

BASIS OF BEARING

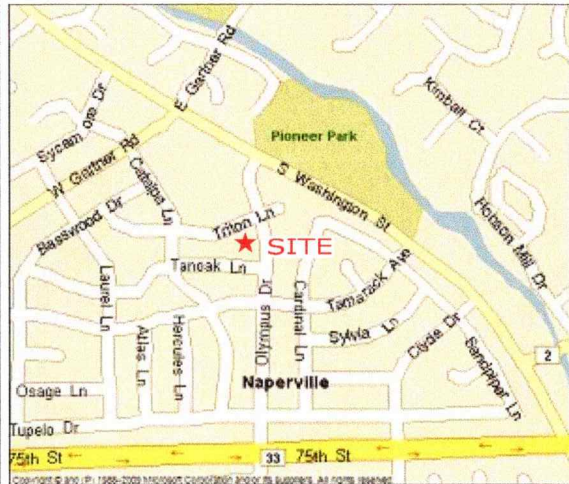
BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

SCALE : 1" = 20'



11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP

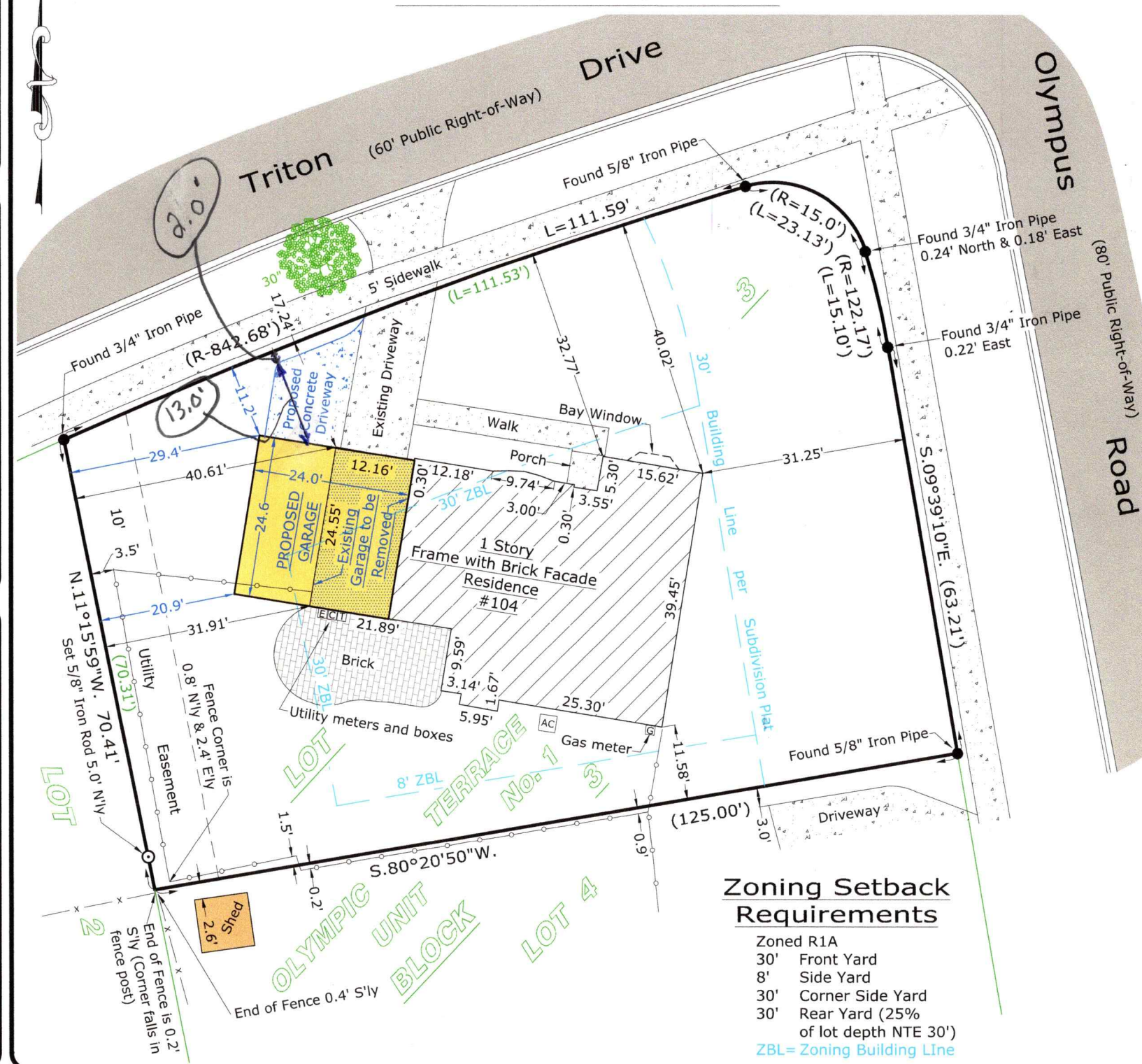


NOT TO SCALE

LEGEND

- Found Iron Stake as Indicated
- XXX.XX' Measured
- (XXX.XX') Record
- Boundary Line
- Lot Line
- Centerline of Wood Fence
- Centerline of Chain Link Fence
- Concrete
- Asphalt
- Brick
- Proposed Garage
- Proposed Concrete Driveway

PLAT OF SURVEY



Zoning Setback Requirements

- Zoned R1A
- 30' Front Yard
- 8' Side Yard
- 30' Corner Side Yard
- 30' Rear Yard (25% of lot depth NTE 30')
- ZBL= Zoning Building Line

LEGAL DESCRIPTION

LOT 3 IN BLOCK 3 IN OLYMPIC TERRACE UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1960 AS DOCUMENT 968050, IN DUPAGE COUNTY, ILLINOIS.

(DEED IN TRUST DOCUMENT R2017-052179, RECORDED MAY 30, 2017)

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT.

ALL BUILDING TIES ARE TO THE SIDING CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 08-30-109-012.

THE PROPERTY DESCRIBED HEREON CONTAINS 10,441 SQ. FT. OR 0.239 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
104 TRITON LANE
NAPERVILLE, IL 60540

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO COMMUNITY NUMBER 170213, CITY OF NAPERVILLE, MAP NUMBER 17043C0144J, DuPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2019.

ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, SHAWN R. VanKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 3/25/2022 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF APRIL, A.D. 2021.

Shawn R. Van Kampen
SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2022



PREPARED BY:

ASMO

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
(630) 879-0200 - advanced@advct.com
DBE Certified since 2011
Professional Design Firm #184-006014 expires 4/30/2023

PREPARED FOR:

J & J Construction
3628 Prairie Lake Court
Aurora, IL 60504

NO.	DATE	REVISION
1.	3/25/2022	FIELD SURVEY COMPLETED
2.	4/13/2022	PRELIMINARY ISSUED FOR REVIEW
2.	4/20/2022	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
104 TRITON LANE
NAPERVILLE, IL 60540

DRAWN BY: PS CHECKED BY: SVK

PROJECT NO.
676053(P)

PLAT