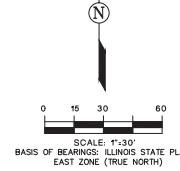


PRELIMINARY PLAT OF SUBDIVISION FOR TARTAN POINT SUBDIVISION NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

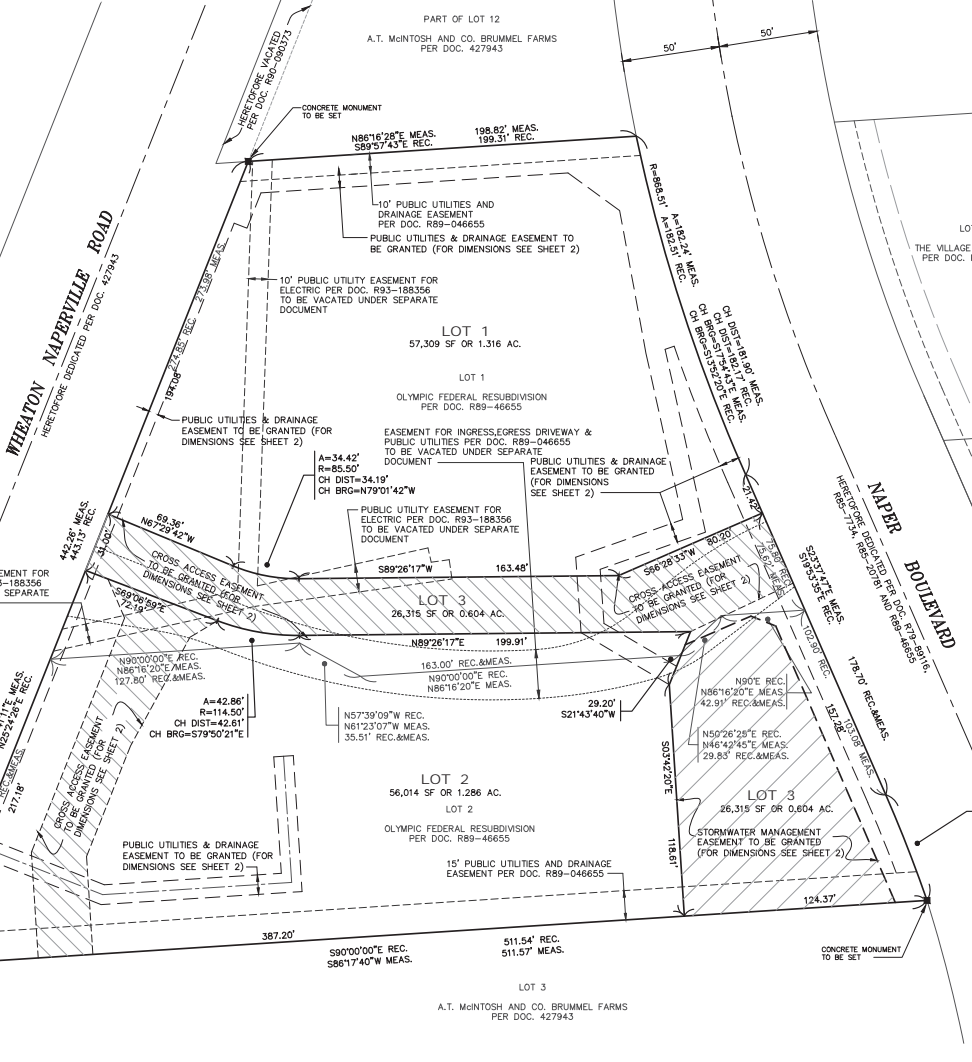
P.J.N.
08-08-101-007
08-08-101-008
ADDRESS: 1519 NAPER BLVD
NAPERVILLE, ILLINOIS
60563



LEGAL DESCRIPTION
LOTS 1 AND 2 OLYMPIC FEDERAL RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 10 AND 11 IN ARTHUR T. MONTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 4 AND 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1989, AS DOCUMENT R89-46655, IN DUPAGE COUNTY, ILLINOIS.

LOT 4
NAPERVILLE COURTS
PER DOC. R78-88621

LOT 2
REALTY RESOURCES
RESUBDIVISION
PER DOC. R94-232085



LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	ACCESS EASEMENT LINE
---	---	BUILDING LINE
---	---	SECTION LINE
---	---	UNDERLYING LOT LINE
---	---	DRAINAGE & STORMWATER MANAGEMENT EASEMENT TO BE GRANTED
---	---	CROSS ACCESS EASEMENT TO BE GRANTED

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		

- 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 WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - DENOTES CONCRETE MONUMENT TO BE SET.
 - FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 17023 0009 C, DATED MAY 18, 1992.
 - REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.
 - SUBJECT SITE IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.
 - SUBJECT SITE IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE THEREFORE NOT SHOWN.

AREA SUMMARY TABLE

AREA	AREA	S.F.	SQUARE FEET
GROSS BOUNDARY AREA	19,638 S.F.	(3.206 AC)	
NET BOUNDARY AREA	19,638 S.F.	(3.206 AC)	
ROW DEDICATED	N/A		
LOT AREA			
LOT 1	57,309 S.F.	(1.316 AC)	
LOT 2	56,014 S.F.	(1.286 AC)	
LOT 3	26,315 S.F.	(0.604 AC)	
EASEMENT AREA			
DRAINAGE & STORMWATER MANAGEMENT	11,785 S.F.	(0.271 AC)	
PUBLIC UTILITIES & DRAINAGE			
EXISTING	9,608 S.F.	(0.221 AC)	
PROPOSED	13,145 S.F.	(0.302 AC)	
TOTAL	22,753 S.F.	(0.522 AC)	
CROSS ACCESS EASEMENT			
EXISTING PUBLIC UTILITIES (TO BE VACATED)	17,067 S.F.	(0.392 AC)	
EXISTING PUBLIC UTILITIES (TO BE VACATED)	4,575 S.F.	(0.105 AC)	
EXISTING INGRESS, EGRESS, DRIVEWAY & PUBLIC UTILITIES (TO BE VACATED)	11,334 S.F.	(0.260 AC)	

CITY PROJECT NO. 18-1000011

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINDY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60564
TEL (630) 366-3232 • FAX (630) 366-3287

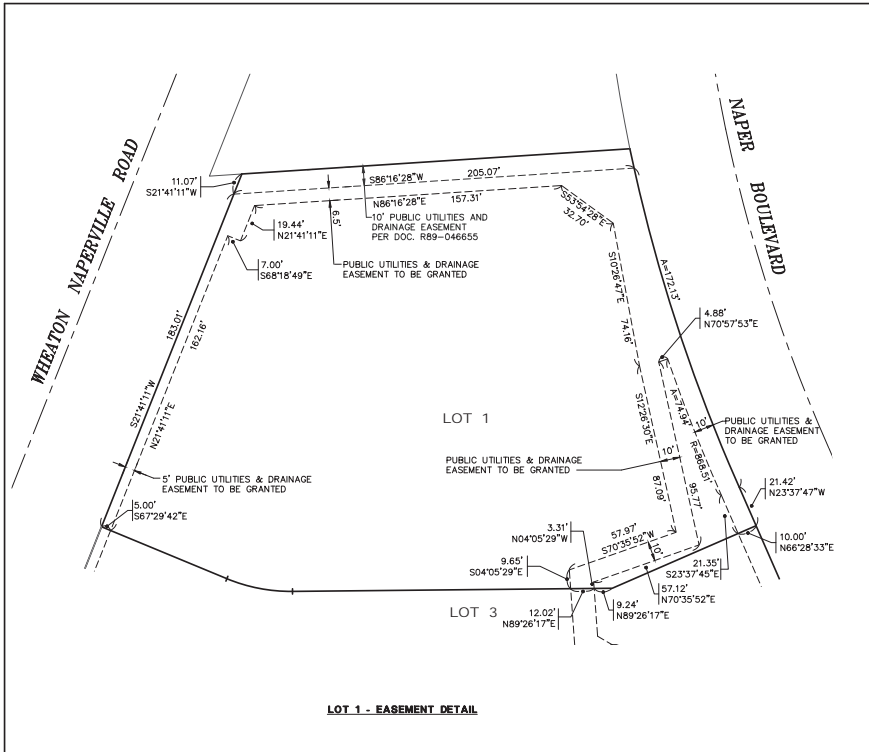
PREPARED FOR:
TARTAN REALTY GROUP, INC.
350 WEST HUBBARD STREET, #640
CHICAGO, ILLINOIS 60654
TEL (312) 377-8375
FAX (312) 377-8351

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
1	11/05/18	REVISED PER CITY RVW (10/19/18)					

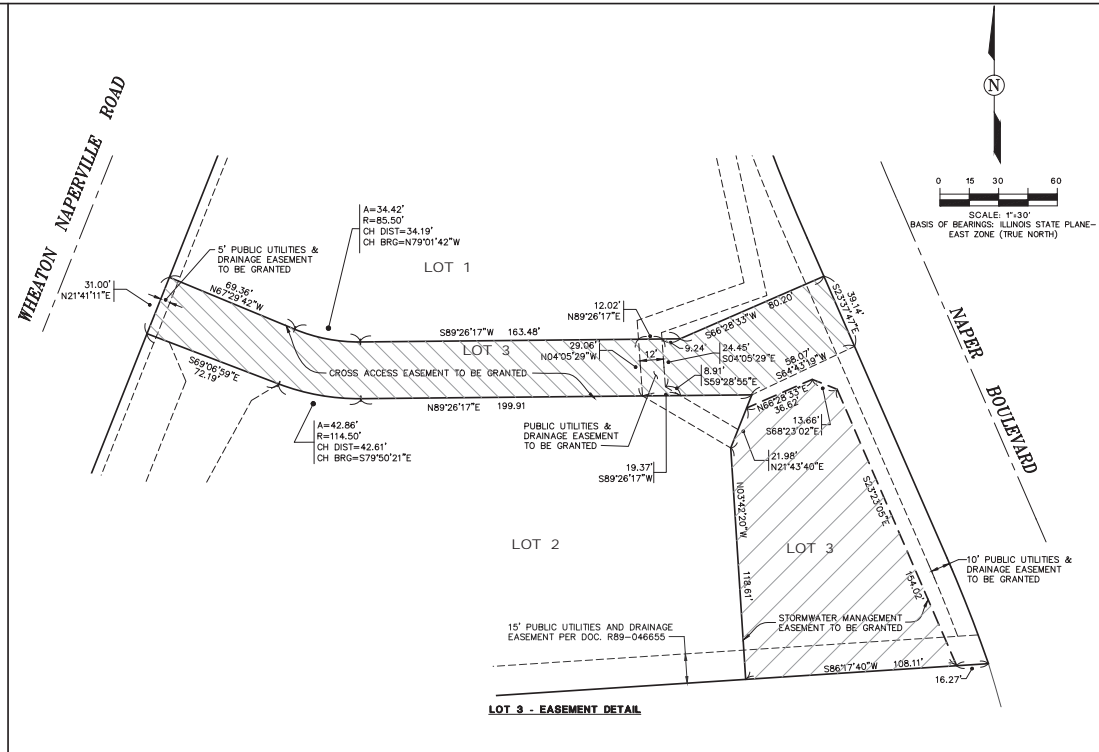
TARTAN POINT SUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION - OVERALL SITE PLAN

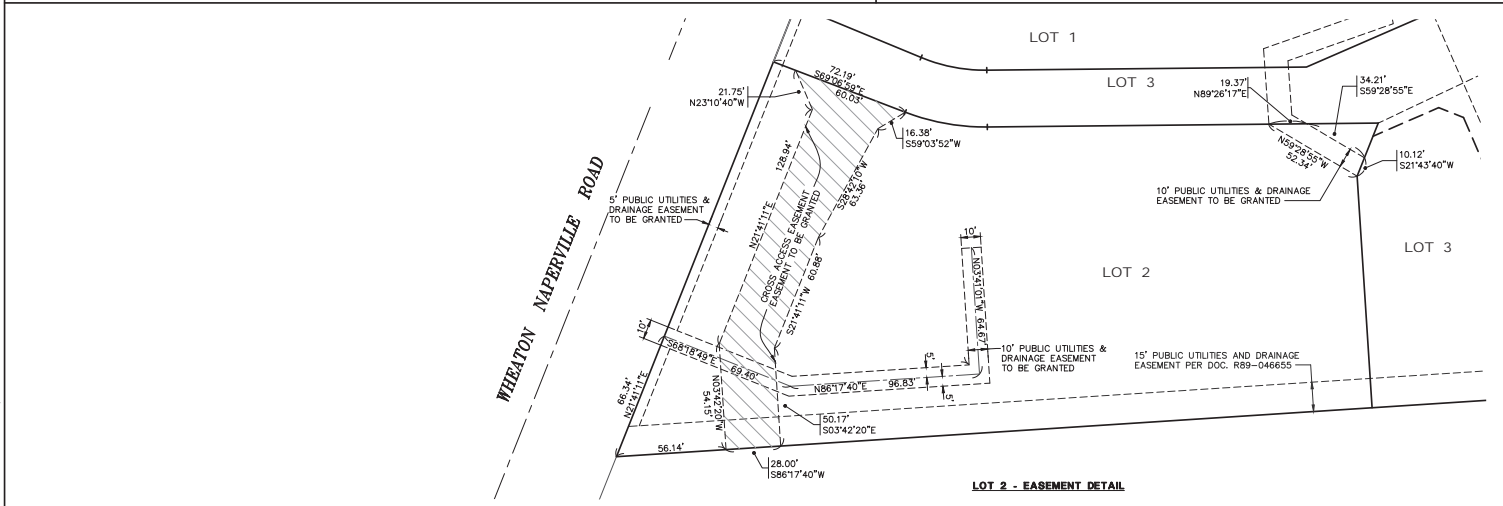
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SCALE: 1"=30'	DATE: 09/25/18	JOB NO.: 853.003	



LOT 1 - EASEMENT DETAIL



LOT 3 - EASEMENT DETAIL



LOT 2 - EASEMENT DETAIL

LINE TYPE LEGEND

PROPOSED	DESCRIPTION
---	SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	CENTER LINE
---	EXISTING EASEMENT LINE
---	PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT LINE
---	DRAINAGE & STORMWATER MANAGEMENT EASEMENT LINE

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NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
1	11/05/18	REVISED PER CITY RVW (10/19/18)					

TARTAN POINT SUBDIVISION

PRELIMINARY PLAN OF SUBDIVISION - EASEMENT DIMENSION DETAIL

DRN./C/D. BY: SRH/MEF	FILE: 8533PS_PRELIM	FLD. BK./PG: 273/30-31	SHEET NO. 2 OF 2
SCALE: 1"=30'	DATE: 09/25/18	JOB NO.: 853.003	

EXHIBIT B