



NORTH
 STATE OF ILLINOIS
 ALDER STREET PLATE - 10/17/2016

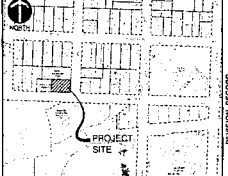
Kathleen V. Carner
 DuPage County Recorder



**PRELIMINARY/FINAL PLAT OF SUBDIVISION
 OF
 RIVERWALK PLACE**

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF
 THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN EXAMINED FOR
 RECORDING BY AND RETURN TO:
 NAME: MARSHALL COUNTY CLERK
 ADDRESS: 400 S. EAGLE STREET
 NAPEVILLE, ILLINOIS 60540
 PH: 815-348-0099



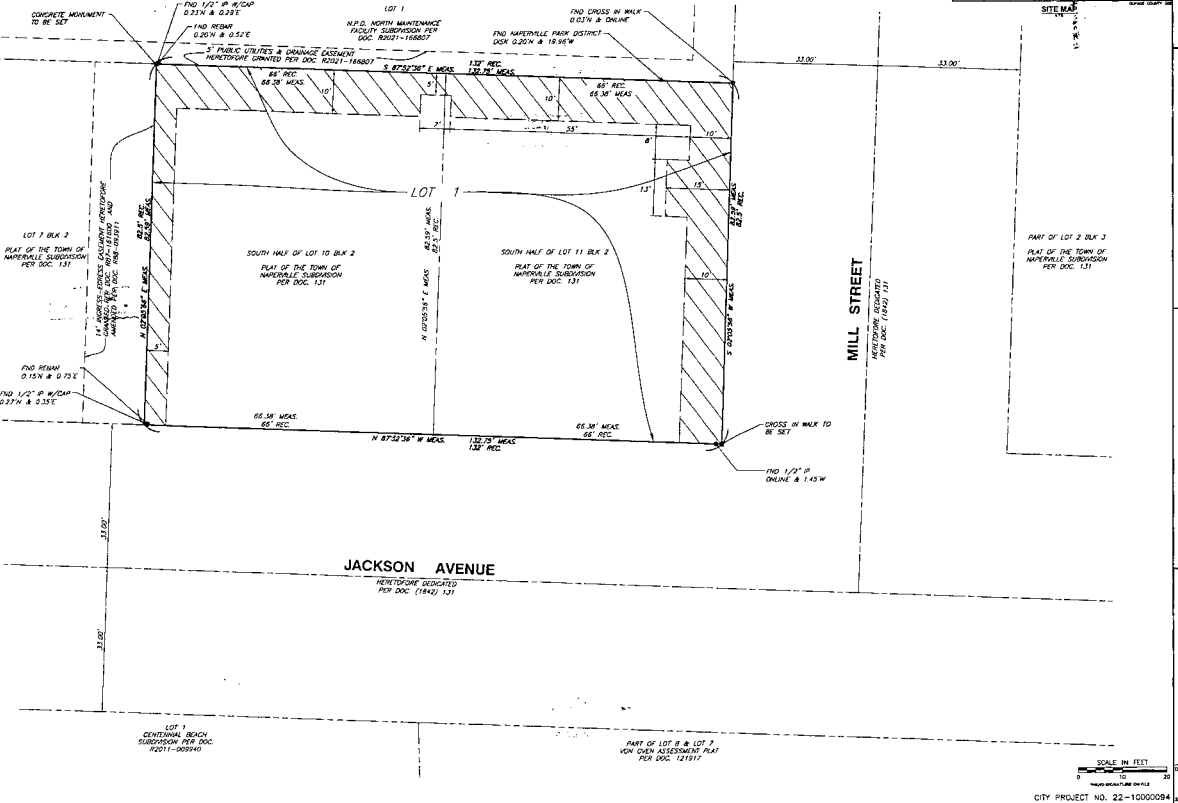
AREA SUMMARY TABLE	
LOT AREA	
GROSS BOUNDARY AREA	10,934 S.F. (0.251 AC)
NET BOUNDARY AREA	8,594 S.F. (0.196 AC)
EASEMENT AREA	2,340 S.F. (0.054 AC)
EXISTING	0 S.F. (0.000 AC)
PROPOSED	
PUBLIC UTILITIES & DRAINAGE EASEMENT	2,448 S.F. (0.056 AC)

- LEGEND**
- BOUNDARY
 - EXISTING LOT LINE
 - UNDERLYING LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - CENTER LINE
 - SET CONCRETE MONUMENT
 - MONUMENTATION POINTS PER FIELD OBSERVATIONS
 - ▨ PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

- ABBREVIATIONS**
- 000.00' MEAS. MEASURED DATA
 - 000.00' REC. RECORD DATA
 - P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
 - PN PERMANENT INSTRUMENT NUMBER

- SURVEYOR'S NOTES**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE).
 - DENOTES CONCRETE MONUMENT SET.
 - 1/4" x 8 x 24 LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN #2 TO CORNER TO ALDERS STREET CHAINED CHAIN TO THE ILL. RES./7/1 REGARDING PLACEMENT OF MONUMENTS.
 - THE CITY OF NAPEVILLE CORPORATE LIMITS EXTEND BEYOND THE SURVEYED PROPERTY THEREFORE IT IS NOT SHOWN.
 - THE SURVEYED PROPERTY IS WITHIN THE NAPEVILLE PARK DISTRICT BOUNDARIES.
 - NOTE REGARDING CITY OF NAPEVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION PER SECTION 17-3-2.5(2) OF THE NAPEVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM PAYMENT SHALL BE MADE AT THE TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 17-3-2.5(2.1) OF THE NAPEVILLE MUNICIPAL CODE.

- REFERENCE**
- DURING CONSTRUCTION THE BOUNDARY FIELD OBSERVATION MADE ON OCTOBER 10, 2016 BY CHAS. W. BERNHARDT, CONSULTANT, INC.
 - FIELD DATA: ILLINOIS STATE PLAT MEAS 2011, 1487 ZONE IS SURVEY FIELD SET OF MATERIALS ON AND BE.
 - LOCATION MAP PROVIDED BY DUPAGE COUNTY INFORMATION TECHNOLOGY DEPARTMENT 2016 CORNER-SITE NUMBER.



REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/17/2016	AS SHOWN

MIKOLS CONSTRUCTION, INC.
 CIVIL & Environmental Consultants, Inc.
 1200 East Lake Street, Suite 100
 Naperville, Illinois 60563
 630-593-8078, 630-593-8079
 www.mikols.com

PLAT OF SUBDIVISION

SV01

CITY PROJECT NO. 22-10000094

