

NORTH

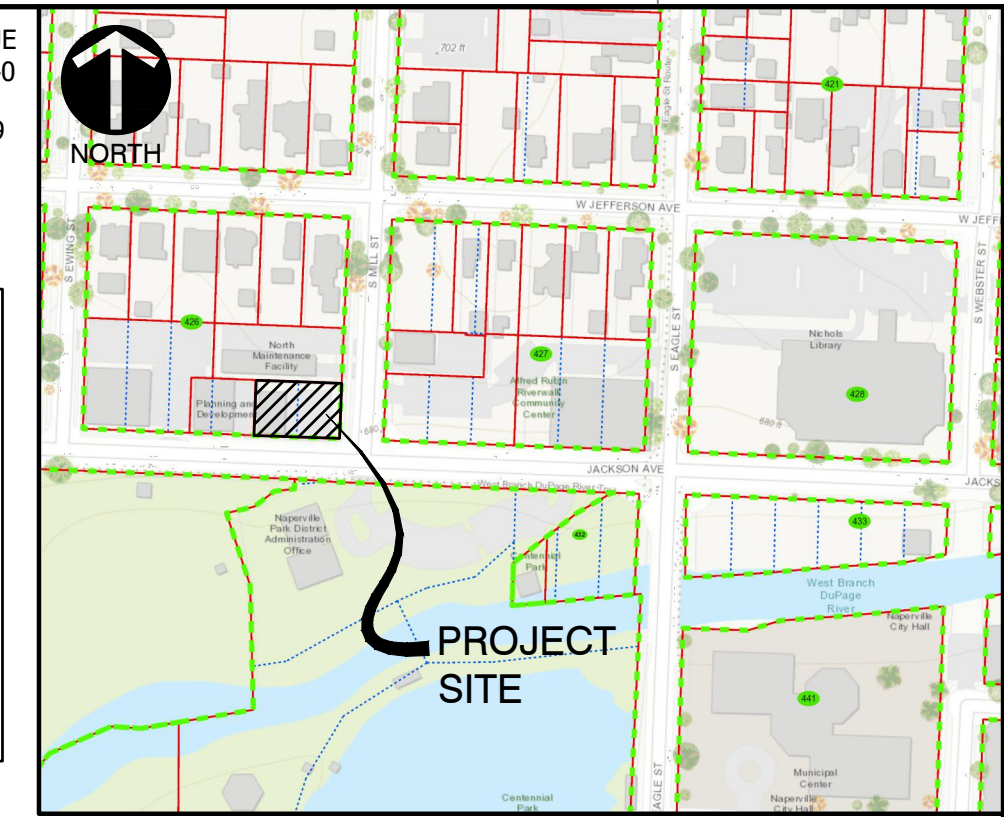
BASIS OF BEARINGS:  
ILLINOIS STATE PLANE - EAST ZONE

# PRELIMINARY/FINAL PLAT OF SUBDIVISION OF RIVERWALK PLACE

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

415 JACKSON AVENUE  
NAPERVILLE, IL 60540  
PIN 07-13-426-009



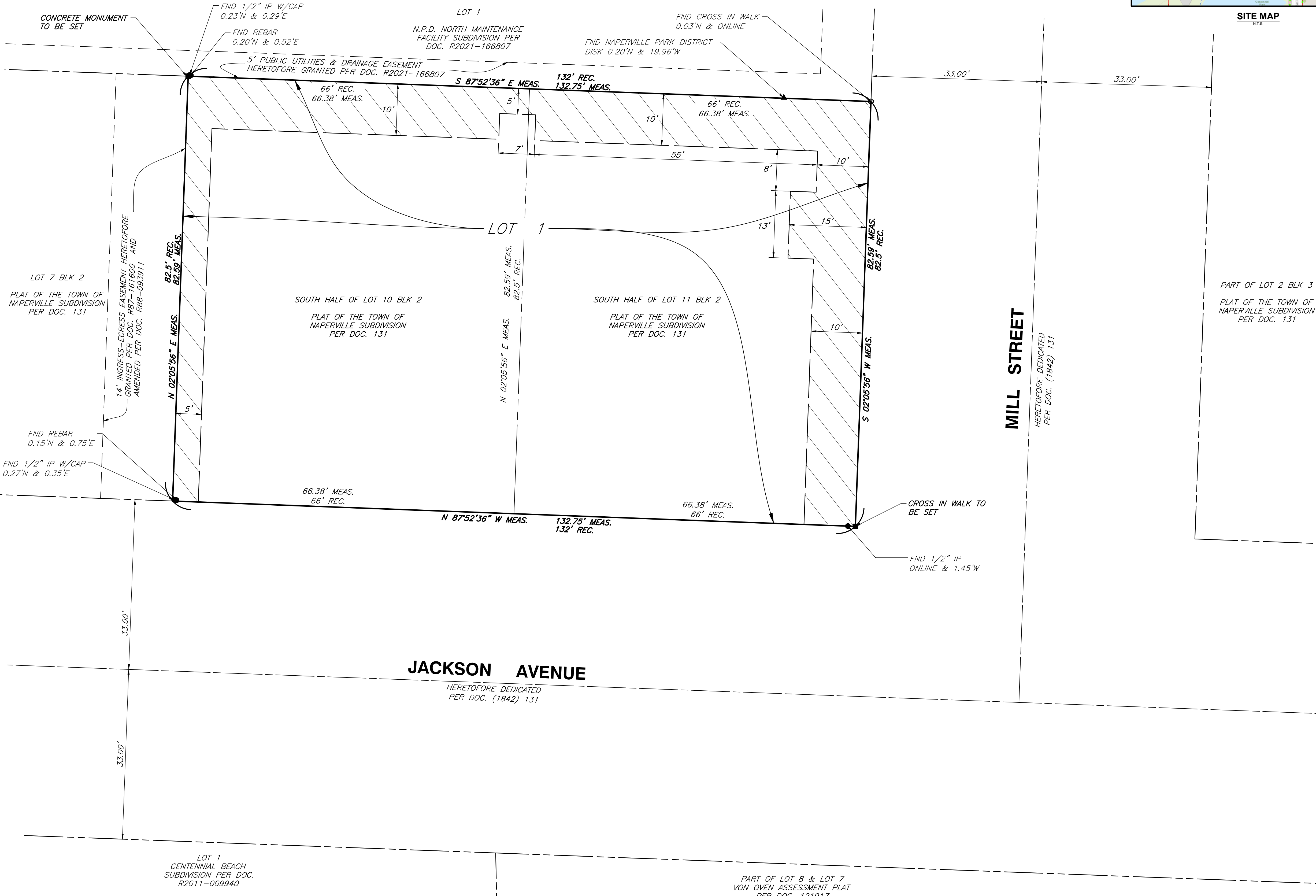
SITE MAP

AREA SUMMARY TABLE	
<b>LOT AREA</b>	
GROSS BOUNDARY AREA	10,934 S.F. (0.251 AC.)
R.O.W. DEDICATED AREA	0 S.F. (0.000 AC.)
NET BOUNDARY AREA	10,934 S.F. (0.251 AC.)
<b>EASEMENT AREA</b>	
EXISTING	0 S.F. (0.000 AC.)
PROPOSED	
PUBLIC UTILITIES & DRAINAGE EASEMENT	2,446 S.F. (0.056 AC.)

LEGEND	
	BOUNDARY
	EXISTING LOT LINE
	UNDERLYING LOT LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CENTER LINE
	SET CONCRETE MONUMENT
	MONUMENTATION FOUND PER FIELD OBSERVATIONS
	PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

ABBREVIATIONS	
000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
PIN	PERMANENT INDEX NUMBER

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - IRON PIPES AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE).
  - DENOTES CONCRETE MONUMENT SET.
  - 3/4" I.D. X 24" LONG IRON PIPE PLACED AT THE POSITIONS NOTED IN #2 TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
  - THE CITY OF NAPERVILLE CORPORATE LIMITS EXTEND BEYOND THE SURVEYED PROPERTY THEREFORE IT IS NOT SHOWN.
  - THE SURVEYED PROPERTY IS WITHIN THE NAPERVILLE PARK DISTRICT BOUNDARIES.
  - NOTE 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 7-3-5.5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.



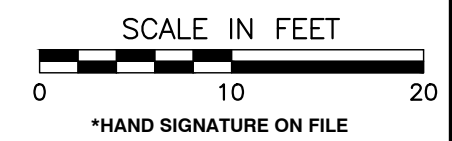
- REFERENCE**
- FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE - US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
  - LOCATION MAP PROVIDED BY DUPAGE COUNTY INFORMATION TECHNOLOGY DEPARTMENT/ GIS DIVISION - DATE UNKNOWN.

NO.	DATE	DESCRIPTION
1	1-27-23	REVISED PER CITY REVIEW DATED 1-13-23
2	2-20-23	REVISED PER CITY REVIEW DATED 2-14-23

**Civil & Environmental Consultants, Inc.**  
1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
630-963-6026 - 877-963-6026  
www.cecinc.com

**MIKOLS CONSTRUCTION, INC.**  
RIVERWALK PLACE  
415 W JACKSON AVENUE  
NAPERVILLE, ILLINOIS 60540

PLAT OF SUBDIVISION	
DATE:	12/07/2022
DRAWN BY:	SRH
CHECKED BY:	DRM
PROJECT NO.:	320-014-AV00
APPROVED BY:	DRM



CITY PROJECT NO. 22-1000094

**SV01**  
SHEET 1 OF 2

A:\2022\2022-014-1-Sump Pump\2022-014-1-Sump Pump.dwg (12/07/2022 4:42 PM) - LP: 2/20/2023 4:42 PM

