

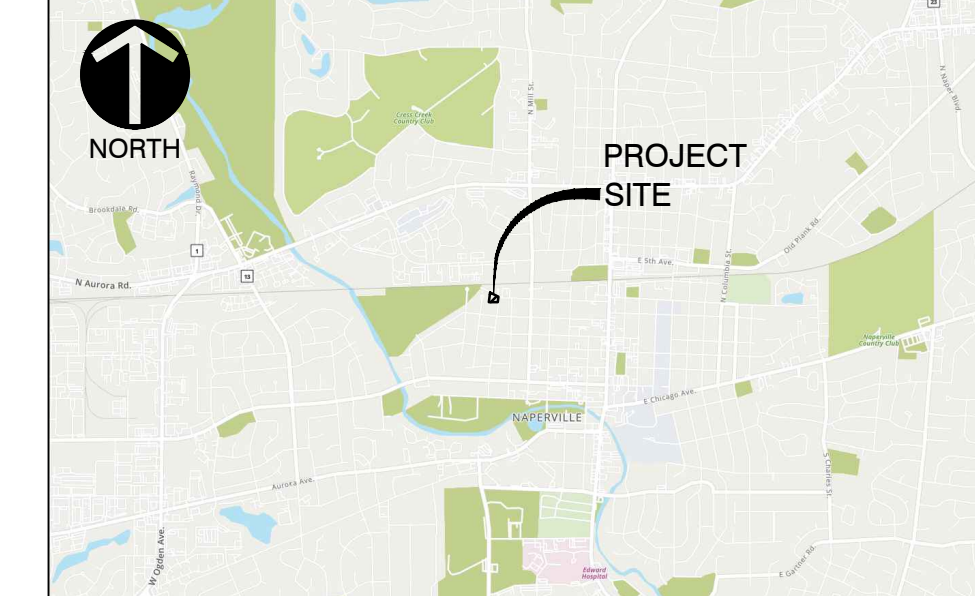
NORTH

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 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.

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
3	04/29/2024	REVISIONS PER CITY OF NAPERVILLE



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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

SCALE IN FEET

CITY PROJECT NUMBER 23-10000132

