

PRELIMINARY/FINAL PLAT OF SUBDIVISION TIMEC RESUBDIVISION

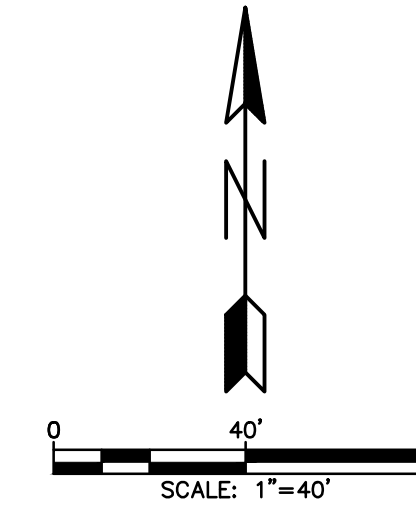
BEING PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 08-28-200-022

COMMON ADDRESS OF PROPERTY:
85201 COLLEGE ROAD
NAPERVILLE, IL 60540

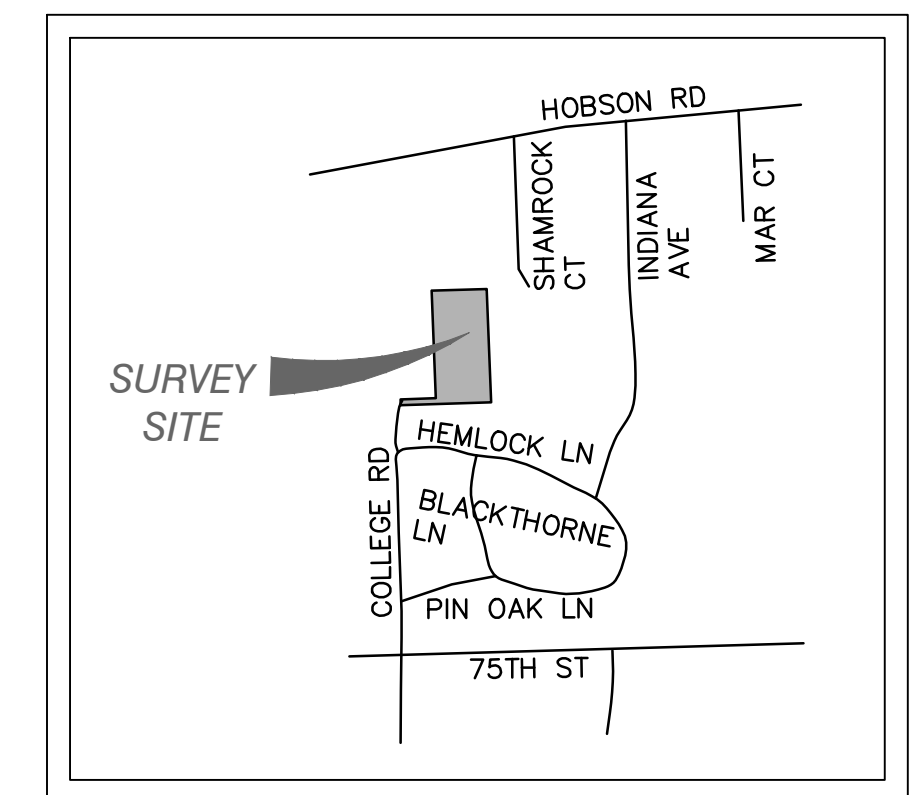
THIS PLAT HAS BEEN SUBMITTED
FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

OWNER INFORMATION:
CHRISTOPHER AND SUSAN BURKE
85201 COLLEGE ROAD
NAPERVILLE, IL 60540



AREA SUMMARY

LOT 1:	88,058 SQUARE FEET (2.022 ACRES±)
LOT 2:	86,861 SQUARE FEET (1.994 ACRES±)
SUBDIVISION TOTAL:	174,919 SQUARE FEET (4.016 ACRES±)
CROSS ACCESS EASEMENT OVER LOT 1:	12,034 SQUARE FEET (0.276 ACRES±)
CROSS ACCESS EASEMENT OVER LOT 2:	14,465 SQUARE FEET (0.332 ACRES±)
PRIVATE UTILITY EASEMENT OVER LOT 1:	4,057 SQUARE FEET (0.093 ACRES±)
PU&DE OVER LOT 1:	2,801 SQUARE FEET (0.064 ACRES±)
PU&DE OVER LOT 2:	1,655 SQUARE FEET (0.038 ACRES±)



LOCATION MAP

NOT TO SCALE

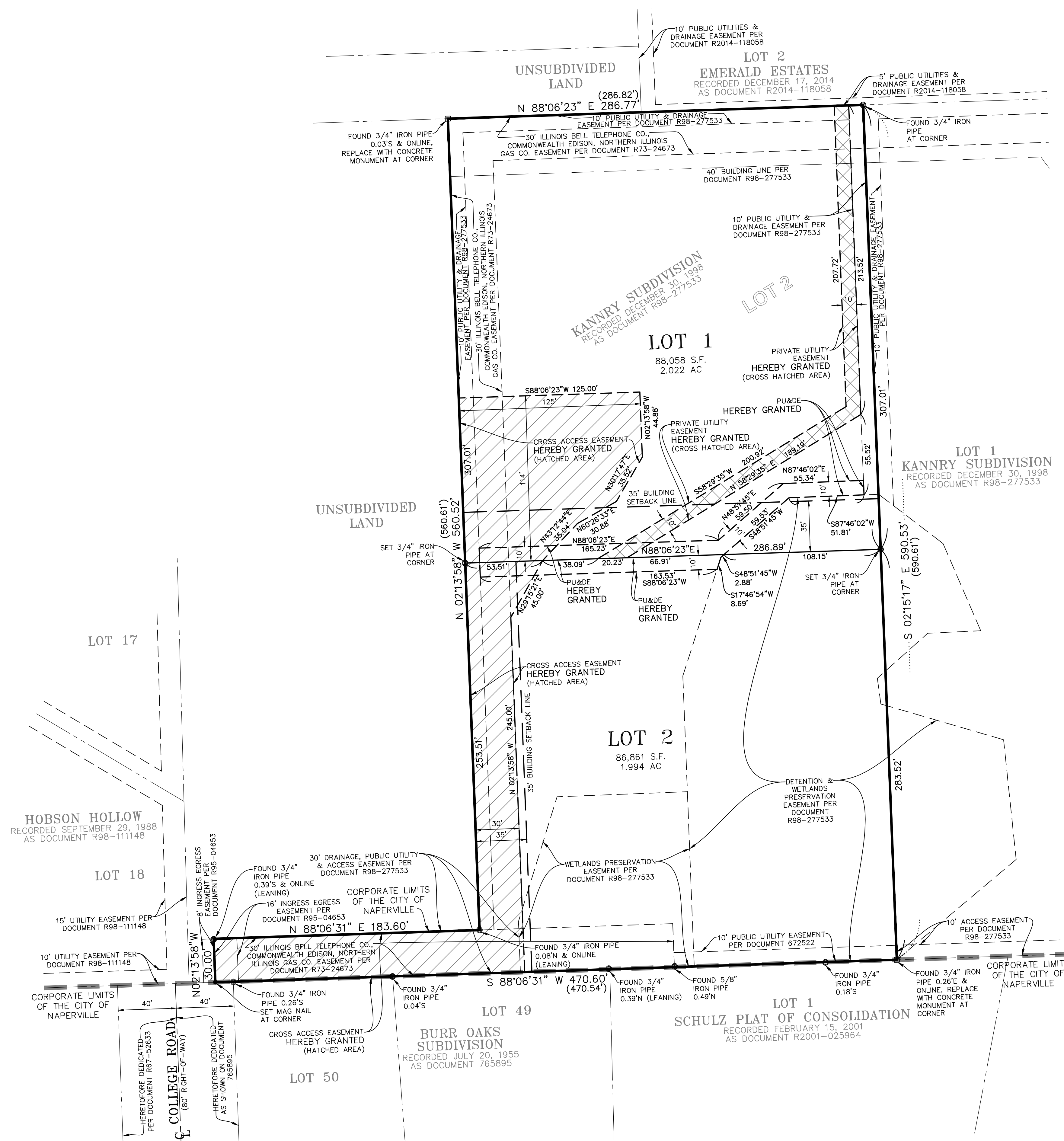
LEGEND

- = SUBDIVISION BOUNDARY LINE
- = LOT LINE
- = EXISTING LOT LINE
- = CENTER LINE
- = EXISTING EASEMENT LINE
- = EASEMENT LINE (HEREBY GRANTED)
- = EXISTING SETBACK LINE
- = SETBACK LINE
- = FOUND IRON PIPE OR ROD
- = CROSS ACCESS EASEMENT HEREBY GRANTED
- = PRIVATE UTILITY EASEMENT HEREBY GRANTED
- = EXISTING CORPORATE BOUNDARY

ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
E	EAST
N	NORTH
O'CLOCK	OF THE CLOCK
P.I.N.	PARCEL INDEX NUMBER
PU&DE	PUBLIC UTILITIES AND DRAINAGE EASEMENT
S	SOUTH
S.F.	SQUARE FEET
SS	SOLICIT
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

- ### GENERAL NOTES
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
 - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
 - REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE 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.



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08-23-21	SDS	ADDL SBL & EASEMENTS			
08-23-21	SDS	ATTORNEY COMMENTS			
10-29-21	SDS	CITY COMMENTS			
01-07-22	SDS	ACCESS EASEMENT & PROVISIONS			
01-20-22	SDS	CITY COMMENTS			

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
DJK CUSTOM HOMES

CITY OF NAPERVILLE PROJECT NO.: 21-10000101
**PRELIMINARY/FINAL
PLAT OF SUBDIVISION
NAPERVILLE, ILLINOIS**

SCALE:	1"=40'
DATE:	07/28/2021
JOB NO:	W21154.00
SHEET:	1 OF 2

