

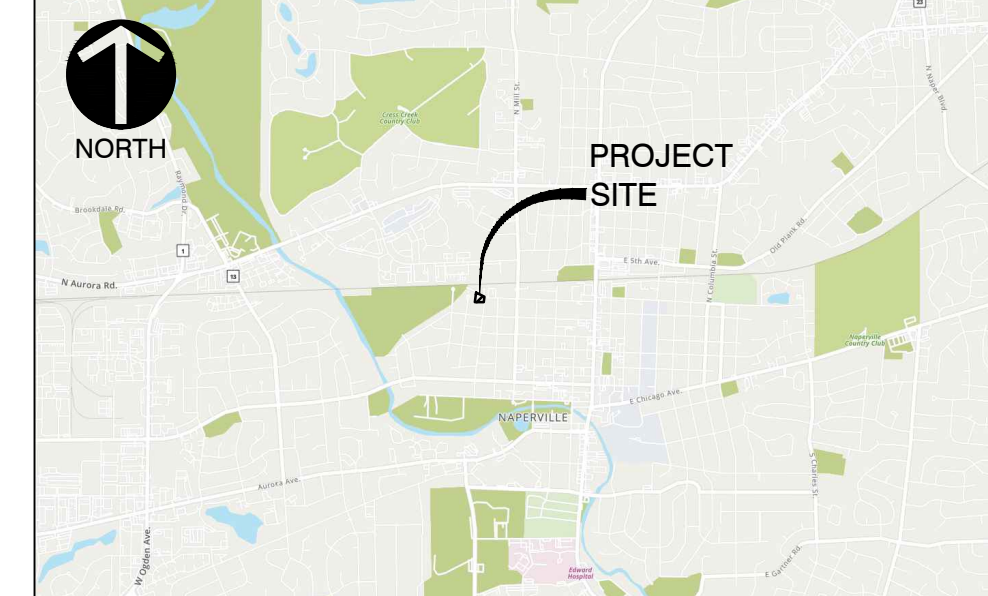
NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE -
EAST ZONE

PRELIMINARY/FINAL PLAT OF SUBDIVISION OF WEST STREET EXECUTIVE HOMES

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.: 07-13-106-006
07-13-106-007
ADDRESS: 241 NORTH WEST STREET
231 NORTH WEST STREET
NAPERVILLE, IL 60540



LOCATION MAP
N.T.S.

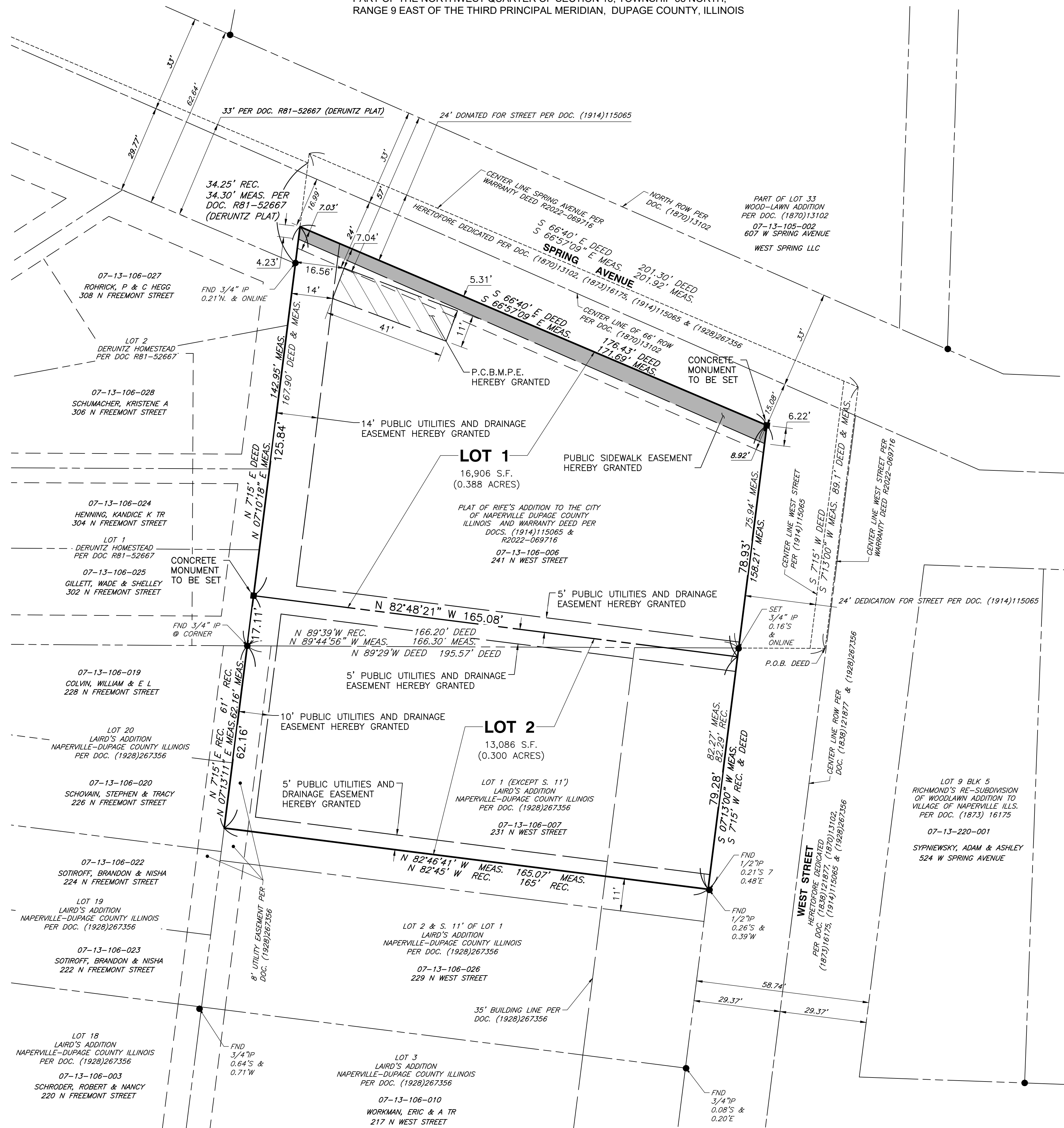
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, ILLINOIS 60540

LEGEND

- BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CENTER LINE
- SET CONCRETE MONUMENT
- MONUMENTATION FOUND PER FIELD OBSERVATIONS
- P.C.B.M.P.E. HEREBY GRANTED
- PUBLIC SIDEWALK EASEMENT HEREBY GRANTED

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
I.P.	IRON PIPE
P.I.N.	PERMANENT INDEX NUMBER



AREA SUMMARY TABLE

GROSS BOUNDARY AREA	29,992 S.F. (0.688 AC.)
ROW DEDICATION	0 S.F. (0.000 AC.)
NET AREA	29,992 S.F. (0.688 AC.)
LOT 1	16,906 S.F. (0.388 AC.)
LOT 2	13,086 S.F. (0.300 AC.)

EASEMENTS:

EXISTING:	
8" UTILITY	501 S.F. (0.012 AC.)
PROPOSED EASEMENTS:	
PUBLIC UTILITIES & DRAINAGE	4,836 S.F. (0.111 AC.)
PUBLIC SIDEWALK	862 S.F. (0.020 AC.)
POST CONSTRUCTION BEST MANAGEMENT PRACTICES	451 S.F. (0.010 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 17043C0143J, 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.
 - NOTE REGARDING CITY OF NAPERVILLE 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 [OR FINAL PLANNED UNIT DEVELOPMENT PLAN] PER SECTION 7-3-5.5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

REVISION RECORD

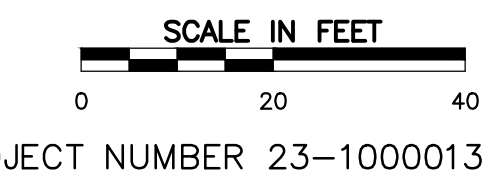
NO.	DATE	DESCRIPTION
1	02/23/2024	REVISION PER CITY OF NAPERVILLE COMMENTS DATED JANUARY 16, 2024
2	03/28/2024	REVISIONS PER CITY OF NAPERVILLE COMMENTS DATED MARCH 15, 2024

CEC
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:
C & M LAND, LLC.
159 SEA HAMMOCK WAY
VEDRA BEACH, FLORIDA 32082

DRAWN BY: MAJ	CHECKED BY: JGC	APPROVED BY: TDW
DATE: DECEMBER 18, 2023	DWG SCALE: 1"=20'	PROJECT NO: 324-962.0007

WEST STREET EXECUTIVE HOMES
PLAT OF SUBDIVISION
SV01
SHEET 1 OF 2



CITY PROJECT NUMBER 23-10000132

A:\2023-2024\23-10000132-Subdivision\23-10000132-Subdivision.dwg (SV01) - Plat of Subdivision - 12/27/2024 11:46 AM

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DSA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&D") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HEREIN. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE, FOR THE PURPOSE OF SERVING ALL OF THE AREAS MARKED "PUBLIC SIDEWALK EASEMENT," AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES. THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT PROVISIONS

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT OR "POBME". THE GRANT OF SAID POBME TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN. MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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 _____, ILLINOIS, THIS _____ DAY OF _____, 20____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ A NOTARY PUBLIC IN AND FOR _____

THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, AND _____, AND _____, OF SAID _____, TITLE _____, AND _____, TITLE _____, OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____, AND _____, TITLE _____, AND _____, TITLE _____, RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGE 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 NOTORIAL SEAL
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES ON _____ MONTH _____ DATE, 20____

CITY OF NAPERVILLE ADMINISTRATIVE APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE APPROVAL CRITERIA AND PROCEDURES SET FORTH IN SECTION 7-2-5 NAPERVILLE MUNICIPAL CODE.

DATED THIS _____ DAY OF _____, A.D., 20____

ZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

CITY TREASURER/DIRECTOR, FINANCE DEPARTMENT

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNERS' KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
LICENSE VALID THROUGH NOVEMBER 30, 2025

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO STATE THAT TERRY D. WRIGHT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED "WEST STREET EXECUTIVE HOMES", DOES HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE DUPAGE COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON _____

THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____M.

RECORDERS OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____, 20____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF NORTH WEST STREET WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LAIRD'S ADDITION, NAPERVILLE, DUPAGE COUNTY, ILLINOIS, AND RUNNING THENCE SOUTH 89 DEGREES 29 MINUTES WEST ALONG SAID NORTH LINE, 195.57 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID LAIRD'S ADDITION; THENCE NORTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, 167.9 FEET TO THE CENTER LINE OF WEST SPRING AVENUE; THENCE SOUTH 66 DEGREES 40 MINUTES EAST ALONG SAID CENTER LINE, 201.3 FEET TO THE CENTER LINE OF NORTH WEST STREET; THENCE SOUTH 7 DEGREES 15 MINUTES WEST ALONG SAID CENTER LINE 89.1 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE SOUTH 11 FEET THEREOF) IN LAIRD'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1928 AS DOCUMENT 267356, IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17043C0143J, DATED AUGUST 1, 2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024

Table with 3 columns: NO, DATE, DESCRIPTION. Row 1: 1, 02/23/2024, REVISION PER CITY OF NAPERVILLE COMMENTS DATED JANUARY 16, 2024. Row 2: 2, 03/28/2024, REVISIONS PER CITY OF NAPERVILLE COMMENTS DATED MARCH 15, 2024.



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:
C & M LAND, LLC.
159 SEA HAMMOCK WAY
VEDRA BEACH, FLORIDA 32082

DRAWN BY: MAJ CHECKED BY: JGC APPROVED BY: TDW
DATE: DECEMBER 18, 2023 DWG SCALE: NONE PROJECT NO: 324-962.0007

WEST STREET EXECUTIVE HOMES
PLAT OF SUBDIVISION

DRAWING NO.:
SV01
SHEET 2 OF 2

Plat 1500-0001 L24-962 - Survey [Dwg] - Survey [Dwg] - City of Naperville, IL 60563 - 12/27/2024 - 11:47 AM - L24-962 - Survey [Dwg] - Survey [Dwg] - City of Naperville, IL 60563 - 12/27/2024 - 11:47 AM