

VICINITY MAP

SITE LOCATION

FINAL PLANNED UNIT DEVELOPMENT PLAN FOR

ASHWOOD PARK NORTH - TOWNHOMES FIRST RESUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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



SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBERS

LOT 1	01-17-205-037
4020, 4022, 4024, & 4026	
ASHWOOD PARK COURT	
LOT 2	01-17-205-038
4030, 4032, 4034 & 4036	
ASHWOOD PARK COURT	

FINAL P.U.D. CHARACTER STATEMENT

THE CHANGE TO THE ASHWOOD PARK NORTH - TOWNHOMES FIRST RESUBDIVISION PLANNED UNIT DEVELOPMENT PLAT CONSISTS OF THE RESUBDIVISION OF LOTS 1 AND 2 IN THE ASHWOOD PARK NORTH - TOWNHOMES FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT INTO FOUR (4) LOTS. FOUR (4) DUPLEX RESIDENTIAL BUILDINGS ARE NOW PLANNED TO BE CONSTRUCTED RATHER THAN TWO (2) 4-UNIT TOWNHOME BUILDINGS.

ABBREVIATION TABLE

DOC	- DOCUMENT
SEC	- SECTION
NO.	- NUMBER
TYP.	- TYPICAL
S.F.	- SQUARE FEET
R.O.W.	- RIGHT-OF-WAY
N	- NORTH
E	- EAST
S	- SOUTH
W	- WEST

LEGEND

	- EASEMENT AREAS
	- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	- LOT LINE (Solid Line)
	- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	- EXISTING EASEMENT LINE (Short Dashed Lines)
	- BUILDING LINE (Long Dashed Lines)
	- DIMENSIONAL TIE

NOTES

3/4 INCH IRON PIPE OR OTHER PERMANENT MONUMENTS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORD SUBDIVISION PLAT.

EASEMENT NOTES

1. THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED OVER ALL OF LOTS 1 AND 2 EXCEPT FOR BUILDING ENVELOPES, FUTURE BUILDING ADDITIONS, PATIOS, DECKS, GAZEBOS AND GREEN HOUSES PER DOCUMENT NUMBER R 2006029553 IS HEREBY RELINQUISHED.

2. A PUBLIC UTILITIES AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 7, 8, 9, AND 10 EXCEPT FOR THE BUILDING ENVELOPES AND IN THE THOSE AREAS THAT ARE DESIGNATED FOR PATIOS OR DECKS.

AREA SUMMARY TABLE

LOT NO.	LOT AREA	BUILDABLE AREA
7	11,019 S.F.	4,565 S.F.
8	10,087 S.F.	4,530 S.F.
9	10,087 S.F.	4,530 S.F.
10	12,272 S.F.	4,546 S.F.
TOTAL	43,465 S.F. OR 0.998 ACRE (MORE OR LESS)	21,171 S.F.

NO. OF DWELLING UTILITIES, D.U. = 8
 8 D.U. PER ACRE +/-

PUBLIC UTILITY NOTE

ALL UTILITIES SHOWN HEREON ARE PUBLIC UTILITIES

PUBLIC UTILITIES AND DRAINAGE EASEMENT AREA TABLE

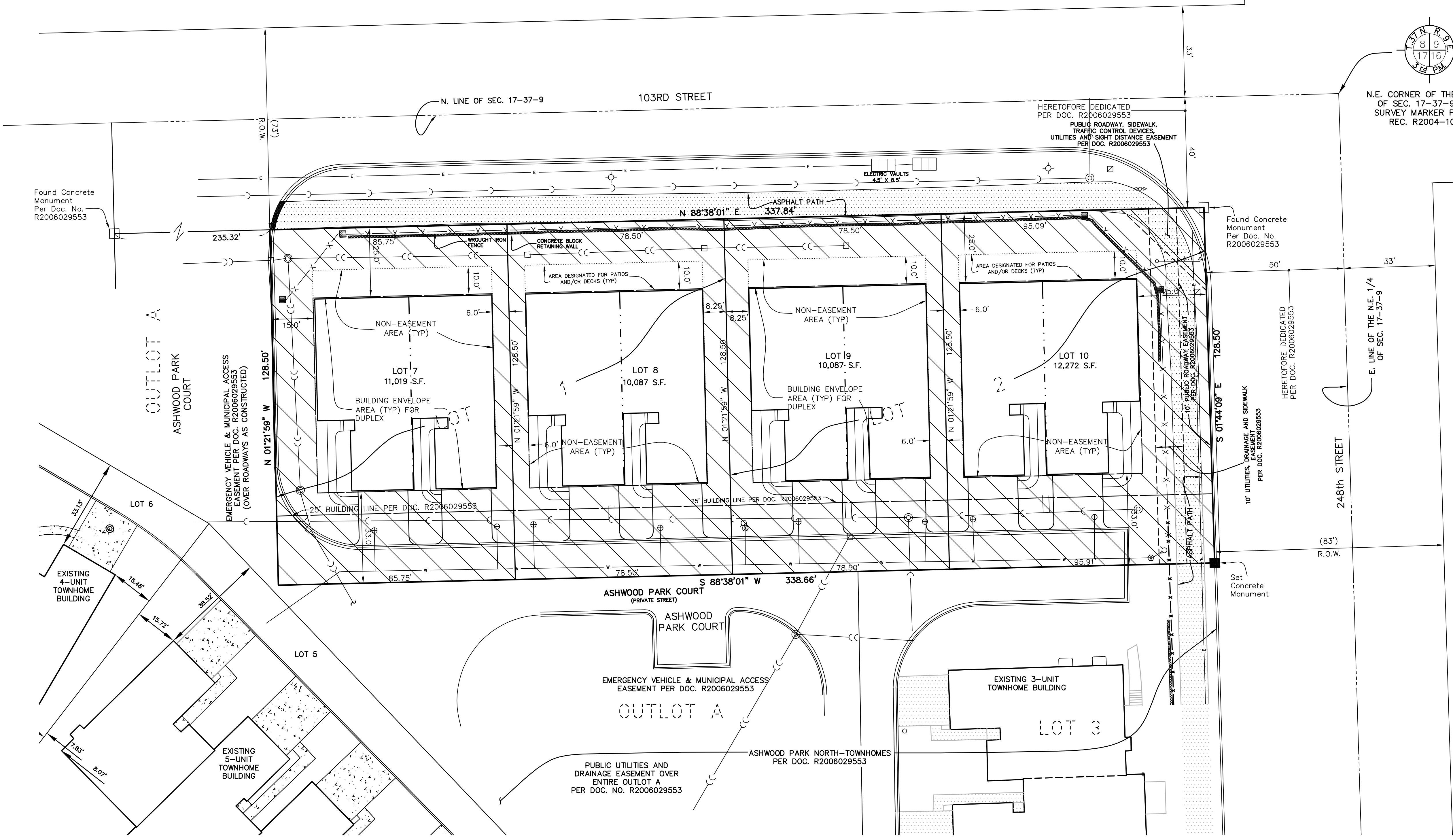
LOCATION	AREA (SQ/FT)
LOT 7	5,807 SQ. FT.
LOT 8	4,915 SQ. FT.
LOT 9	4,915 SQ. FT.
LOT 10	7,078 SQ. FT.
TOTAL	22,715 SQ. FT.

Prepared For:
 CRESTVIEW BUILDERS
 3956 CALIENTE CIRCLE
 NAPERVILLE, ILLINOIS 60564-1140
 PHONE: 630-922-0511

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
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 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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REVISED 10-23-19 PER CITY REVIEW
 DATE: 8-29-19
 CITY PROJECT NUMBER 19-1-090

DISC NO.: 455068 FILE NAME: FIRST RESUB
 DRAWN BY: RLT FLD. BK. / PG. NO.: N/A
 COMPLETION DATE: 6-24-19 JOB NO.: 455.068
 PROJECT REFERENCE: 455.057
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DRAWING PATH: P:\V05068\09\Building Services\Ver\FINAL\PLAT RESUB.dwg
 PLOT FILE CREATED: 08-21-19

SHEET 1 OF 2

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE DAY OF
, A.D., 20 AT O'CLOCK M. AND WAS RECORDED IN BOOK
OF PLATS ON PAGE .

COUNTY RECORDER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE,
ILLINOIS, AT A MEETING HELD THE DAY OF , A.D., 20.

BY: MAYOR ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, LARRY C. POCIASK, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 & 2 IN ASHWOOD PARK NORTH - TOWNHOMES, BEING A PART OF THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 2006 AS DOCUMENT NO.
R2006029553 IN WILL COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROPERTY PLATTED IS
LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2021

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

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.
CITY DATE MONTH

BY: ATTEST:

TITLE: TITLE:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN
PRINT NAME

THE STATE AFORESAID, DO HEREBY CERTIFY THAT
PRINT NAME

AND
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

AND , RESPECTFULLY, APPEARED
TITLE TITLE

APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED 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 NOTARIAL SEAL

THIS DAY OF , 20.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON , 20.
MONTH DATE

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 455068 FILE NAME: FINAL.PLAT RESUB
DRAWN BY: RLT FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-24-19 JOB NO.: 455.068
PROJECT REFERENCE: 455.057

PLATTING PATH: P:\052008\06\Building Services\Verif\FINAL.PLAT RESUB.dwg