N Wright St Naperville Sub Concept\CADD\W20052 PRELIMINARY POS.dwg Updated by: Kja# 10/13/2020			

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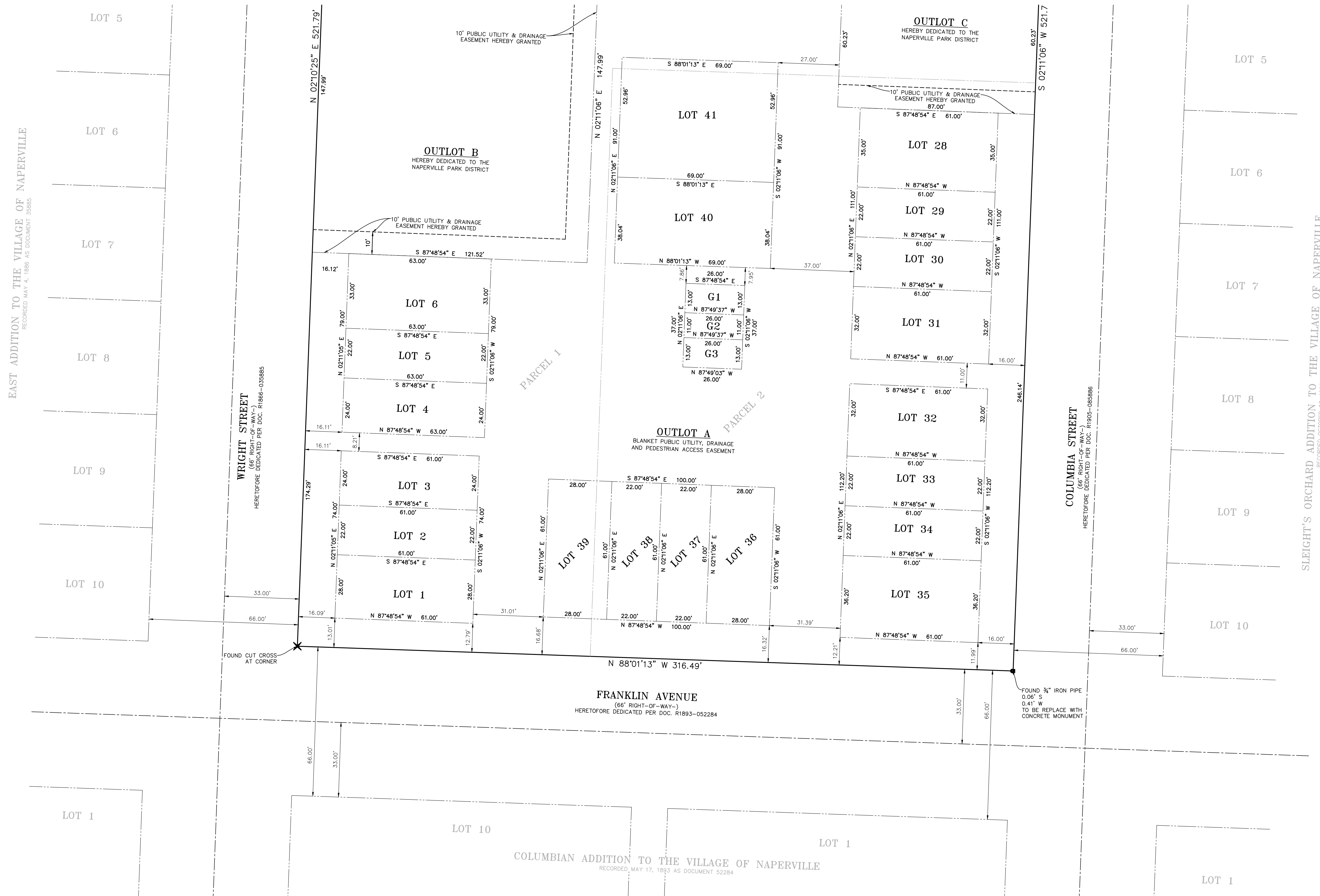
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| R.O.W. | RIGHT OF WAY |
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| T/PIPE | TOP OF PIPE |
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EAST ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED MAY 4, 1889 AS DOCUMENT 3585



LOT	AREA (Sq. Ft.)	AREA (Ac.)
Lot: 1	1,708	0.039
Lot: 2	1,342	0.031
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Outlot C	5,240	0.120

SLEIGHT'S ORCHARD ADDITION TO THE VILLAGE OF NAPERVILLE
RECORDED OCTOBER 23, 1905 AS DOCUMENT 85886

DRAWN BY: CNB	CHECKED BY: TBM	APPROVED BY: TBM	SCALE: 1"=20'	DATE: 08-10-20	JOB NO.: W20052	SHEET: 3 OF 3												
ENGINEERING RESOURCE ASSOCIATES 35701 WEST AVENUE SUITE 150 NAPERVILLE, ILLINOIS 60555 PHONE (630) 393-3080 FAX (630) 393-2432			PREPARED FOR: RAM WEST CAPITAL, LLC IN PARTNERSHIP WITH DUK CUSTOM HOMES 9416 GALEN DRIVE CHICAGO, ILLINOIS 61821 PHONE (217) 355-8268 FAX (217) 355-1902															
REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>09/23/20</td> <td>CNB</td> <td>REVISED PER REVIEW COMMENTS</td> </tr> <tr> <td>10/01/20</td> <td>CNB</td> <td>REVISED LOT GEOMETRY</td> </tr> <tr> <td>10/13/20</td> <td>CNB</td> <td>REVISED LOT GEOMETRY</td> </tr> </tbody> </table>							DATE	BY	DESCRIPTION	09/23/20	CNB	REVISED PER REVIEW COMMENTS	10/01/20	CNB	REVISED LOT GEOMETRY	10/13/20	CNB	REVISED LOT GEOMETRY
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