FINAL PLAT OF SUBDIVISION
FOR
THE CLUB HOMES OF WHITE EAGLE

PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF NAPERVILLE, IN WILL COUNTY, ILLINOIS.

PIN NO. 07-01-04-200-021

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, ILLINOIS
60566-7020

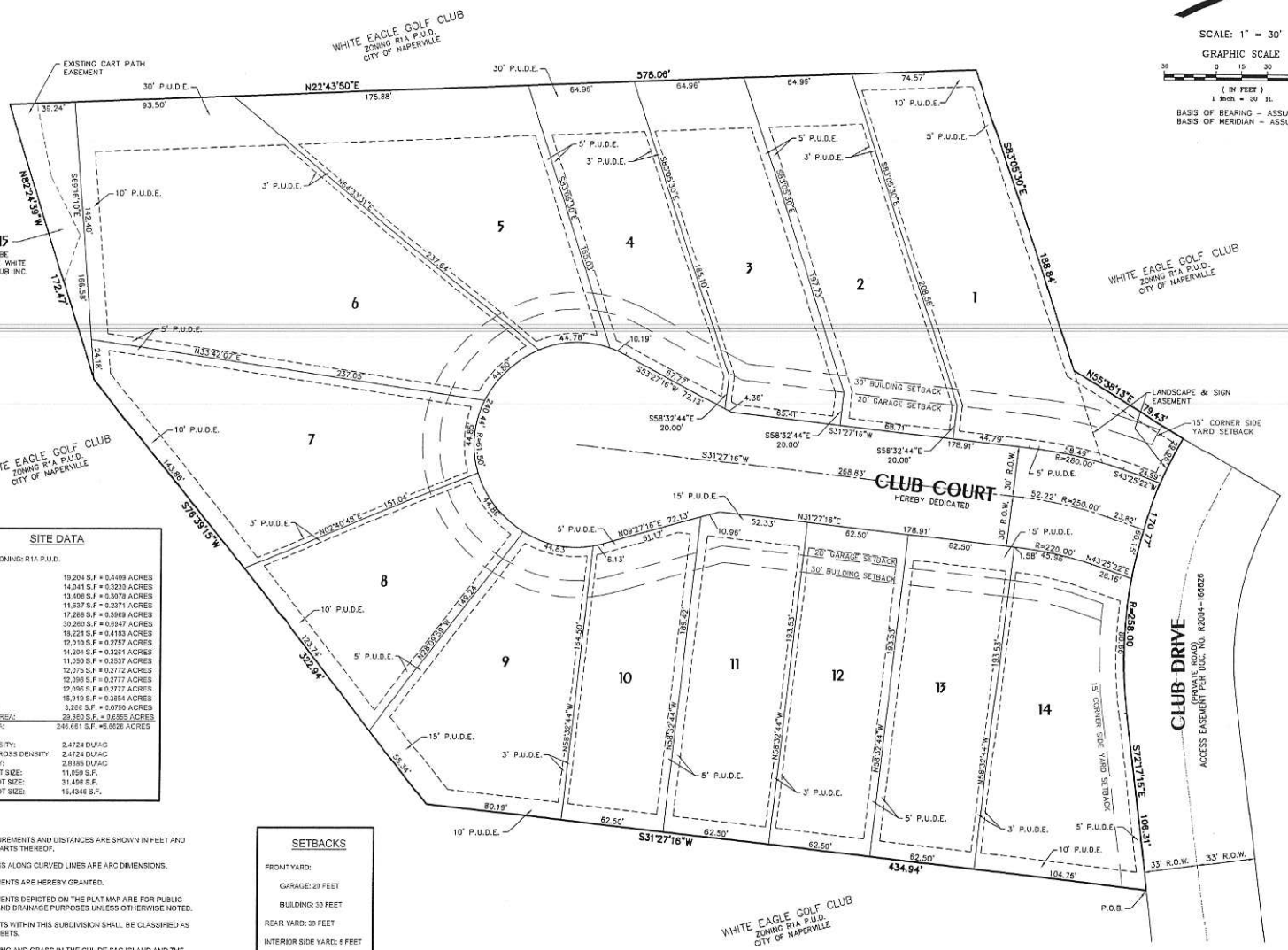
SCALE: 1" = 30'

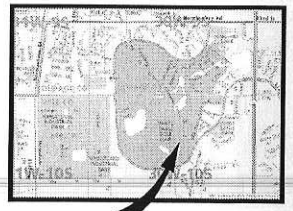
GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING - ASSUMED
BASIS OF MERIDIAN - ASSUMED





LOCATION MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
- R.O.W. LINE
- PROPERTY LINE
- BUILDING LINE
- EASEMENT LINE

ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
P.U.D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT

SITE DATA

CURRENT ZONING: R1A P.U.D.

LOT 1:	19,204 S.F = 0.4409 ACRES
LOT 2:	14,041 S.F = 0.3233 ACRES
LOT 3:	13,406 S.F = 0.3078 ACRES
LOT 4:	11,637 S.F = 0.2371 ACRES
LOT 5:	17,288 S.F = 0.3969 ACRES
LOT 6:	30,260 S.F = 0.6947 ACRES
LOT 7:	18,221 S.F = 0.4183 ACRES
LOT 8:	12,010 S.F = 0.2757 ACRES
LOT 9:	14,204 S.F = 0.3261 ACRES
LOT 10:	11,050 S.F = 0.2537 ACRES
LOT 11:	12,075 S.F = 0.2772 ACRES
LOT 12:	12,096 S.F = 0.2777 ACRES
LOT 13:	12,096 S.F = 0.2777 ACRES
LOT 14:	15,919 S.F = 0.3654 ACRES
OUTLOT 15:	3,266 S.F. = 0.0750 ACRES
ROADWAY AREA:	29,850 S.F. = 0.6855 ACRES
GROSS AREA:	246,661 S.F. =5.6626 ACRES
GROSS DENSITY:	2.4724 DU/AC
MODIFIED GROSS DENSITY:	2.4724 DU/AC
NET DENSITY:	2.6385 DU/AC
MINIMUM LOT SIZE:	11,050 S.F.
MAXIMUM LOT SIZE:	31,456 S.F.
AVERAGE LOT SIZE:	15,4346 S.F.

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
3. ALL EASEMENTS ARE HEREBY GRANTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
5. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CLASSIFIED AS LOCAL STREETS.
6. LANDSCAPING AND GRASS IN THE CUL-DE-SAC ISLAND AND THE LANDSCAPE EASEMENT ON LOT 1 SHALL BE MAINTAINED BY THE DEVELOPER AND SUBSEQUENTLY BY THE HOME OWNERS ASSOCIATION.

SETBACKS

FRONT YARD:
GARAGE: 20 FEET
BUILDING: 30 FEET
REAR YARD: 30 FEET
INTERIOR SIDE YARD: 6 FEET
CORNER SIDE YARD: 15 FEET

OWNER:
CLUB HOMES OF WHITE EAGLE, LLC
2316 FAWN LAKE CIRCLE
NAPERVILLE, ILLINOIS 60564
CONTACT: COLEEN LEHMAN
FAX: 630-904-4848

CITY OF NAPERVILLE PROJECT NUMBER 09-10000171

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D - LISLE, ILLINOIS
TEL.: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

PREPARED: 2-15-11

SHEET No. 1 of 2 JOB No.: 86009-BL

THE CLUB HOMES OF WHITE EAGLE - FINAL PLAT OF SUBDIVISION

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