# AGENDA ITEM EXECUTIVE SUMMARY Agenda Item number: 4d Title: Consideration of a request to amend the Natural Area Easement at 818 Fox Glen Drive. Presenter: Ellen Johnson, Planner Meeting: Planning & Development Committee Date: February 12, 2024

Proposed Cost: N/A Budgeted Amount: N/A Not Budgeted:

TIF District: None

**Executive Summary** (if not budgeted, please explain):

Muhammad Choudhry, owner of 818 Fox Glen Drive, is requesting approval from the City to modify the "Natural Area Easement" in his rear yard.

The subject property is part of the Woods of Fox Glen subdivision. The rear yards of lots within the subdivision have a Natural Area Easement as designated on the plat of subdivision. The Natural Area Easement restricts the removal of living trees and shrubs, grade, grub, excavate, fill or construction of a structure of any kind on or within the area designated on the attached plat as "Natural Area Easements" except as may be approved in writing by the City of St Charles.

The lot at 818 Fox Glen Drive is 280 feet deep, and the rear 100 feet is encumbered by the Natural Area Easement. Mr. Choudhry is requesting to reduce the Natural Area Easement by 60 feet in order to expand the usable area of the rear yard. He intends to construct a patio with pergola and hot tub, walkway, swing set, and create open space for play. He intends to retain mature trees greater than 4" in diameter.

Historically, the City has allowed for limited reductions of Natural Area Easements within the Wood of Fox Glen based on unique circumstances specific to the lot, including whether any quality vegetation was present in the easement. A Tree Inventory has been prepared which surveyed 47 trees of 4"+ in diameter within the 60' reduction area. The inventory identifies areas for the planned improvements. It appears that no large trees will need to be removed for these projects.

The City reduced the Natural Area Easement on neighboring lots in the past to allow for space to construct rear yard improvements including pools and patios. The proposed reduction would allow for a usable area of the backyard similar in depth to many of the other properties within this portion of the subdivision.

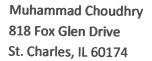
#### Attachments (please list):

Request letter, Plat of Survey, Aerial photo, Tree Survey, Subdivision Plat

#### **Recommendation/Suggested Action** (briefly explain):

Based on this comparison with nearby lots, Staff believes the easement reduction request is reasonable, but would recommend it be scaled back to the area of the proposed improvements only. This would allow for the proposed improvements, but would limit the extent of usable backyard area behind the house that the owners are seeking.

Once the Committee provides a recommendation, the owner will need to obtain written approval from the Woods of Fox Glen Homeowners Association, and provide a Plat of Easement Vacation, prior to City Council action. The Homeowners Association is aware of the request and has not be expressed any significant concerns.



Dated: October 24, 2023

Ms. Ellen Johnson
Building and Code Enforcement Division Director
City of Saint Charles, IL 60175

**Ref: Natural Easement Variance** 

Ms. Ellen

We shall be applying for permits for the improvement of my property located at 818 Fox Glen Drive, St. Charles, IL 60174.

- Deck, Patios and Pergolas & Gazebos with Fireplace (See attachement 1)
- Spas and Hot Tub (see Attachment 2)
- Cleaning of the property line from broken branches, leaves, and weeds. (See attachment 3)

After receiving the Plat of Survey that shows the natural easement is few feet away from my home and goes back more than 100 feet to the edge of the property line (See Plat of Survey attachement 4). As per our telephonic conversation we are prevented from cutting the trees, clearing the growth of vegetation, removal of weeds, and other nuisance shrubs. We are also prevented to remove dead trees that are close to my home and property line. The current Natural Easement within my property line creates a hardship for my grandkids, they barely have a place to run around in the backyard to enjoy the woods.

We would like to make a humble request to you that the natural easement be pushed back 60 feet to the property line, that would allow us to have a small pergola patio, a walkway to pergola with a fireplace, and allow us to keep the property clean, remove the broken branches, leaves, and weeds. It will also allow me to have some backyard for my grandkids to run around and enjoy the woods.

The movement of natural easement is not to cut down any mature trees, may require to remove few trees less than 4 inches in diameter, that would allow us to create enough area for pergola, patio and walkway.

We love the city of Saint Charles, lived 18 years in Silver Glen Estate, St. Charles and moved to WFG to enjoy our retired life in the beautiful woods and fresh air of Fox Glen.

The current natural easement does not allow for reasonable development of our backyard-a significant portion of our property line. ( see the photographs 1-6) that shows at present we don't have any backyard for my grandkids. We assure you that any trees that are removed will be replaced with new trees, and reclaiming 60 feet of the easement will not jeopardize the purpose of the easement. We would like to submit the following for your approval:

- 1. The push back 60 feet of natural easement to recover the property lines that ensure me to keep my property clean from vegetation, removal of broken branches, removal of fallen leaves, trimming of trees to look good, and removal of nuisance weed and shrubs.
- 2. Allow me to build a natural walkway to pergola patio with fireplace, Hot Spa, and develop a beautiful backyard for my grandkids to enjoy, without compromising the ecology of natural easement.

We sincerely appreciate your approval of reclaiming 60 feet of natural easement. I will submit permit applications to WFG for final approval.

Respectfully/Submitted

Muhammad Choudhry

818 Fox Glen Dr

St. Charles, IL 60174

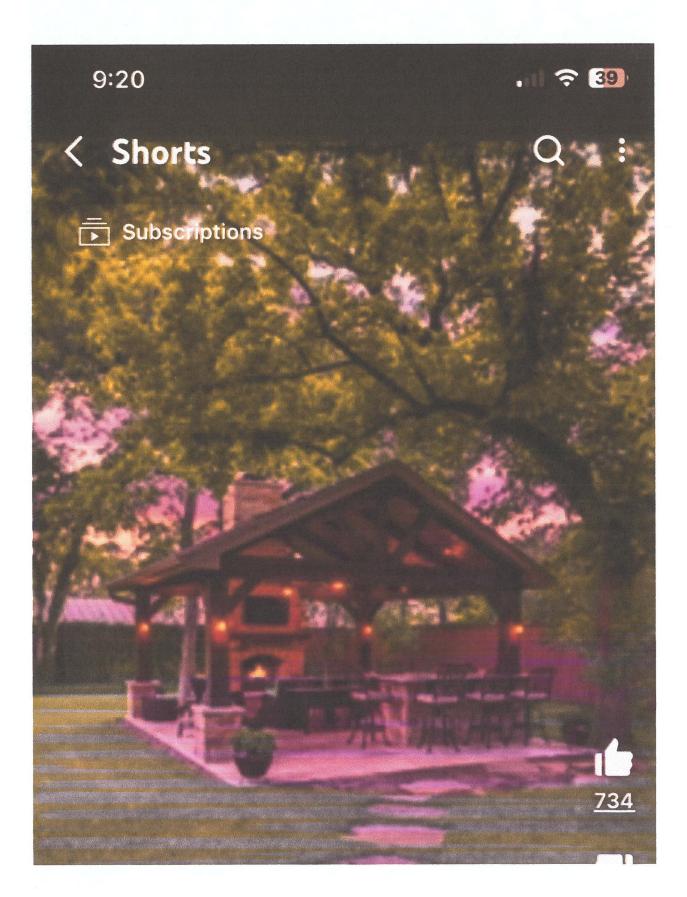
847 648 0739

### Attachment (2) Patil c Persola

#### (No subject)

muhammad choudhry <laboost@hotmail.com> Sat 10/21/2023 8:20 PM

To:muhammad choudhry <laboost@hotmail.com>



## Attach menter Spa Hot tub

#### (No subject)

muhammad choudhry <laboost@hotmail.com>

Tue 10/24/2023 3:03 PM

To:muhammad choudhry <laboost@hotmail.com>



(No subject)

muhammad choudhry <laboost@hotmail.com>

Sat 10/21/2023 8:36 PM

To:muhammad choudhry <laboost@hotmail.com>

Attachment 3 Backyard
Broken Braches
mail.com> Dead Leaves & Weeds.



Sent from my iPhone

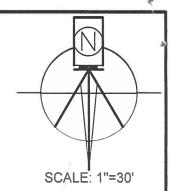


Sent from my iPhone
Natural experient 5-10ff
See Plat Survey

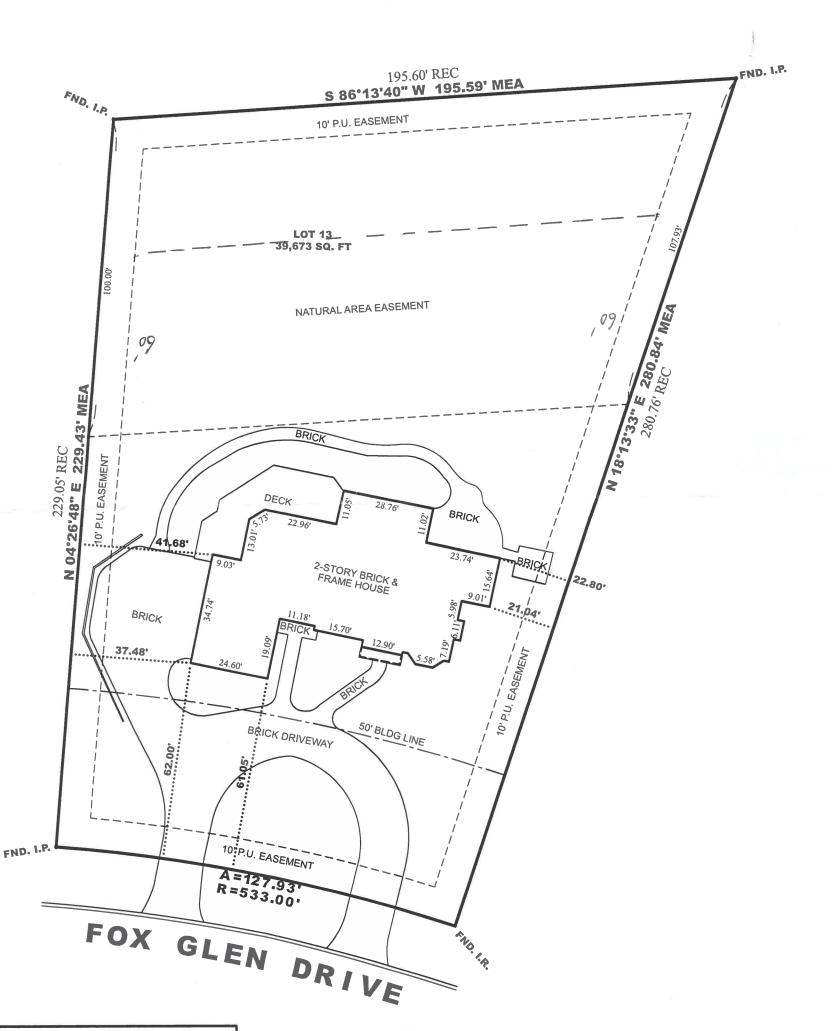
## PLAT OF SURVEY D.F.L.S.

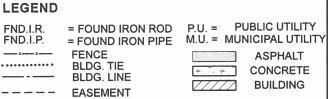
DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A GENEVA, ILLINOIS 60134 PHONE:630-232-7705 FAX:630-232-7725 E-MAIL: DFLS @SBCGLOBAL.NET



LOT 13 IN WOODS OF FOX GLEN UNIT ONE, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS COMMONLY KNOWN AS: 818 FOX GLEN DRIVE, ST. CHARLES, ILLINOIS





823-65

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO.

FIELD WORK COMPLETED: \_\_

8-28-2023

License expiration date 11-30-2024

STATE OF ILLINOIS

COUNTY OF KANE WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER

REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA. ILLINOIS <u>8-29</u> A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003908

VANEK, LARSON & KOLB PREPARED FOR





#### **Tree Inventory**

<u>Location:</u> 818 Fox Glen Dr, St. Charles, IL. 60174 Completed by: Matthew Thompson ISA #IL-9600A

**<u>Date Completed:</u>** 11/12/2023

**Completed For:** Muhammed Choudhry

Below you will find a list of trees numbered 1-47. A Level I risk assessment was completed on each of these trees after Identifying the species and diameter at Breast height. All tree locations were plotted using google maps and are located in the backyard of 818 Fox Glen Dr. There are 2 boxes located on the map. The blue box is 20'x 24' and is where Mr. Choudhry would like to install a concreate pad and pergola. The black box is 8'x 12' and is where Mr. Choudhry would like to install a swing set with concreate footers. The Red Line shows where the current easement is located, and the green line is the requested new location of the easement line which would be a 60ft reduction in the natural area easement. If approved Mr. Choudhry plans to maintain all current trees in this area

It will not be necessary for any tree above 4" DBH to be removed for either of these projects. The Red Oak #8 should have a tree protection fence installed and a growth regulator applied before construction begins to ensure its health is maintained outside of this, I do not foresee any impact to the neighboring trees no additional tree preservation measures will be needed.

If any additional information is needed, please reach out to Matthew Thompson at <a href="matt@treecareandconsulting.com">matt@treecareandconsulting.com</a> or via phone at (815) 263-8346

Species: Sugar maple

**DBH:** 4"

Condition: Healthy good condition Location: -88.3016806,41.9496797,0

2

**Species:** Sugar maple

**DBH:** 4"

Condition: Healthy good condition Location: -88.3016431,41.9497116,0

3

Species: Sugar maple

**DBH:** 6"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3016808,41.949716,0

4

**Species:** Sugar maple

**DBH:** 13"

**Condition:** Healthy good condition **Location:** -88.301672,41.949706,0

5

**Species:** Sugar maple

**DBH:** 5"

**Condition:** Minor canopy die-back from shade overall fair condition.

**Location:** -88.3016981,41.94973,0

6

Species: Sugar maple

**DBH:** 7"

Condition: Healthy good condition Location: -88.3016686,41.9497434,0

7

Species: Sugar maple

**DBH:** 9"

**Condition:** Fair condition canopy die-back from shade.

**Location:** -88.3016606,41.9497355,0

8

**Species:** Red Oak

**DBH:** 33.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3016741,41.9497554,0

9

**Species:** Sugar maple

**DBH:** 7.5"

Condition: Healthy good condition Location: -88.3016539,41.9497619,0

10

**Species:** Sugar maple

**DBH:** 12.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3017183,41.9497011,0

11

**Species:** Sugar maple

**DBH:** 4.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3017109,41.9496926,0 **Species:** Sugar maple

**DBH:** 10"

Condition: Healthy good condition Location: -88.3017149,41.9496966,0

13

**Species:** Sugar maple

**DBH:** 5"

Condition: Healthy good condition Location: -88.3018101,41.949728,0

14

Species: Sugar maple

**DBH:** 4"

Condition: Healthy good condition Location: -88.3017753,41.9497365,0

15

**Species:** Sugar maple

**DBH:** 4"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3018041,41.9497434,0

16

**Species:** Sugar maple

**DBH:** 5"

Condition: Healthy good condition Location: -88.301788,41.9497494,0

17

**Species:** Sugar maple

**DBH:** 14"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3018001,41.9497459,0

18

**Species:** Sugar maple

**DBH:** 12"

Condition: Healthy good condition Location: -88.3018276,41.9497529,0

19

**Species:** Sugar maple

**DBH:** 6"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3018034,41.9497888,0

20

**Species:** Sugar maple

**DBH:** 15"

Condition: Healthy good condition Location: -88.301782,41.9497794,0

21

**Species:** Sugar maple

**DBH:** 11"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3017639,41.9497978,0

22

**Species:** Sugar maple

**DBH:** 5.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3017914,41.9498028,0

23

**Species:** Sugar maple

**DBH:** 16"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3018188,41.9498407,0

24

**Species:** Sugar maple

**DBH:** 4.5"

Condition: Healthy good condition Location: -88.3018551,41.9498067,0

25

**Species:** Sugar maple

**DBH:** 5"

**Condition:** Minor canopy die-back from shade overall fair condition.

Location: -88.3018852,41.9498142,0

26

**Species:** Sugar maple

**DBH:** 5"

Condition: Healthy good condition Location: -88.3018839,41.9497962,0

27

**Species:** Shagbark Hickory

**DBH: 25**"

<u>Condition:</u> Hollow at base some signs of internal decay but maintains structural integrity annual inspection recommended. Overall, the tree's health is good.

**Location:** -88.3018698,41.9497399,0

28

Species: Sugar maple

**DBH:** 16"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3019516,41.9497633,0

29

Species: Sugar maple

**DBH:** 16.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3019409,41.9497832,0

30

Species: Sugar maple

**DBH**: 6"

**Condition:** Dead top caused by shade die-back. Overall, the condition is poor.

**Location:** -88.3019268,41.9497832,0

31

**Species:** Sugar maple

**DBH:** 23"

<u>Condition:</u> hollows throughout main stem signs of internal decay present. Included bark on main branch unions and hazardous deadwood within the canopy this is a moderate risk tree for storm damage or failure during major wind events. The overall condition of tree is fair.

**Location:** -88.3019483,41.9498142,0

32

**Species:** Sugar maple

**DBH:** 11"

**Condition:** Healthy good condition **Location:** -88.3019429,41.9498316,0

33

Species: Sugar maple

**DBH:** 11.5"

<u>Condition:</u> Healthy good condition **Location:** -88.3019711,41.9498451,0

34

**Species:** Sugar maple

**DBH:** 14.5"

Condition: Storm Damaged cracked/hanging limber otherwise the tree is healthy and

in good condition

**Location:** -88.3019979,41.9498271,0

35

Species: Sugar maple

**DBH:** 6.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3020133,41.9497608,0

36

**Species:** Norway maple

**DBH:** 16"

Condition: Healthy good condition Location: -88.3020746,41.9497767,0

37

**Species:** Black Cherry

**DBH:** 13.5"

<u>Condition:</u> Healthy good condition **Location:** -88.3020679,41.9498365,0

38

**Species:** Sugar maple

**DBH:** 6"

<u>Condition:</u> Healthy good condition **Location:** -88.3020759,41.9498665,0

39

**Species:** Black Cherry

**DBH:** 10"

Condition: Bacterial gummosis on the main stem otherwise the tree is healthy and in

good condition

**Location:** -88.3020505,41.9498795,0

40

**Species:** Sugar maple

**DBH:** 5"

Condition: Healthy good condition Location: -88.3020813,41.9498912,0

41

**Species:** Sugar maple

**DBH:** 14"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3020531,41.9499022,0

42

**Species:** Black Cherry

**DBH:** 13.5"

**Condition:** Leaning tree, moderate risk of failure during storm events due to species

characteristics. Otherwise, the tree is healthy and in good condition.

**Location:** -88.302088,41.9498832,0

43

Species: Sugar maple

**DBH:** 6.5"

<u>Condition:</u> Healthy good condition **Location:** -88.3020773,41.9498982,0

44

Species: American Elm

**DBH:** 4"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3021176,41.9498782,0

45

**Species:** Black Cherry

**DBH:** 13"

**Condition:** Leaning tree and has large deadwood within the canopy. Otherwise,

Healthy and in good condition.

**Location:** -88.3021143,41.9498433,0

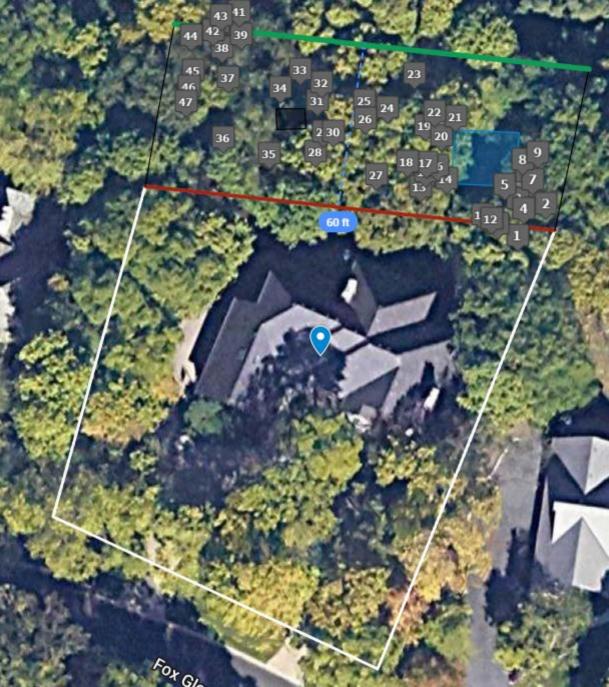
46

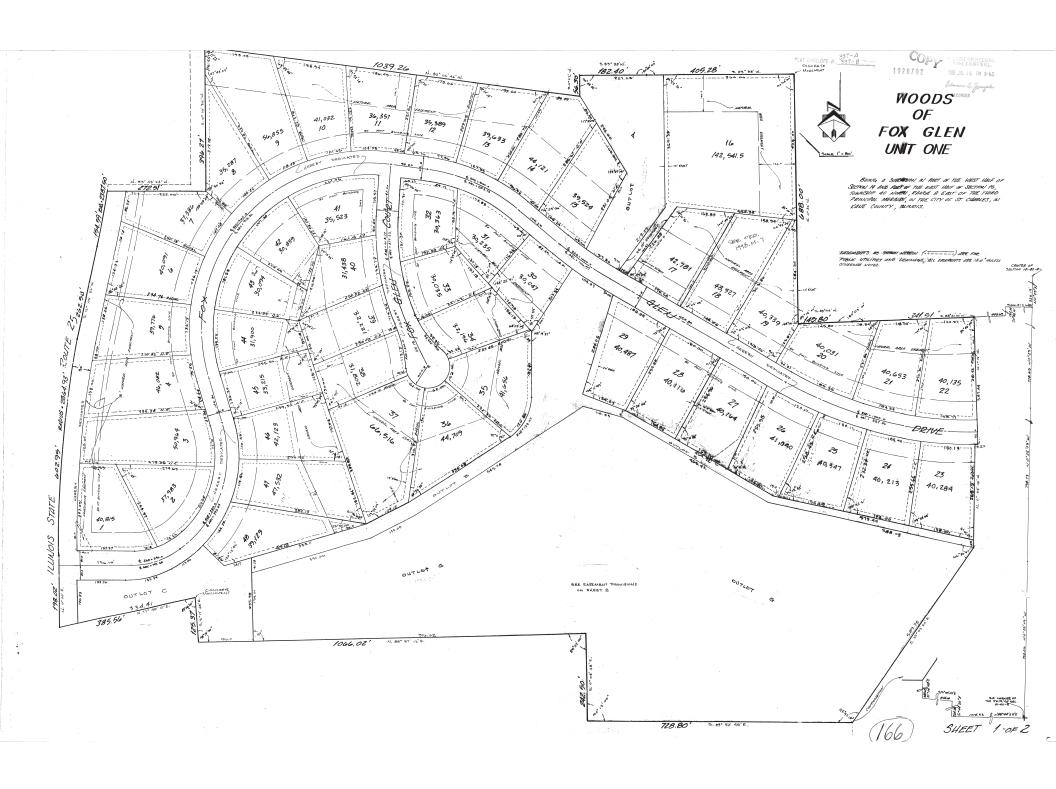
**Species:** Sugar maple

**DBH:** 11.5"

<u>Condition:</u> Healthy good condition <u>Location:</u> -88.3021196,41.9498274,0

Species: Sugar maple
DBH: 4.5"
Condition: Healthy good condition
Location: -88.3021236,41.9498124,0





COUNTY CLERK CERTIFICATE	
STATE OF ILLINOIS) COUNTY OF KAME) SS	
I, Jana P. Jana T. COU. THAT THERE ARE NO DELINQUENT GENERAL TAKE SALES AGAINST ANY OF THE LAND INCLUDED IN	WTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREB 5, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE THE ANNEXED FLAT.
MIN FERRITRE CERTIFY THAT I HAVE RECEIVED AT	STATUTORY FEES IN CONNECTION WITH THE ANNEX
GEWEN TOUGHE MY HAND AND SPAT AT	, ILLINOIS, THIS 9 4 DAY OF
, A.D., 1988.	
<b>46.4600</b> A.	Lovaine P. Sara
o. The state of th	COUNTY CIRRE
CERTIFICATE AS TO SPECIAL ASSESSMENTS	
STATE OF ILLINOIS) COUNTY OF KANE) SS	
I DO HEREBY CERTIFY THAT THERE ARE NO DELI ASSESSMENTS OR ANY DEFERRED INSTALLMENTS T TRACT OF LAND INCLUDED IN THE FLAT.	NQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL HEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST
DATED AT St. Charley, ILLINOIS,	THIS 9 DAY OF June, A.D.,
	COLLECTOR OF SPECIAL ASSESS
	9-20101 01 2122112 40000
CEPTIFICATE OF COURTY SUPERINTENDENT OF HI	CHANE
STATE OF ILLINOIS) COMMETY OF KAND) SS	
I, COUNTY CONTROL FLAT THE SUBJECT FLAT HAS BE HIGHWAY RETURNMENTS AS SET FORTH IN THE RE ADOPTED BY THE CITY OF ST. CHARLES, ILLINO	SUPERINTENDENT OF HIGHWAYS OF SAID COUNTY, DO MEEN EXAMINED BY ME AND FOUND TO COMPLY WITH T SQULATIONS COVERNING PLATS OF SUBDIVIDED LAND S, WITH THE FOLLOWING EXCEPTIONS:
D1753: 75:16D4Y ON	, A.D., 1988.
	and the same of th
PIAN COMMISSION CERTIFICATE STATE OF ILLINGS) SS COUNTY OF KARE) CONSTRUCTOR CONSTRUCT	COMPTY SUPERINVENDERS OF HIGHS.
OTHER OR TITTEE O	COUNT SUPERIPROGRAP OF MIGHEL  A.D., 1988.
STATE OF ILLINGS) SS COUNTY OF KAME) SS CITY OF ST. CHARLES)	
STATE OF ILLINGS) SS COUNTY OF KAME) SS CITY OF ST. CHARLES)	, A.D., 1988.  CITY OF ST. CHARLES PLAN COMMON.
STATE OF ILLINGS) SS COUNTY OF KAME) SS CITY OF ST. CHARLES)	, A.D., 1988.
SONTE OF TILLING 0) 88 CITY OF ST. CRANIES) SPROVED THIS 7 Ph. DAY OF JULIE	, A.D., 1988.  CITY OF ST. CHARLES PLAN COMMON.
SENTE OF ILLIES (S)  SS CITY OF ST. CRARIES)  APPROVED THIS 7 Ph. DAY OF JULIE  DIRECTOR OF PUBLIC WORKS CERTIFICATE	, A.D., 1988.  CITY OF ST. CHARLES PLAN COMMON.
SONTE OF TILLING 0) 88 CITY OF ST. CRANIES) SPROVED THIS 7 Ph. DAY OF JULIE	, A.D., 1988.  CITY OF ST. CHARLES PLAN COMMON.
SOURCE OF FULLINGS (S)  SS CITY OF ST. CRARLES)  APPROVED THIS 77 DAY OF JULIE  DIRECTOR OF FURBIC WORKS CERTIFICATE  STRUTE OF HILLINGS)  SS T. MAKK. W. KOENJEN , DO HENCE	, A.D., 1998. CITI OF ST. CHARLES PLAN COMMI
SENTE OF ILLINGIES   SS CITY OF ST. CRARLES   SS CITY OF ST. CRARLES    APPROVED THIS	, A.D., 1988.  CITI OF ST. CHARLES FLAN COMMITTEE TO STATE OF THE SEGUIZED DOPPONEMENTS IN IS BEEN FOUNDED FOR THE COMPLETION OF ALL RESC.
SENTE OF ILLINGIES   SS CITY OF ST. CRARLES   SS CITY OF ST. CRARLES    APPROVED THIS	, A.D., 1998. CITI OF ST. CHARLES PLAN COMMI
SENTE OF ILLINGIES   SS CITY OF ST. CRARLES   SS CITY OF ST. CRARLES    APPROVED THIS	, A.D., 1988.  CITI OF ST. CHARLES FLAN COMMITTEE TO STATE OF THE SEGUIZED DOPPONEMENTS IN IS BEEN FOUNDED FOR THE COMPLETION OF ALL RESC.
SENTE OF ILLINGS) 88 CUTY OF ST. CRAFLES) 88 CUTY OF ST. CRAFLES)  DERECTOR OF FUELIC WORKS CERTIFICATE STATE OF ILLINOIS) 88 STOCOMYT OF KAME) 88 DERECTOR OF FUELIC WORKS CERTIFICATE STATE OF ILLINOIS) 88 STOCOMYT OF KAME) 88 LINGUISTIC WORKS CERTIFICATE STATE OF ILLINOIS 98 LINGUISTIC WORKS CERTIFICATE STATE OF ILLINOIS, TO HORSE LINGUISTIC WORKS CERTIFICATE AND DEROVOCHMENTS.  JULIBRILLES, OF THE RECULERY GUARANTIZ BOND BE LAND DEROVOCHMENTS.  JULIBRILLES, OF THE RECULERY GUARANTIZ BOND BE LAND DEROVOCHMENTS.	OTT OF ST. CHARLES PLAN COMMING OF THE CHARLES PLAN COMPLETE IN THE SECURITY THAT THE REQUIRED IMPROVEMENTS IN IS SEED FOURTH OF THE COMPLETION OF ALL ROCK
SOURT OF TAILINGS)  GET OF T. CRANIES)  APPROVED THIS 7 Ph DAY OF JUNE  DIRECTOR OF FUBLIC WORKS CERTIFICATE  STATE OF ILLINOIS)  SS  COUNTY OF KARS)  DO HERO  LIND OF THE SECOND GRANTES FORD B  DATED AT S. CHARLES , ILLIBOIS, TI	OTT OF ST. CHARLES PLAN COMMING OF THE CHARLES PLAN COMPLETE IN THE SECURITY THAT THE REQUIRED IMPROVEMENTS IN IS SEED FOURTH OF THE COMPLETION OF ALL ROCK
SOUTH OF ALLE S CITY OF ST. CHARLES  APPROVED THIS 7 PM DAY OF JULIE  DURECTOR OF FUELIC VORKS CERTIFICATE  STATE OF ILLINOIS) SS COUNTY OF KARN) SS  LINEALLES, OF THE REQUIRED GUARANTEE ROOM DE LAND DEROVORMENTS. AND DEROVORMENTS.  DATED AT J. CHARLES, ILLIBOIG, TI  CITY COUNCIL CERTIFICATE  STATE OF ILLIBOIS) SS  COUNTY OF KARN) SS  COUNTY OF COUNCIL CERTIFICATE  STATE OF ILLIBOIS) SS	OTHER THE SHOULD DEPOYMENTS IN CHARLES PLAN COMMING OF THE SHOULD DEPOYMENT IN SHEET OF THE SHOULD DEPOYMENT IN SHEET OF THE SHEET OF T
SENTE OF ILLINGIS   SS CUTY OF ST. CRAFLES   SS CUTY OF ST. CRAFLES   SS  DERECTOR OF FUELLC WORKS CERTIFICATE STATE OF ILLINGIS   SS EMPTHALES, OF THE RECUIFED GUARANTEE ROUDE LIFETALIES, OF THE RECUIFED GUARANTEE ROUDE LIFETALIES   SS LIFTALIES   SS LI	OTT OF ST. CHARLES PLAN COMMING OF THE CHARLES PLAN COMPLETE IN THE SECURITY THAT THE REQUIRED IMPROVEMENTS IN IS SEED FOURTH OF THE COMPLETION OF ALL ROCK
SOUTH OF ALLE S CITY OF ST. CHARLES  APPROVED THIS 7 PM DAY OF JULIE  DURECTOR OF FUELIC VORKS CERTIFICATE  STATE OF ILLINOIS) SS COUNTY OF KARN) SS  LINEALLES, OF THE REQUIRED GUARANTEE ROOM DE LAND DEROVORMENTS. AND DEROVORMENTS.  DATED AT J. CHARLES, ILLIBOIG, TI  CITY COUNCIL CERTIFICATE  STATE OF ILLIBOIS) SS  COUNTY OF KARN) SS  COUNTY OF COUNCIL CERTIFICATE  STATE OF ILLIBOIS) SS	OTHER THE SHOULD DEPOYMENTS IN CHARLES PLAN COMMING OF THE SHOULD DEPOYMENT IN SHEET OF THE SHOULD DEPOYMENT IN SHEET OF THE SHEET OF T
SENTE OF ILLINGIS)  SECURITY OF AREA  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  SECURITY OF MANS  DEPARTMENT OF THE SECURITY DURANTED BOOD BE  DIRECTOR OF THE SECURITY DURANTED BOOD BE  SECURITY COUNCIL CERTIFICATE  STATE OURSILL CERTIFICATE  STATE OUR STATE	OTHER THE SHOULD DEPOYMENTS IN CHARLES PLAN COMMING OF THE SHOULD DEPOYMENT IN SHEET OF THE SHOULD DEPOYMENT IN SHEET OF THE SHEET OF T
SENTE OF ILLINGIS)  SECURITY OF AREA  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  SECURITY OF MANS  DEPARTMENT OF THE SECURITY DURANTED BOOD BE  DIRECTOR OF THE SECURITY DURANTED BOOD BE  SECURITY COUNCIL CERTIFICATE  STATE OURSILL CERTIFICATE  STATE OUR STATE	CITT OF ST. CHARLES PLAN COMMING.  GRAIDMAN  EXTERNITY FIRST THE RESULTED DOPPOYEMENTS HA  SE SEEN FOUND FOR THE CONFIDENCE OF ALL RESC.  MANY HAMBERS OF THE LOWER ALL.  DEBOTOS OF THE LOWER ALL.  DEBOTOS OF THE LOWER ALL.  JUNE , A.D., 1988.
SENTE OF ILLINGIS)  SECURITY OF AREA  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  DIRECTOR OF FURLIC WORKS CERTIFICATE  STATE OF ILLINGIS)  SECURITY OF MANS  DEPARTMENT OF THE SECURITY DURANTED BOOD BE  DIRECTOR OF THE SECURITY DURANTED BOOD BE  SECURITY COUNCIL CERTIFICATE  STATE OURSILL CERTIFICATE  STATE OUR STATE	OLIT OF ST. CHARLES PLAN COMMING OF ST. CHARLES PLAN COMMI
SOUTH OF FAST.  CITY OF ST. CRANIES)  DIRECTOR OF FUBLIC WORKS CERTIFICATE  DIRECTOR OF FUBLIC WORKS CERTIFICATE  SOUTH OF FASTS.  SOUTH OF KARS.  TO HISTORY  DAY OF JULIEOUS  THEFMILLED, OF THE RECIPIED GUARANTEE BORD BE  CITY COUNCIL CERTIFICATE  SPACE OF ILLIBOUS, THE SOUTH BETTER  CITY COUNCIL CERTIFICATE  SPACE OF ILLIBOUS, SE  SOUTH OF MARE)  SO  SOUTH OF MARE  SOUTH COUNCIL CERTIFICATE  SPACE OF ILLIBOUS, SE  SOUTH OF MARE)  SO  SOUTH OF MARE  S	CITY CHARLES PLAN COMMING NO. 1988.  OX CERTIFY THAT THE SENUITAD DUPPOYMENTS IN 18 BEST POTTED FOR THE CONFIDENCE OF ALL ROCK MANUAL MATCH.  MANUAL KARNAN CTE MAR.  DIEBOTOS OF FORMO MARKEL  MATOR  A.D., 1988.
SENTE OF ILLINOIS)  SECURITY OF AND ALTO OF JUNE  DIRECTOR OF FUBLIC WORKS CERTIFICATE  STATE OF ILLINOIS)  SECURITY OF AND  DIRECTOR OF FUBLIC WORKS CERTIFICATE  STATE OF ILLINOIS)  SECURITY OF AND  LIESTALLES, OF THE REQUIRED GUARANTEE BORD R  AND DESIGNATION OF THE REQUIRED GUARANTEE BORD R  DIRECTOR OF ILLINOIS)  SECURITY COURCIL CERTIFICATE  SPATE OF ILLINOIS)  SECURITY OF MARE)  SECURITY OF THE COURCIL OF CITY OF ST. CERTIES  THESE OF ILLINOIS)  SECURITY OF MARE  SECURITY OF THE COURCIL OF CITY OF ST. CERTIES  THESE OF ILLINOIS)  SECURITY OF COOK)  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF COOK)	ST CERTIFY THAT THE REGULED INFOVEMENTS HAS SHOWN FOR THE CONCIDENCE OF ALL ROCK OF THE STATE AND A DESCRIPTION OF THE STATE OF THE STA
SENTE OF ILLINOIS)  SECURITY OF AND ALTO OF JUNE  DIRECTOR OF FUBLIC WORKS CERTIFICATE  STATE OF ILLINOIS)  SECURITY OF AND  DIRECTOR OF FUBLIC WORKS CERTIFICATE  STATE OF ILLINOIS)  SECURITY OF AND  LIESTALLES, OF THE REQUIRED GUARANTEE BORD R  AND DESIGNATION OF THE REQUIRED GUARANTEE BORD R  DIRECTOR OF ILLINOIS)  SECURITY COURCIL CERTIFICATE  SPATE OF ILLINOIS)  SECURITY OF MARE)  SECURITY OF THE COURCIL OF CITY OF ST. CERTIES  THESE OF ILLINOIS)  SECURITY OF MARE  SECURITY OF THE COURCIL OF CITY OF ST. CERTIES  THESE OF ILLINOIS)  SECURITY OF COOK)  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF COOK)  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF JUNE  SECURITY OF COOK)	CITY CHARLES PLAN COMMING NO. 1988.  OX CERTIFY THAT THE SENUITAD DUPPOYMENTS IN 18 BEST POTTED FOR THE CONFIDENCE OF ALL ROCK MANUAL MATCH.  MANUAL KARNAN CTE MAR.  DIEBOTOS OF FORMO MARKEL  MATOR  A.D., 1988.

ALL OF THE LOTS LITEIN THE CHIDIVISION SHALL BE SERVED BY THE CITY OF ST. CHARLES SANITARY SEMER STETCH. THE CONSTRUCTION AND MAINTENANCE OF INDIVIDUAL PRIVATE, ON-SITE SHAME TRANSMENT SYSTEMS, INCLUDING, BUT NOT LIMITED TO, SEPTIC THANS, SEPTIC ABSORPTION FIELDS AND ARGONE LORGETERS, SHALL NOT BE PERMITTED.

RESUBDIVISION STIPULATION

THE CITY OF ST. CHARLES SHALL NOT BE REQUIRED TO APPROVE ANY RESUBDIVISION OF ANY LOT WITHIN THIS SUBDIVISION.

N V

STATE OF ILLINOIS) SS COUNTY OF KAME) SS

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT, JR., ILLINOIS LAND SURVEYOR NO. 1863, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

ST. CHARLES THAT HAS ADOPTED AND OFFICIAL PLAN.
ALL DISTANCES ARE SHOWN IN FEFT AND DECIMAL PARTS THEREOF. ALL DISTANCES ON CURVES ARE ARC DISTANCES.

ALSO, THIS IS TO CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAY IS IN ZONE A ACCORDING TO COMMUNITY PAREL NUMBER (100% code A DATED MAGGIN 1, 1902 AS FUBLISHED BY THE FEDERAL EMERGING MAGGINET ACRESS.)

GIVEN UNDER MY HAND AND SEAL THIS TO THE DAY OF JULE

ILLINOIS IAND SURVEYOR NO. 1863 P.I.N.'s 09-15-476-020 09-15-476-021 09-15-476-021 09-15-476-022 09-14-300-004 09-14-300-004 IRAN PIPES SHALL BE SET AT ALL LOT CORNERS, POINTS OF

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS THIS IS TO CERTIFY THAT HARRISON CONTROL TOWN, INC., IS THE OMER OF THE MAID DESCRIBED IN THE AMBRICAN FIAT, AND THAT IT HAS CAUSED THE SAME TO BE SHIVETED AND SUBDIVIDED AS INDICATED THERROW, FOR THE USES AND PROPOSE THEMSEL SET FORTH, AND DOSS BERREY ACKNOWLEDGE AND ADDRESS HARM SURFACE HER THE AMERICAN INDICATES. DATED THIS 15T DAY OF JOUE

Janie H. Harrison Huden T. Harrison 1365 HAMPTON, ST. CHARLES, ILL.

STATE OF ILLINOIS)
COUNTY OF KAME) SS

FIRSULT OF PRINCESORS AFFRENCIA, DO BEREN CENTIFY TRAY (Included of the Control of the Probability Service) for the Probability Service of the Se

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS /ac DAY OF \_\_\_\_\_\_\_\_, A.D., 1988, AT It Charles

"SPECIAL GOM."
Process Execut
States Pacific, State of Minute
My Commission Expires 17/25/00

Frances Genous

THE CITY SHALL HAVE THE RIGHT TO EMPER UPON ANY SUCH RECORD LOT TO EMPORE THESE PROVISIONS AND SHALL HAVE THE RIGHT, BUT NOT THE GRIGATION, TO EMPORE THE ROUTE ON ANY ACTIVITY ON, OR USE OF, THE LAND VITHIN THE "MATERIAL AREA RESPRENT" WHICE IS INCONSISTENT EMPAUTE.