

PRELIMINARY/FINAL PLAT OF SUBDIVISION TIMEC RESUBDIVISION

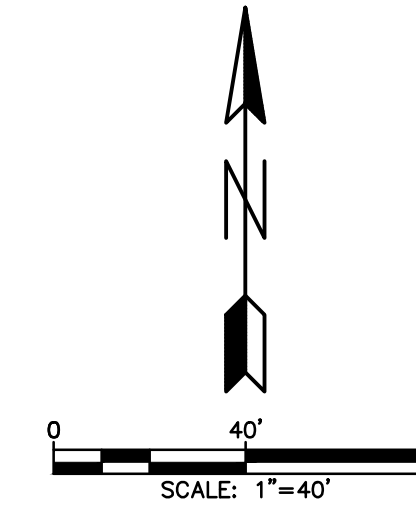
BEING PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

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

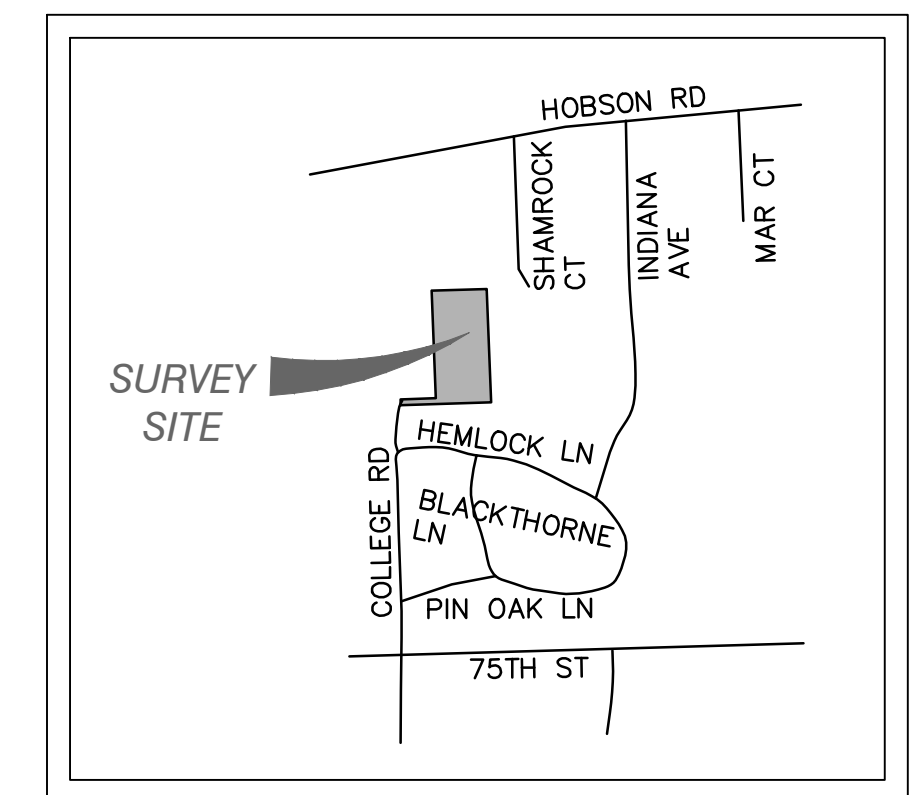
THIS PLAT HAS BEEN SUBMITTED
FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

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 2: | 14,465 SQUARE FEET (0.332 ACRES±) |
| PRIVATE UTILITY EASEMENT OVER LOT 1: | 3,751 SQUARE FEET (0.086 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

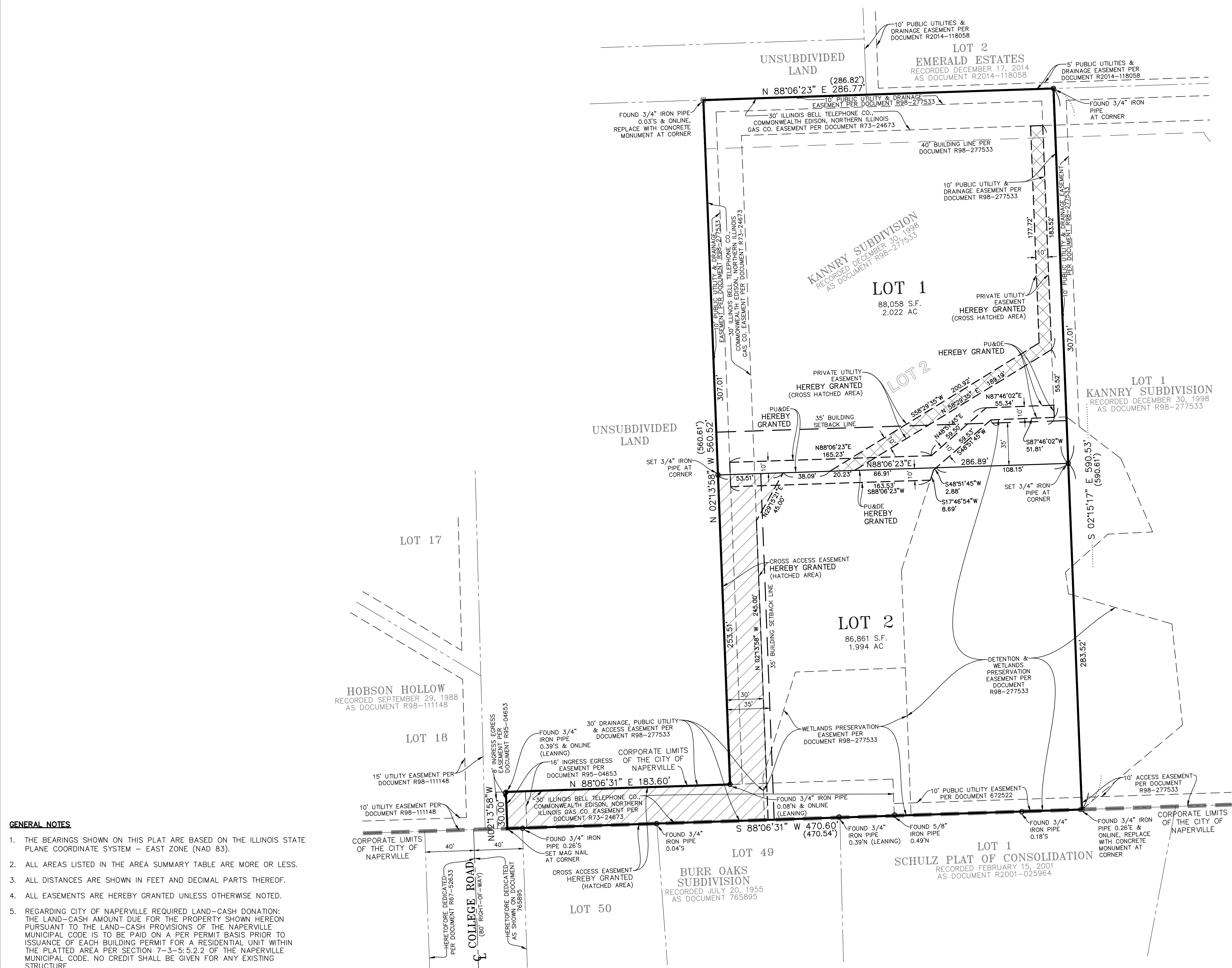
NOT TO SCALE

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
- [Hatched] = CROSS ACCESS EASEMENT HEREBY GRANTED
- [Cross-hatched] = 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. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
|----------|-----|----------------------|------|----|-------------|
| 08-23-21 | SDS | ADDL SBL & EASEMENTS | | | |
| 08-25-21 | SDS | ATTORNEY COMMENTS | | | |
| 10-29-21 | SDS | CITY COMMENTS | | | |

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
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 |

