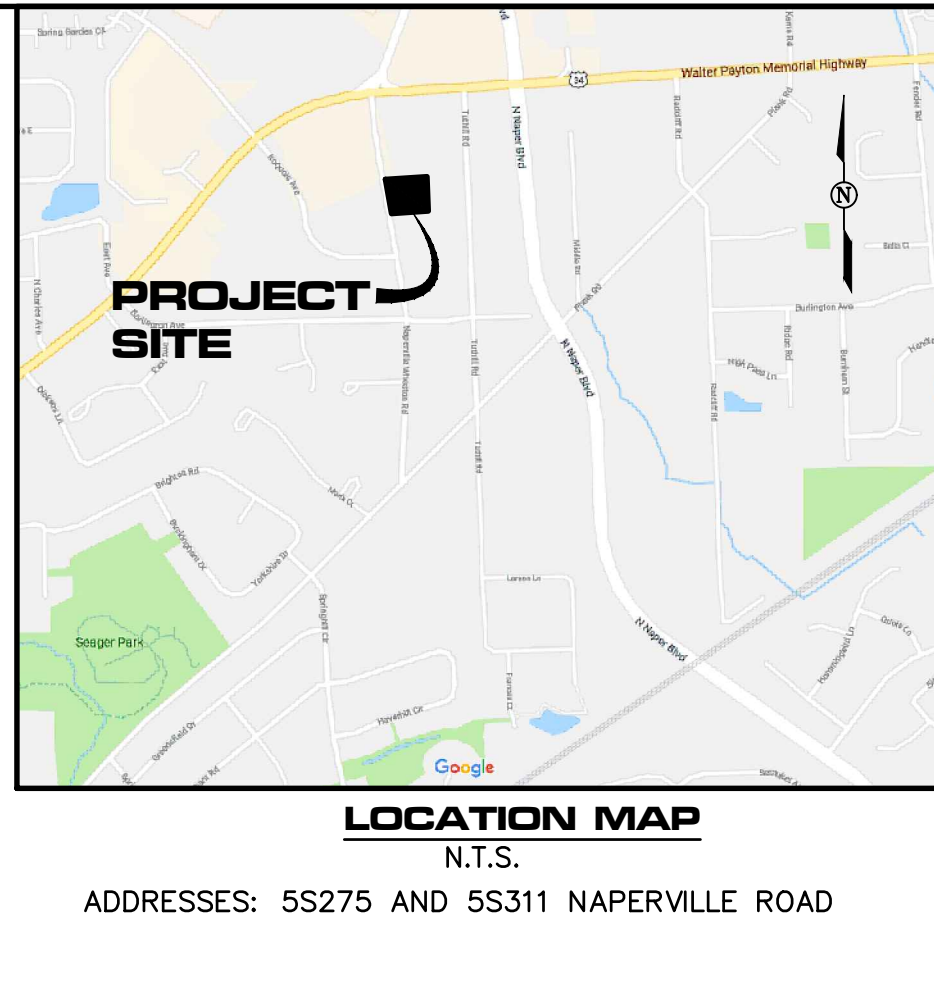
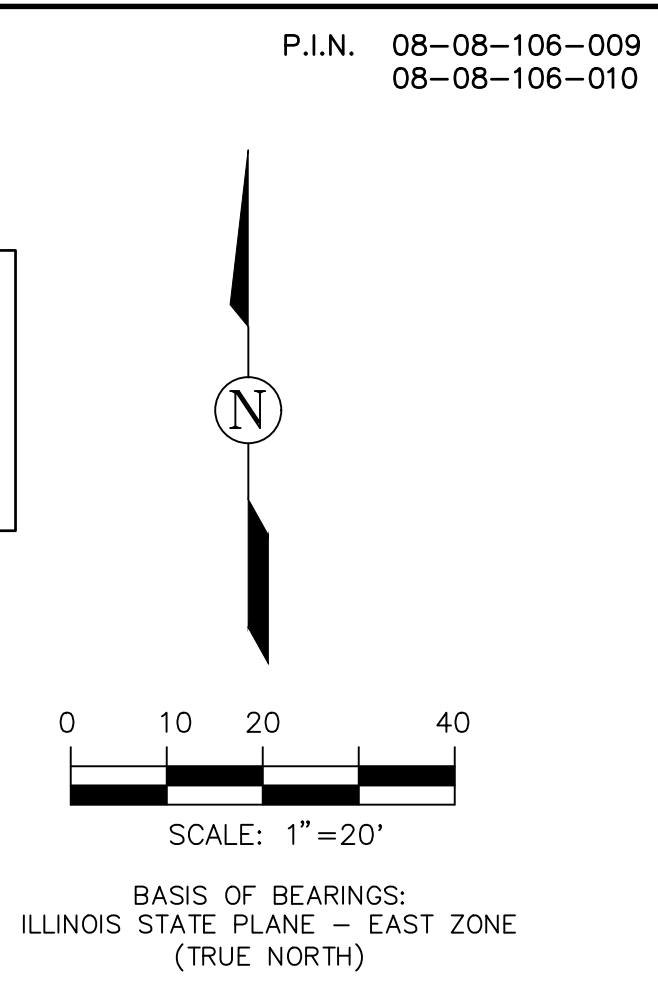


# FINAL PLAT OF SUBDIVISION FOR LEIGH SUBDIVISION

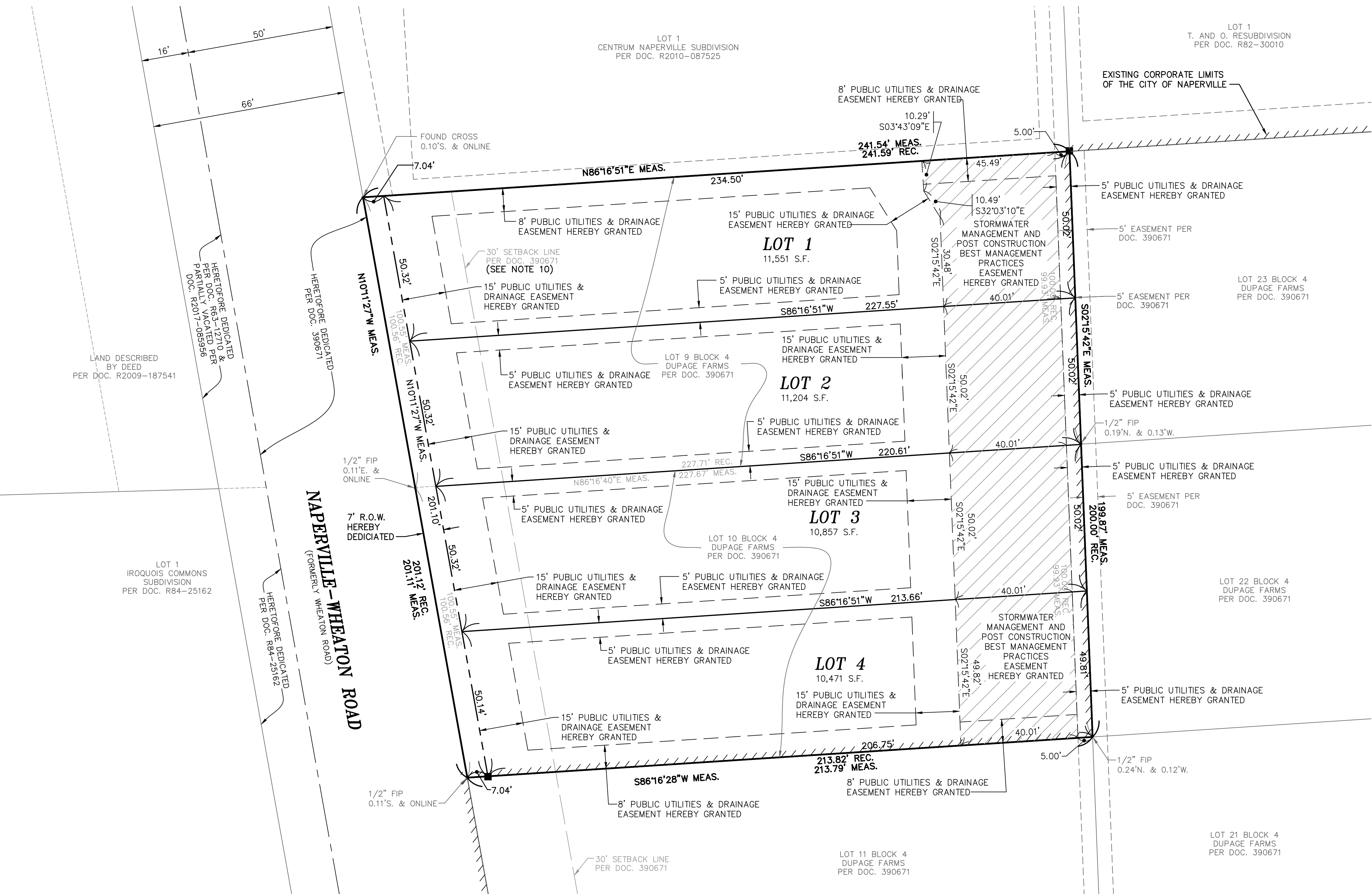
## NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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



**LEGAL DESCRIPTION**  
LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.



**LEGEND**

	SUBDIVISION BOUNDARY
	EXISTING LOT LINE
	CENTER LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	MONUMENT TO BE SET
	EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE
	LIMITS OF STORMWATER MANAGEMENT EASEMENT AND POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED

**ABBREVIATIONS**

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		
PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT		

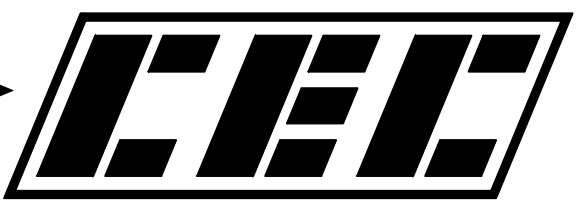
- NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  - ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
  - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
  - FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 170213 0009 C, DATED OF MAY 18, 1992.
  - 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 PLAT] 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.
  - SEVEN (7) FEET OF PROPERTY HEREBY DEDICATED AS PUBLIC RIGHT OF WAY. THEREFORE, THE EXISTING 30-FOOT BUILDING SETBACK LINE WILL BE REDUCED TO A 23-FOOT PLATTED SETBACK LINE AS MEASURED FROM THE NEW FRONT LOT LINE AFTER RIGHT OF WAY DEDICATION.

**AREA SUMMARY TABLE**

GROSS BOUNDARY AREA	45,490 S.F. (1.044 AC.)
ROW DEDICATION	1,408 S.F. (0.032 AC.)
NET AREA	44,082 S.F. (1.012 AC.)
LOT 1	11,551 S.F. (0.265 AC.)
LOT 2	11,204 S.F. (0.257 AC.)
LOT 3	10,857 S.F. (0.249 AC.)
LOT 4	10,471 S.F. (0.240 AC.)
EASEMENTS:	
EXISTING:	
5' EASEMENT	999 S.F. (0.023 AC.)
PROPOSED EASEMENTS:	
STORMWATER MANAGEMENT	8,074 S.F. (0.185 AC.)
PUBLIC UTILITIES & DRAINAGE	14,376 S.F. (0.330 AC.)

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Tel. (877) 963-6026 Fax. (630) 963-6027



PREPARED FOR:  
**NAPERVILLE WHEATON LLC**  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
TEL. (630) 355-4600  
FAX. (630) 352-3610

NO.		DATE		DESCRIPTION	
1	05/20/19	REV. PER CITY RVW DATED	04/03/19		
2	06/19/19	REV. PER CITY RVW DATED	06/10/19		

**LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS**

FINAL PLAT OF SUBDIVISION

DRN./CKD. BY: MAJ/JGC/MEF	FILE: 7727PS	FLD. BK./PG.: 275/25	SHEET NO. 1 OF 2
SCALE: 1"=20'	DATE: 03/01/19	JOB NO.: 772.007	

