

SITE LOCATION

VICINITY MAP

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



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

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 (Thin Solid Line)
	- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	- EXISTING EASEMENT LINE (Short Dashed Lines)
	- SEE THIS LIST (Long Dashed Lines)
	- DIMENSIONAL TIE

NOTES

3/4" N.P. 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 7 AND 8 EXCEPT FOR BUILDING ENVELOPES, FUTURE BUILDING ADDITIONS, PATIOS, DECKS, GARAGES AND GREEN HOUSES FOR DOCUMENT NUMBER P 30060029553 IS HEREBY REINFORCED.

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 7-3-5.5.2.2 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)

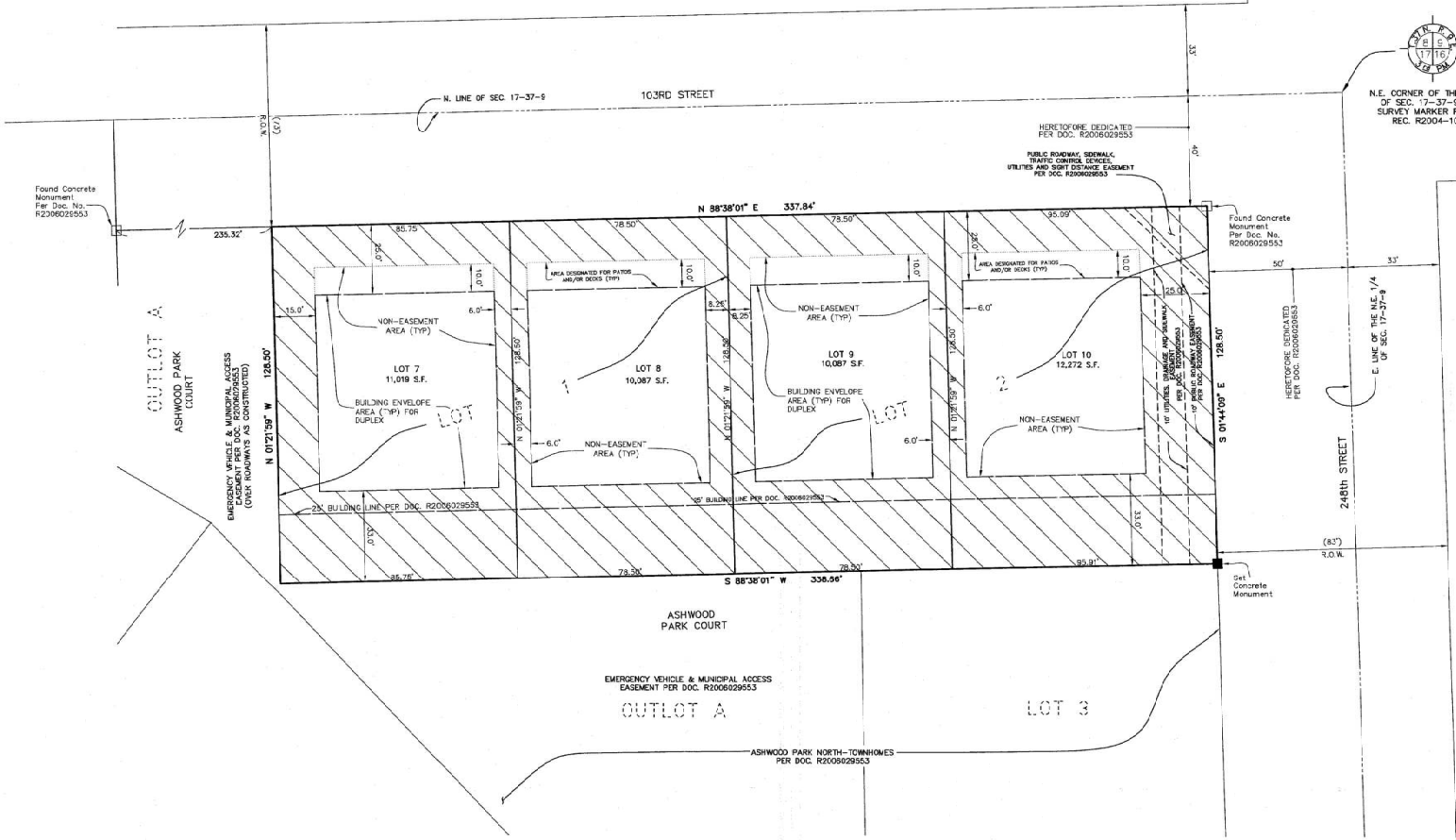
PUBLIC UTILITIES AND DRAINAGE EASEMENT AREA TABLE

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
3958 CALIENTE CIRCLE
NAPERVILLE, ILLINOIS 60564-1140
PHONE: 630-922-0511

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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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



CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)
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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.
DATED AT NAPERVILLE, ILLINOIS, THIS DAY
OF A.D., 20__.

MILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
I, CLERK OF SAID COUNTY, 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.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOLIET, ILLINOIS, THIS DAY OF A.D., 20__.

MILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)
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. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN):
DATED THIS DAY OF A.D., 20__.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS IS TO CERTIFY THAT I, LARRY C. POCIAK, 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, 2009 AS DOCUMENT NO. R20090229553 IN WILL COUNTY, ILLINOIS.
THE PLAT HERON 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.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HERON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, AND THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/1-12-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY AND REHAERITAGE AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17197C00306 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS MY OPINION THAT THESE LOTS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY SAID FEMA MAP AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS DAY OF A.D., 20__.

MILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
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
RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS IS TO CERTIFY THAT 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 CITY ILLINOIS, THIS DAY OF MONTH, 20__.
BY: ATTEST:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN PRINT NAME THE STATE AFORESAID, DO HEREBY CERTIFY THAT PRINT NAME AND 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, 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 MONTH, 20__.

NOTARY PUBLIC SIGNATURE

PRINT NAME MY COMMISSION EXPIRES ON MONTH DATE 20__.

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH 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
OWNER NAME:
BY: ATTEST:
ITS: ITS

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF A.D., 20__.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
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)
I, AS MORTGAGEE, UNDER THE 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 MONTH A.D., 20__ YEAR AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.
DATED THIS DAY OF A.D., 20__
PRINT MORTGAGEE NAME:
BY: ATTEST:
ITS: ITS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) (TITLE) OF (NAME) AND (NAME) OF (TITLE) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH, AND (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 PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS DAY OF A.D., 20__.

NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
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.
DATED THIS DAY OF A.D., 20__.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER REGISTRATION EXPIRATION/RENEWAL DATE OWNER COMPANY NAME:

BY: SIGNATURE ATTEST: SIGNATURE TITLE: PRINT TITLE TITLE: PRINT TITLE

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.
THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.
ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODES, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.



CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2250 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 Ph: 630.852.2100 Fax: 630.852.2199 E-Mail: cadd@cemcon.com Website: www.cemcon.com DISC NO: 455068 FILE NAME: CONCEPT PLAN DRAWN BY: RL1 PLOT BY: BK / PG. NO.: N/A COMPLETION DATE: 03-08-19 JOB NO.: 455.068 PROJECT REFERENCE: 455.057

CITY PROJECT NUMBER 9-1-090