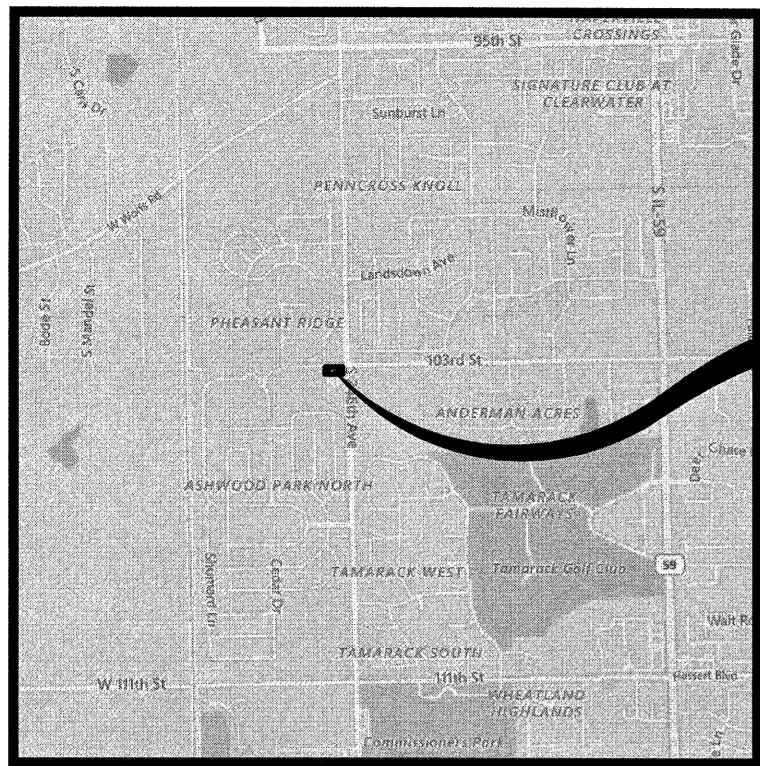


**PRELIMINARY / FINAL PLAT OF SUBDIVISION
FOR**

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



VICINITY MAP

**SITE
LOCATION**

PARCEL INDEX NUMBERS

LOT 1
01-17-205-037
4020, 4022, 4024, 84028
ASHWOOD PARK COURT
LOT 2
01-17-205-038
4030, 4032, 4034 & 4036
ASHWOOD PARK COURT

20 10 0 20
SCALE: 1 INCH = 20 FEET

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)
10.00'	- 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 THOSE AREAS THAT ARE DESIGNATED FOR PATIOS OR DECKS.

CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION NOTE

THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

TOTAL AREA

43,465 S.F. OR 0.998 ACRES
(MORE OR LESS)

PUBLIC UTILITIES AND DRAINAGE EASEMENT AREA TABLE

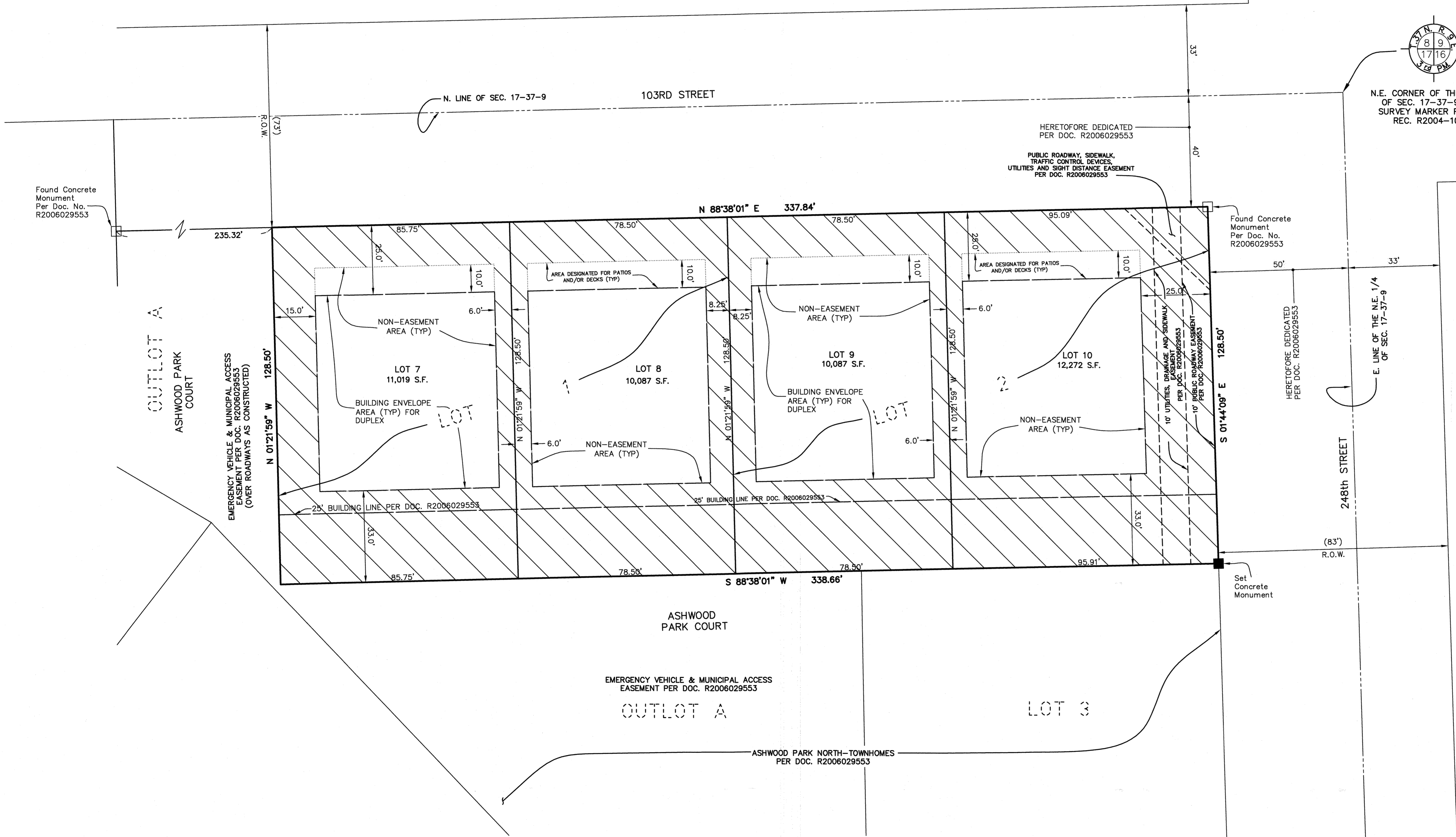
LOCATION	AREA (SQ/FT)
LOT 7	5,807 SQ. FT.
LOT 8	4,915 SQ. FT.
LOT 9	4,915 SQ. FT.
LOT 10	7,078 SQ. FT.
TOTAL	22,715 SQ. FT.

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



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Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 455068 FILE NAME: FIRST RESUB
DRAWN BY: RLT FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-20-19 JOB NO.: 455.068
PROJECT REFERENCE: 455.057
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REVISED 12-20-19 PER CITY REVIEW
DATE: 12-9-19
REVISED 10-23-19 PER CITY REVIEW
DATE: 8-29-19
CITY PROJECT NUMBER 19-1-090



DRAWING PATH: P:\555068\Drawings\Plans\CONCEPT PLAN_2.dwg
PLOT FILE CREATED: 08-21-19

SHEET 1 OF 2

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.

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, COUNTY CLERK OF WILL 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.

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS
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.

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
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 RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) 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.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND TITLE AFORESAID, DO HEREBY CERTIFY THAT OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF) SS
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HEROATH 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 OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES, IS: INDIAN PRAIRIE SCHOOL DISTRICT 204 780 SHORELINE DRIVE AURORA, IL 60504

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
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

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS
PRINT MORTGAGEE NAME AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DATE DAY OF A.D., 20 AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) (TITLE) OF AND (NAME) OF (TITLE) OF AND (TITLE) OF WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) AND (TITLE) RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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 AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH 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.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS (EXCEPT THOSE PARTS AS DESIGNATED) OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, 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 EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.



PREPARED BY: CEMCON, Ltd.

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DISC NO.: 455068 FILE NAME: CONCEPT PLAN
DRAWN BY: RL T FLD. BK. / PG. NO.: N/A
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