

St. Charles, IL

CDD
Planning Division
OWNER/DEVELOPER

COLLINS DEVELOPMENT CORP.

303 E. MAIN STREET

ST. CHARLES, IL 60174

LEGEND

EXISTING FEATURES

⊕	INDICATES UTILITY POLE	— T —	INDICATES UNDERGROUND TELEPHONE CABLE
⊙	INDICATES PHONE PEDESTAL	— G —	INDICATES UNDERGROUND GAS LINE
⊙	INDICATES PHONE PEDESTAL	— E —	INDICATES UNDERGROUND ELECTRIC CABLE
⊙	INDICATES ELECTRIC PEDESTAL	— W —	INDICATES UNDERGROUND WATER LINE
⊙	INDICATES CABLE TELEVISION CANISTER	— X — X —	INDICATES FENCE LINE
⊕	INDICATES FIRE HYDRANT	— W —	INDICATES OVERHEAD WIRES
⊙	INDICATES WATER SHUT OFF VALVE	— 10" PVC —	INDICATES SANITARY SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW
⊙	INDICATES WATER VALVE VAULT	— 18" RCP —	INDICATES STORM SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW
⊙	INDICATES SANITARY SEWER MANHOLE	— 810 —	INDICATES CONTOUR LINE
⊙	INDICATES STORM SEWER MANHOLE	— * — * — * —	INDICATES UTILITY TO BE REMOVED
⊙	INDICATES STORM CATCH BASIN	— — —	INDICATES CONCRETE CURB
⊙	INDICATES FLARED END SECTION		
Inv.	INDICATES INVERT		
PVC	INDICATES POLYVINYL CHLORIDE PIPE		
RCP	INDICATES REINFORCED CONCRETE PIPE		
CMP	INDICATES CORRUGATED METAL PIPE		

PROPOSED FEATURES

●	INDICATES MANHOLE	— 8" W —	INDICATES WATERMAIN
●	INDICATES CATCHBASIN	—) —	INDICATES SANITARY SEWER LINE
■	INDICATES CURB INLET	— FM —	INDICATES FORCE MAIN
▶	INDICATES FLARED END SECTION	—)) —	INDICATES STORM SEWER LINE
⊕	INDICATES WATER VALVE	●	INDICATES STOP SIGN
⊕	INDICATES FIRE HYDRANT	■	INDICATES ASPHALT SURFACE
▬	INDICATES TRENCH BACKFILL		
➔	INDICATES OVERLAND FLOOD ROUTE		

BENCHMARKS:

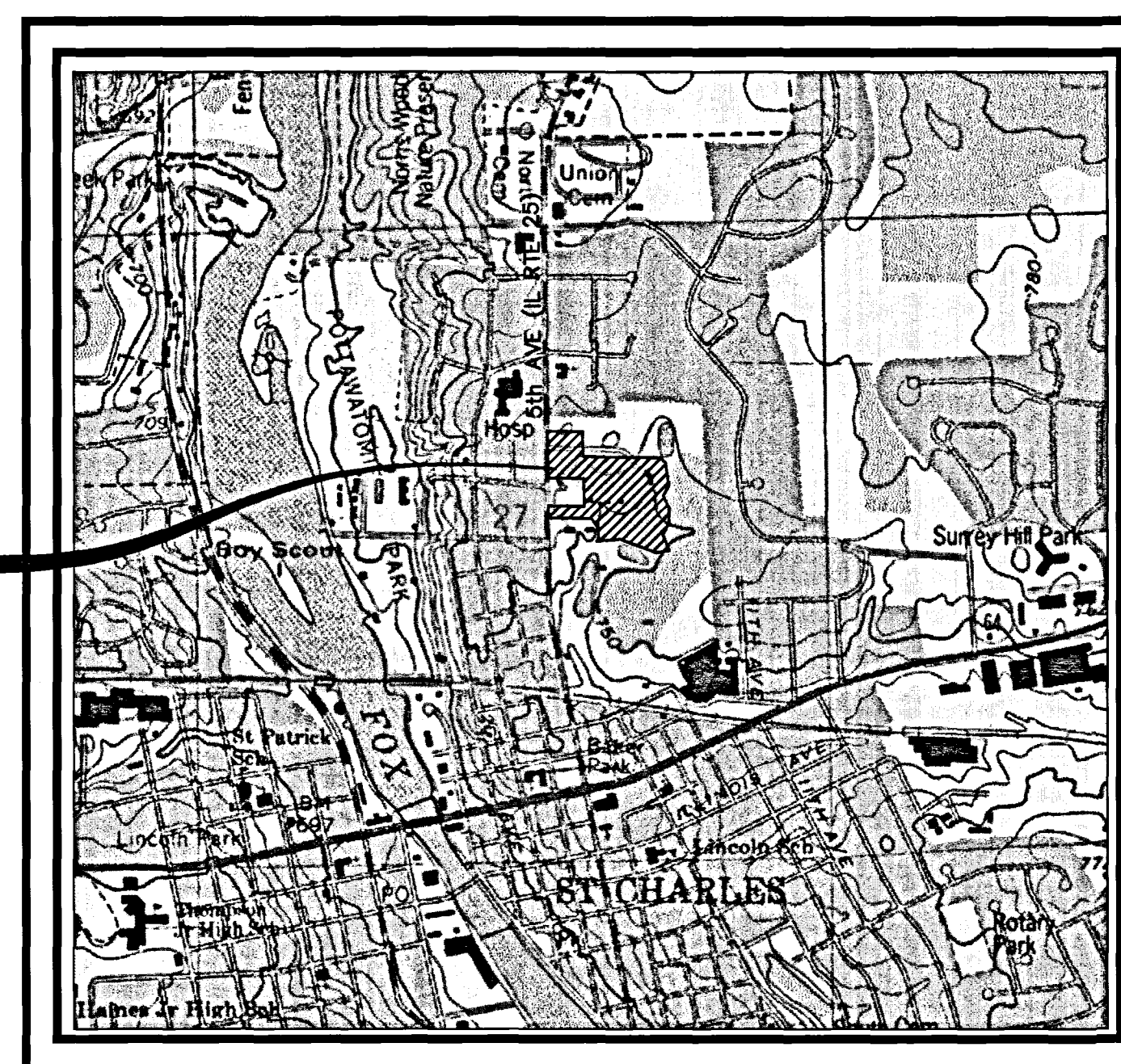
- FEMA REFERENCE MARK RM 266-3
CHISELED SQUARE ON CONCRETE HANDRAIL
OF BRIDGE OVER 7TH AVE CREEK ON SOUTH
SIDE OF INDIANA AVE.

ELEV. = 720.96 (NGVD 29)
- SITE BENCHMARK
NORTHEAST BOLT ON FIRE HYDRANT LOCATED
APPROX. 115 FEET SOUTH OF IROQUOIS AVE
ON EAST SIDE OF 5TH AVE (IL ROUTE 25).

ELEV. = 762.99 (NGVD 29)

PRELIMINARY ENGINEERING PLANS FOR: DELNOR WOODS DEVELOPMENT CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EARTHWORK, DRAINAGE, UTILITIES & PAVING 2012

SITE LOCATION



LOCATION MAP

NOT TO SCALE

SHEET INDEX

- TITLE SHEET
- PRELIMINARY OVERALL PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY DETENTION BASIN PLAN

NOTES:

- EXISTING TOPOGRAPHIC DATA PROVIDED BY ROBERT H. ANDERSON & ASSOCIATES, INC., AND JOHNSON-WESTERN SURVEYING, LLC.
- BOUNDARY SURVEY PREPARED BY WESTERN SURVEYING & ENGINEERING, P.C.

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

I, JOHN B. SPENADER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF COLLINS DEVELOPMENT CORP., BY SILVER EDGE CONSULTANTS LLC UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D. 2013

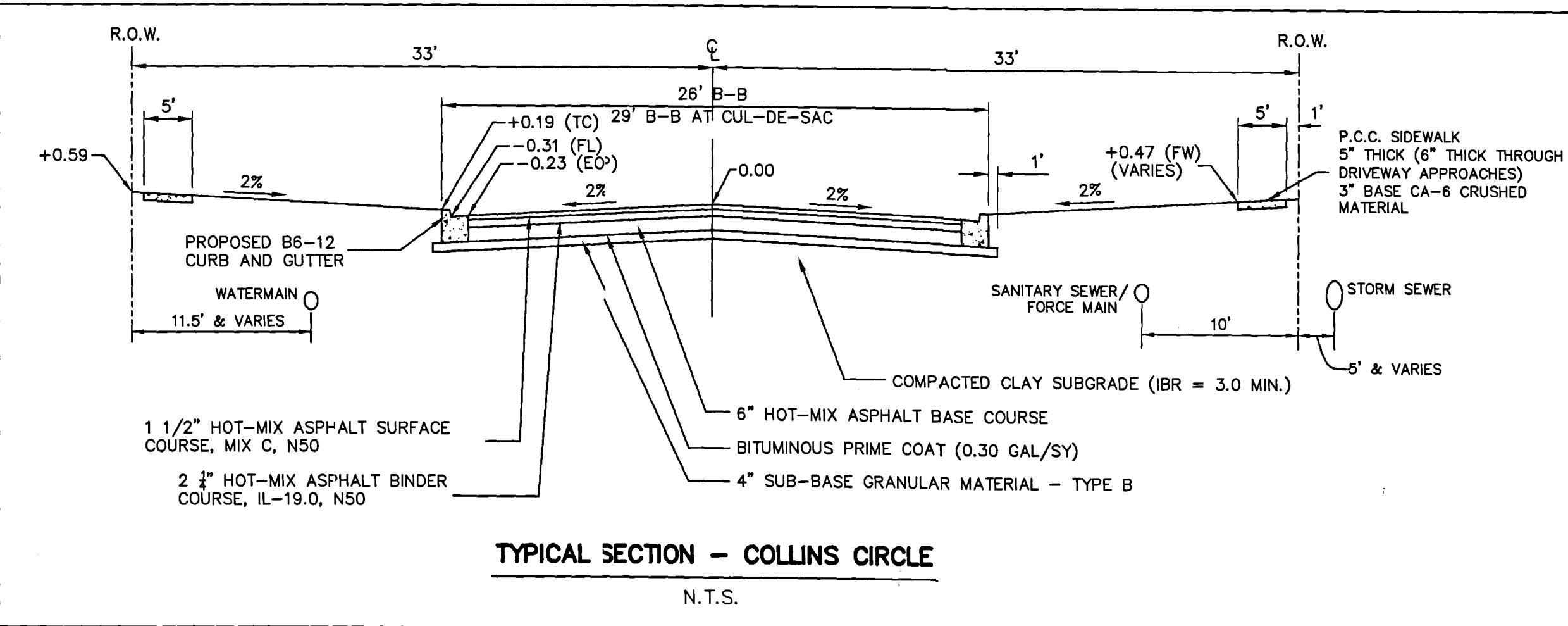
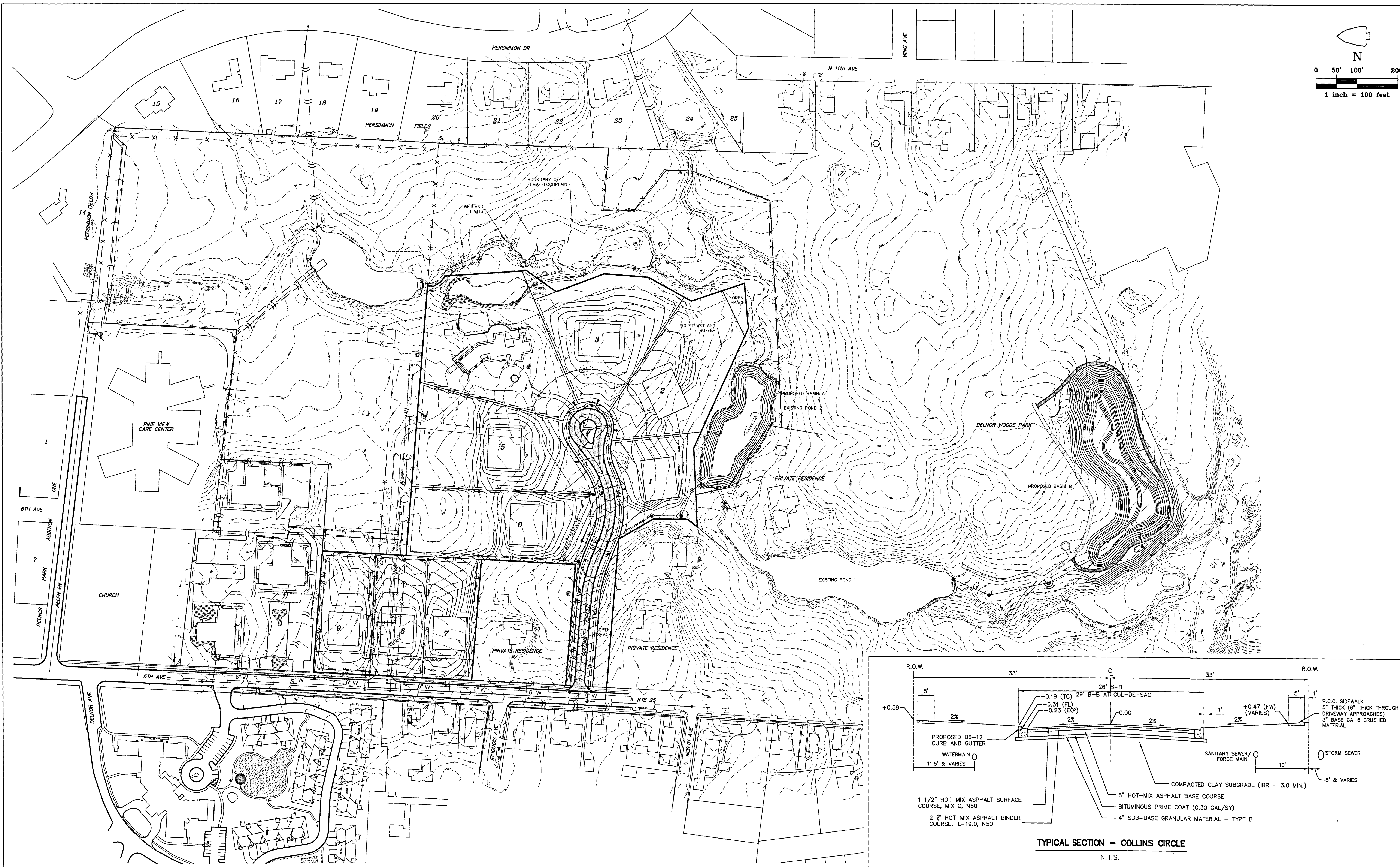
ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-032151
MY LICENSE EXPIRES ON NOVEMBER 30, 2013

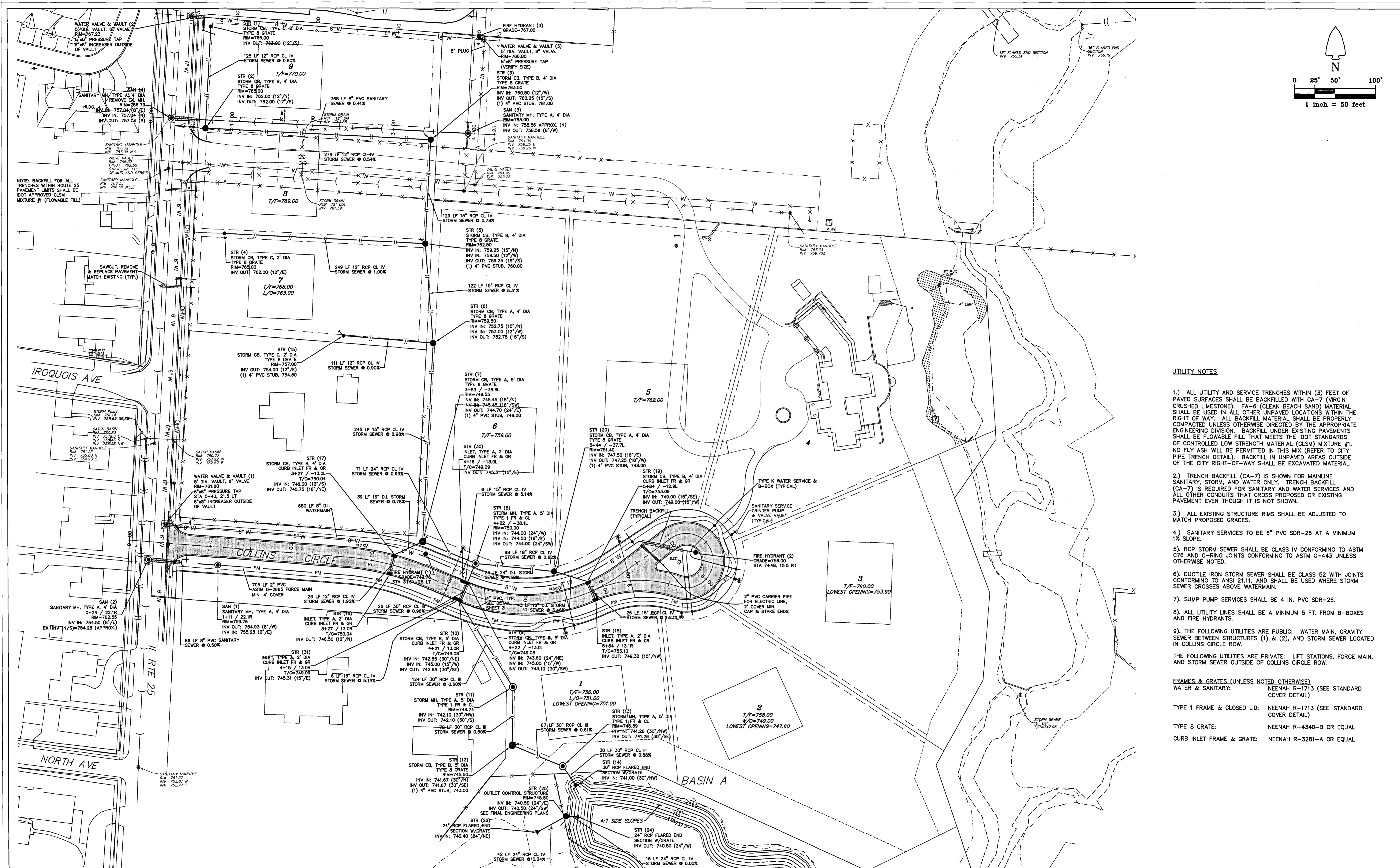
PREPARED FOR :
COLLINS DEVELOPMENT CORP.
303 E. MAIN STREET
ST. CHARLES, IL 60174
(630) 584-2500 (630) 584-1020 (I)

NUMBER		DATE		DESCRIPTION		REVISIONS		NUMBER		DATE		DESCRIPTION	
1		1/4/13		REVISED PER CITY COMMENTS									

PREPARED BY :
SILVER EDGE CONSULTANTS, LLC
215 FULTON STREET
GENEVA, ILLINOIS 60134
(630) 800-4801
Illinois Professional Design Firm No. 184-005841
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FILE NAME: 1_TITLE
DIRECTORY: CAD12/108001
DRAWN BY: DGW
DATE: 10/19/12





UTILITY NOTES

- 1.) ALL UTILITY AND SERVICE TRENCHES WITHIN (3) FEET OF PAVED SURFACES SHALL BE BACKFILLED WITH CA-7 (VIRGIN CRUSHED LESTONE). FA-6 (CLEAN BEACH SAND) MATERIAL SHALL BE USED IN ALL OTHER UNPAVED LOCATIONS WITHIN THE RIGHT OF WAY. ALL BACKFILL MATERIAL SHALL BE PROPERLY COMPACTED UNLESS OTHERWISE DIRECTED BY THE APPROPRIATE ENGINEERING DIVISION. BACKFILL UNDER EXISTING PAVEMENTS SHALL BE FLOWABLE FILL THAT MEETS THE IDOT STANDARDS OF CONTROLLED LOW STRENGTH MATERIAL (CLSM) MIXTURE #1. NO FLY ASH WILL BE PERMITTED IN THIS MIX (REFER TO CITY PIPE TRENCH DETAIL). BACKFILL IN UNPAVED AREAS OUTSIDE OF THE CITY RIGHT-OF-WAY SHALL BE EXCAVATED MATERIAL.
- 2.) TRENCH BACKFILL (CA-7) IS SHOWN FOR MAINLINE SANITARY, STORM, AND WATER ONLY. TRENCH BACKFILL (CA-7) IS REQUIRED FOR SANITARY AND WATER SERVICES AND ALL OTHER CONDUITS THAT CROSS PROPOSED OR EXISTING PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
- 3.) ALL EXISTING STRUCTURE RIMS SHALL BE ADJUSTED TO MATCH PROPOSED GRADES.
- 4.) SANITARY SERVICES TO BE 6" PVC SDR-26 AT A MINIMUM 1% SLOPE.
- 5.) RCP STORM SEWER SHALL BE CLASS IV CONFORMING TO ASTM C76 AND O-RING JOINTS CONFORMING TO ASTM C-443 UNLESS OTHERWISE NOTED.
- 6.) DUCTILE IRON STORM SEWER SHALL BE CLASS 52 WITH JOINTS CONFORMING TO ANSI 21.11, AND SHALL BE USED WHERE STORM SEWER CROSSES ABOVE WATERMAIN.
- 7.) SUMP PUMP SERVICES SHALL BE 4 IN. PVC SDR-26.
- 8.) ALL UTILITY LINES SHALL BE A MINIMUM 5 FT. FROM B-BOXES AND FIRE HYDRANTS.
- 9.) THE FOLLOWING UTILITIES ARE PUBLIC: WATER MAIN, GRAVITY SEWER BETWEEN STRUCTURES (1) & (2), AND STORM SEWER LOCATED IN COLLINS CIRCLE ROW.

THE FOLLOWING UTILITIES ARE PRIVATE: LIFT STATIONS, FORCE MAIN, AND STORM SEWER OUTSIDE OF COLLINS CIRCLE ROW.

FRAMES & GRATES (UNLESS NOTED OTHERWISE)
WATER & SANITARY: NEENAH R-1713 (SEE STANDARD COVER DETAIL)
TYPE 1 FRAME & CLOSED LID: NEENAH R-1713 (SEE STANDARD COVER DETAIL)
TYPE 8 GRATE: NEENAH R-4340-B OR EQUAL
CURB INLET FRAME & GRATE: NEENAH R-3281-A OR EQUAL

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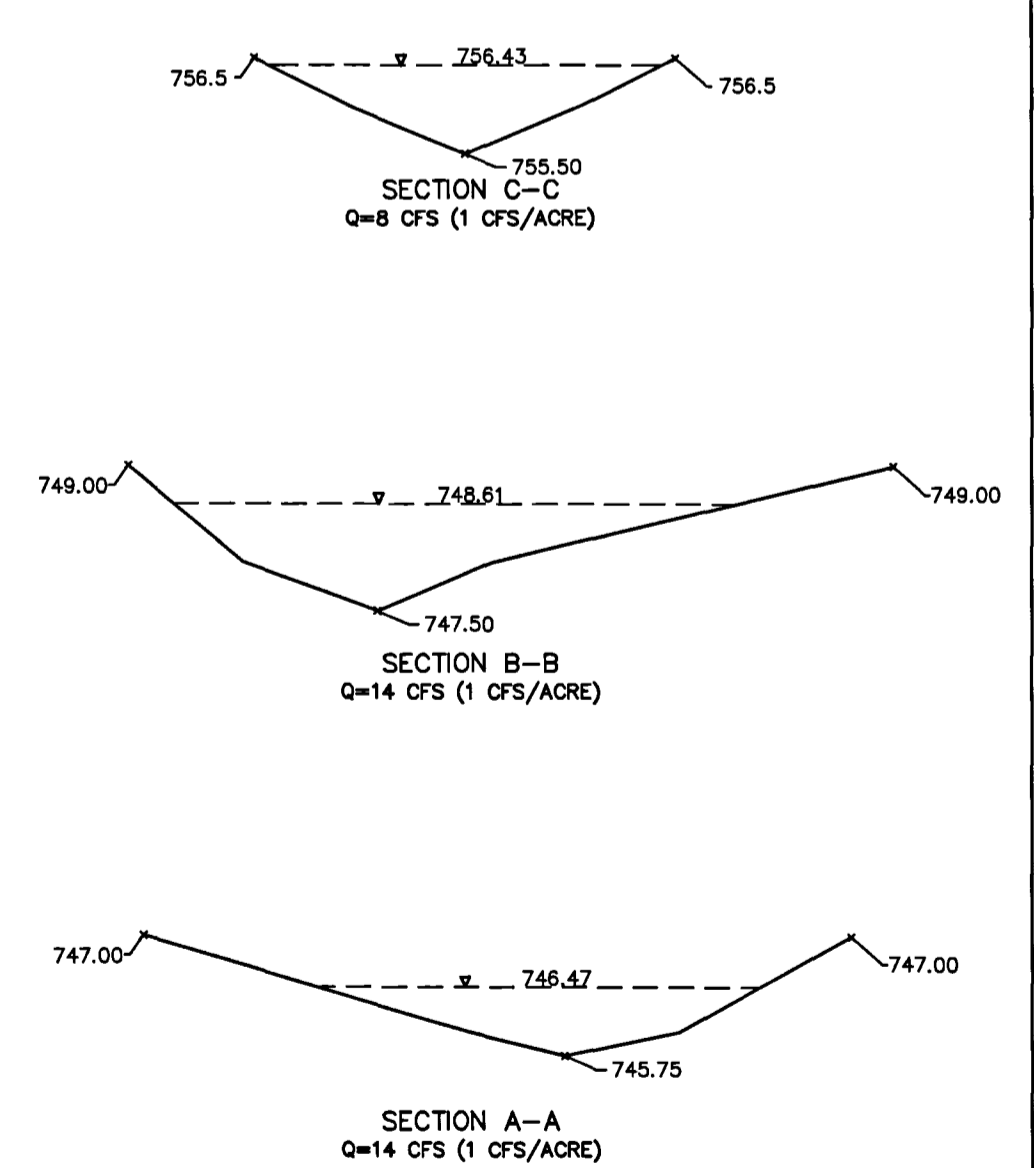
NUMBER		DATE	DESCRIPTION	REVISIONS		NUMBER	DATE	DESCRIPTION
1		1/4/13	REVISED PER CITY COMMENTS					

DELNOR WOODS DEVELOPMENT - PRELIMINARY UTILITY PLAN
ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG UTILITY	DESIGN BY: JBS	JOB NO.: 108.001	XREF: OVERALL	SHEET 3 OF 5
DIRECTORY: CAD12/108001	DRAWN BY: DGW	DATE: 10/19/12	SCALE: 1" = 50'	



- GRADING NOTES**
1. PROPOSED GARAGE FLOOR ELEVATIONS ASSUMED TO BE 0.5 FT. BELOW TOP OF FOUNDATION ELEVATIONS.
 2. FINISHED GRADE SHALL BE A MIN. 0.5 FT. BELOW TOP OF FOUNDATION.
- T/F = TOP OF FOUNDATION
W/O = WALKOUT BASEMENT
L/O = LOOKOUT BASEMENT
- BASE FLOOD ELEVATIONS, "BFE", AND FEMA FLOODPLAIN ARE SHOWN PER THE "DRAFT WORKMAP - SHEET 2 OF 2, LOWER FOX RIVER WATERSHED - 7TH AVENUE CREEK AND ITS TRIBUTARY", PREPARED BY FEMA.
- INDICATES OVERLAND FLOOD ROUTE
- STORM SEWER PIPE AND INLETS HAVE BEEN SIZED TO CONVEY RUNOFF FROM THE 100 YEAR STORM EVENT WITH MINIMAL PONDING ABOVE INLETS. OVERLAND FLOOD ROUTE ARROWS ARE SHOWN FOR CATASTROPHIC EVENTS OR OFF-SITE FLOWS ALONG THE WEST PROPERTY LINE OF LOT 1.



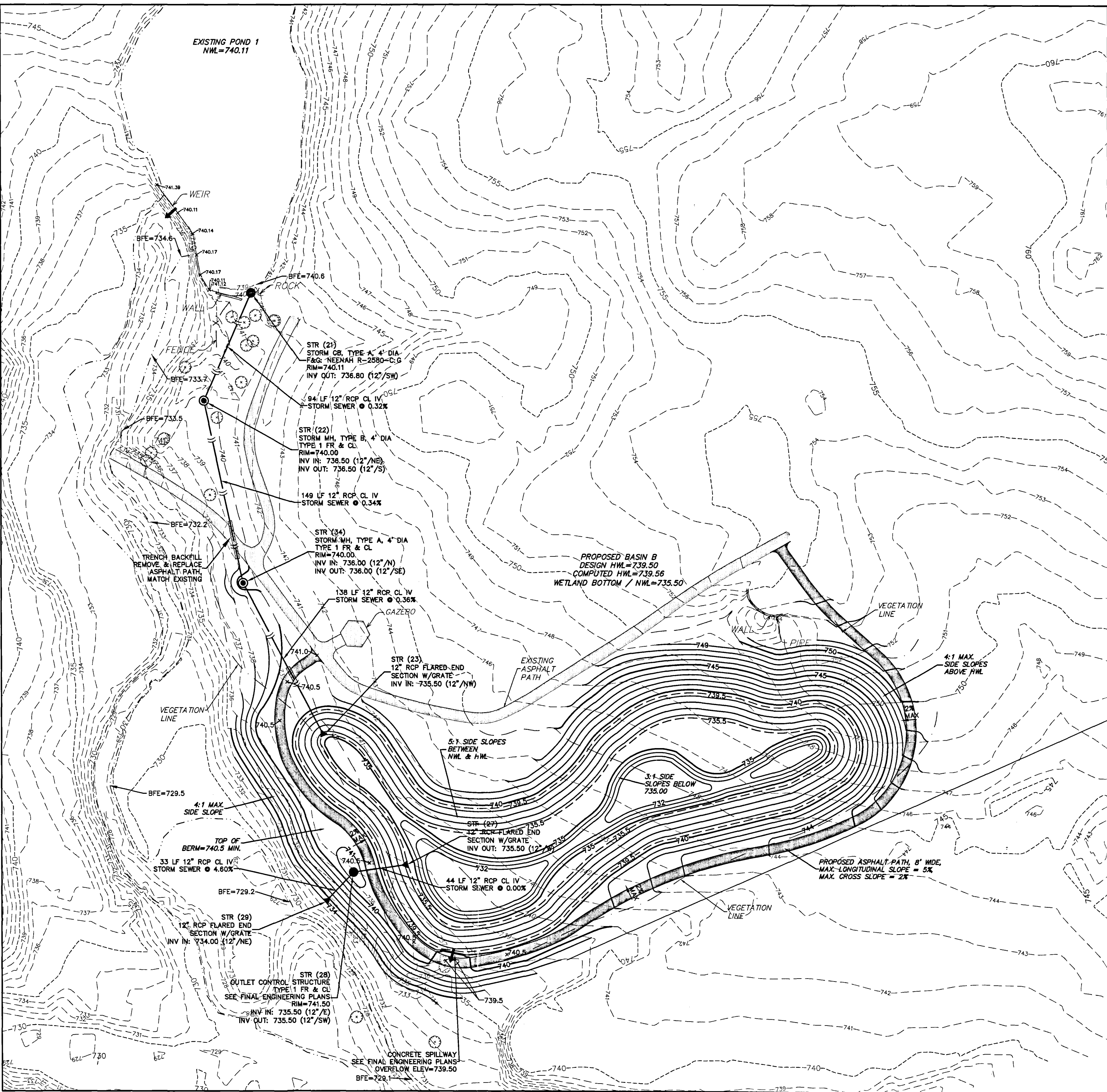
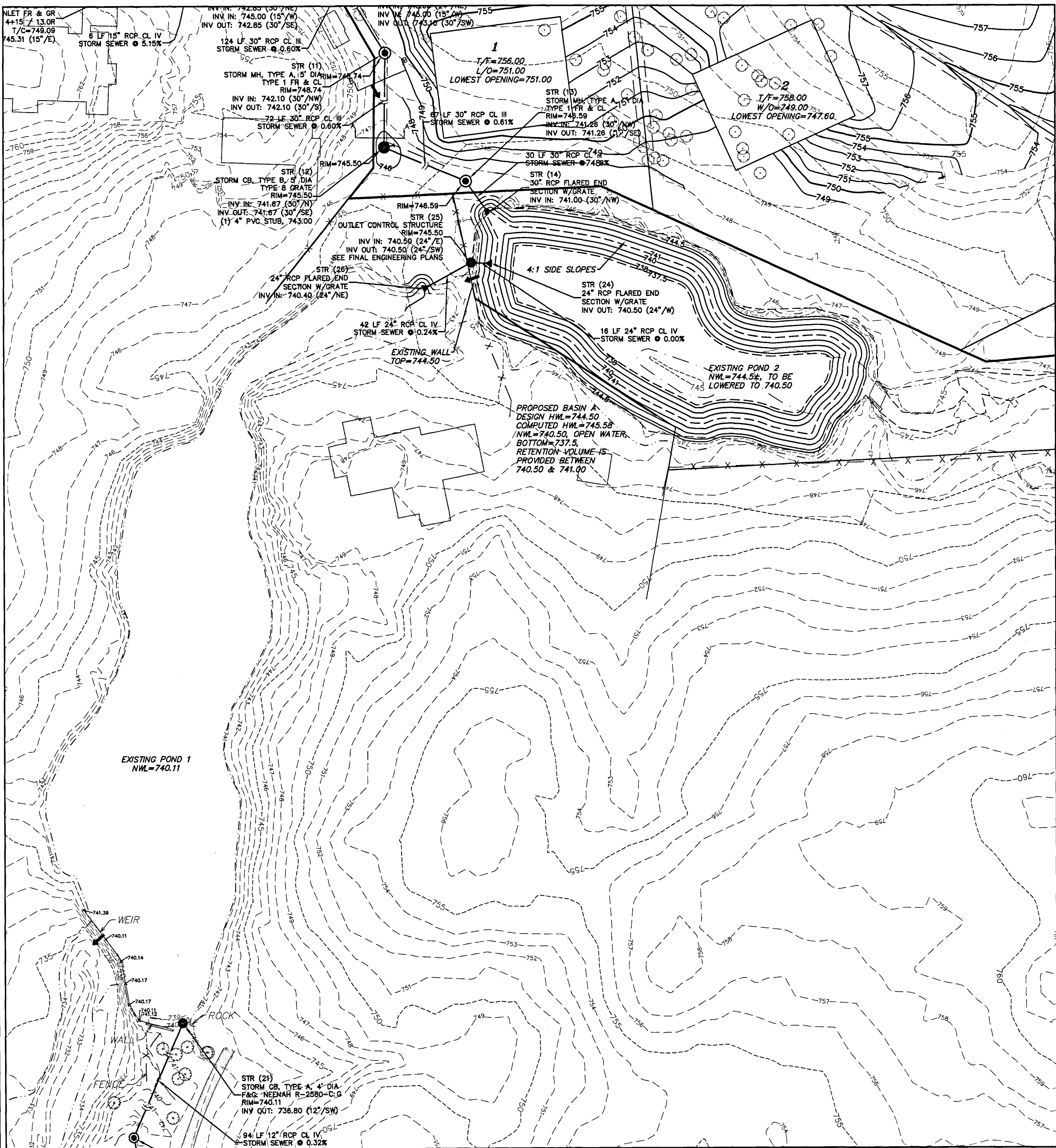
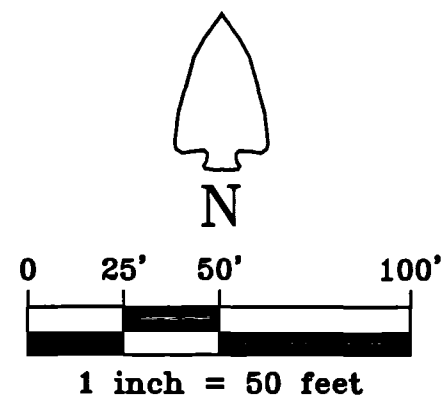
GRADING NOTES

1. REFER TO LANDSCAPE PLANS BY THE LANNERT GROUP FOR BASIN SEEDING & STABILIZATION.

TOTAL SITE DETENTION VOLUME REQUIRED: 4.94 AC-Ft
TOTAL SITE DETENTION VOLUME PROVIDED: 5.28 AC-Ft

DETENTION BASIN A ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (Ac-Ft)
741	0
742	0.55
743	1.17
744	1.86
744.5 (HWL)	2.23

DETENTION BASIN B ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (Ac-Ft)
735.5	0
736	0.27
737	0.91
738	1.67
739	2.56
739.5 (HWL)	3.05



PREPARED FOR:
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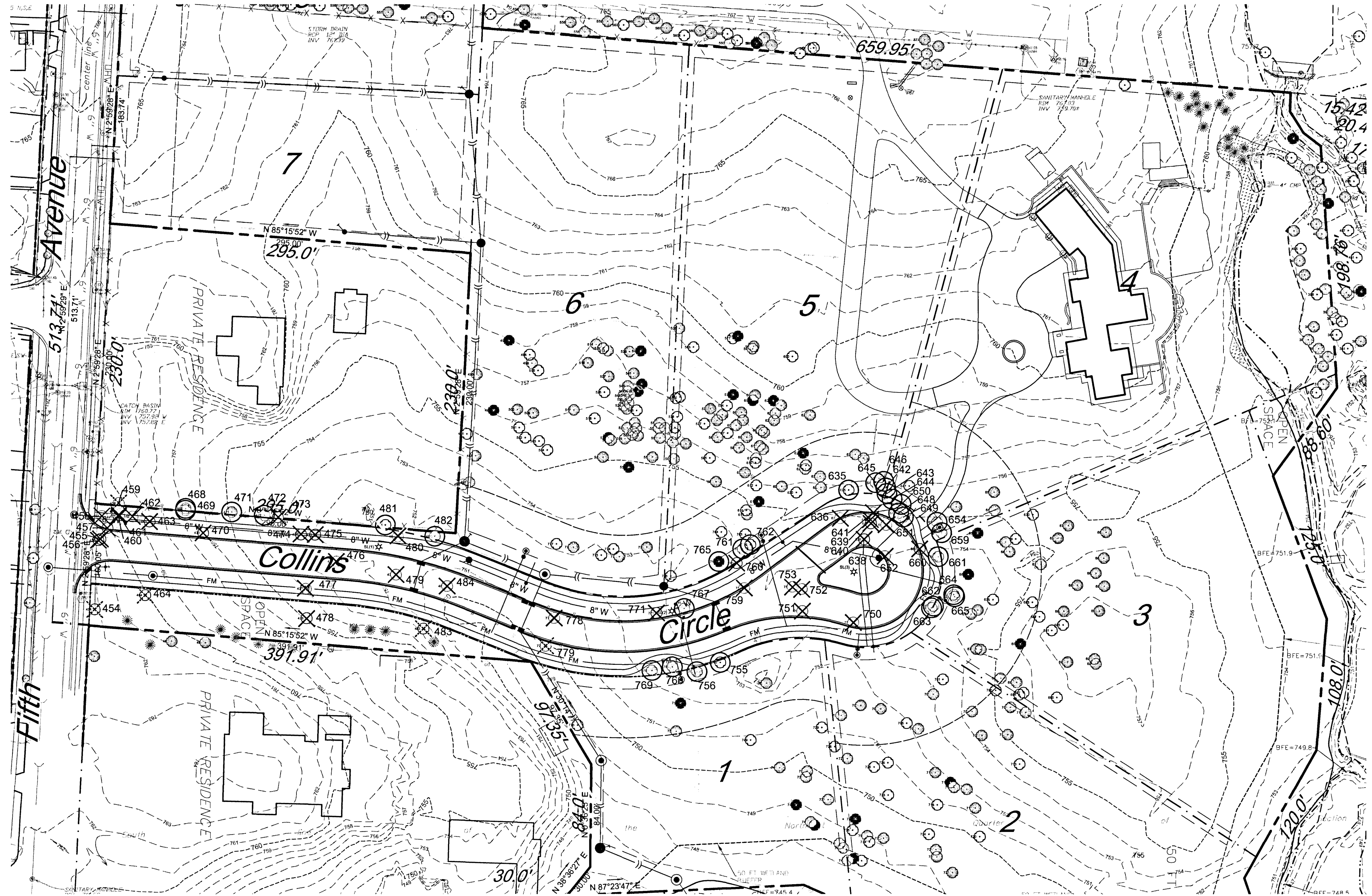
NUMBER		DATE	DESCRIPTION	REVISIONS		NUMBER	DATE	DESCRIPTION
1		1/4/13	REVISED PER CITY COMMENTS					

DELNOR WOODS DEVELOPMENT – PRELIMINARY DETENTION BASIN PLAN
ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG OFFSITE	DESIGN BY: JBS	JOB NO.: 108.001	XREF: OVERALL	SHEET 5 OF 5
DIRECTORY: CAD12/108001	DRAWN BY: DGW	DATE: 10/19/12	SCALE: 1" = 50'	

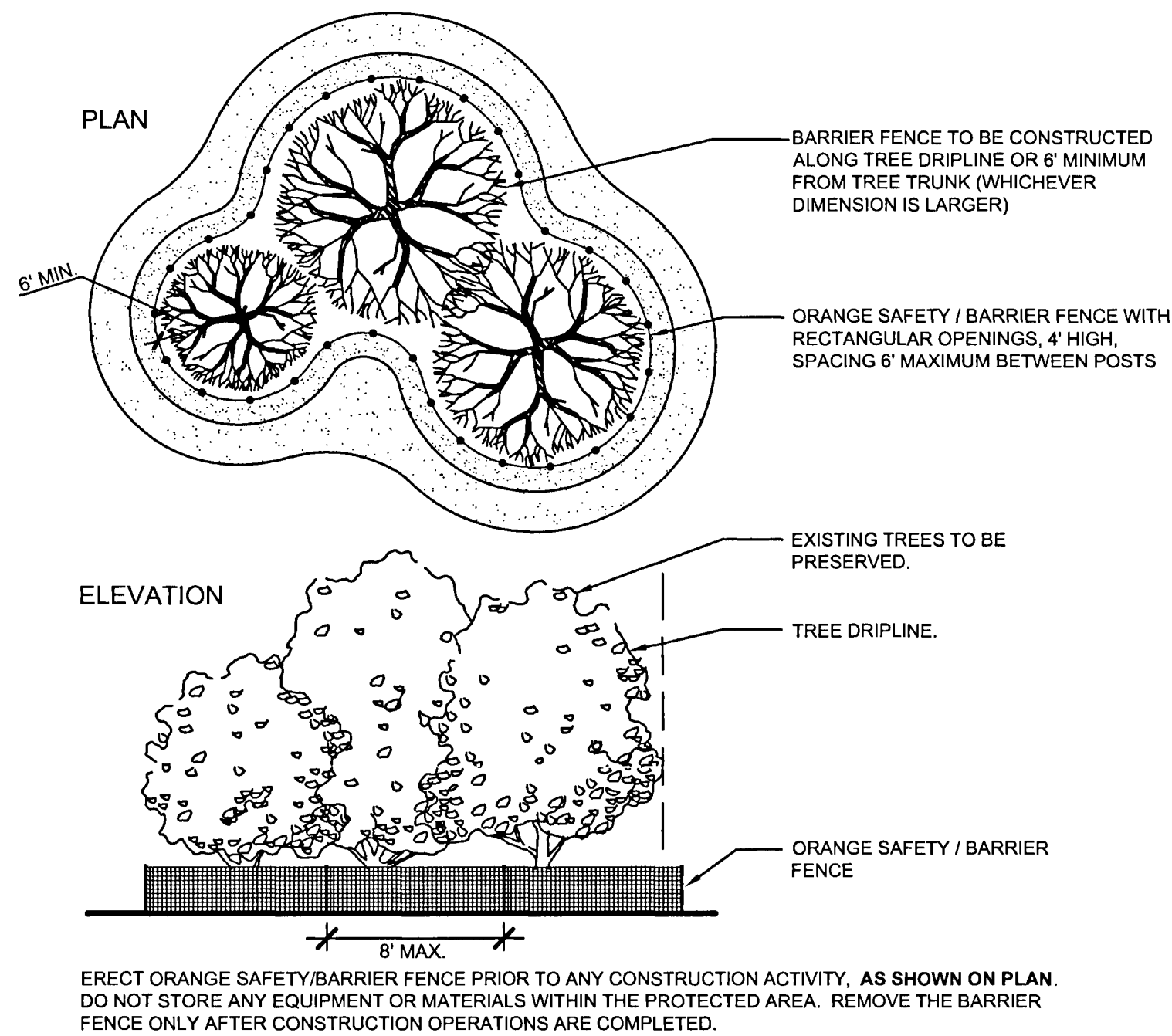
DELNOR WOODS

ST. CHARLES, ILLINOIS



Tree Protection Schedule

#	Common Name	Botanical Name	DBH	Condition	Action	Comments
454	Norway Maple	Acer platanoides	22	Poor	Do not remove, but do not protect	Invasive and poor condition
455	Black Locust	Robinia pseudoacacia	20,7,19	Poor	Remove due to construction	Invasive and poor condition
456	Norway Maple	Acer platanoides	10	Poor	Remove due to construction	Invasive and poor condition
457	Black Locust	Robinia pseudoacacia	7,19	Poor	Remove due to construction	Invasive and poor condition
458	Green Ash	Fraxinus pennsylvanica subintegerrima	9	Fair	Remove due to construction	Prone to Ash Borer
459	Green Ash	Fraxinus pennsylvanica subintegerrima	17	Fair	Do not remove, but do not protect	Prone to Ash Borer
460	Black Locust	Robinia pseudoacacia	15	Fair	Remove due to construction	Invasive
461	Green Ash	Fraxinus pennsylvanica subintegerrima	7	Fair	Remove due to construction	Prone to Ash Borer
462	Norway Maple	Acer platanoides	8	Fair	Remove due to construction	Invasive
463	White Mulberry	Morus alba	22	Poor	Remove- Invasive	Invasive and poor condition
464	Downy Hawthorn	Crataegus mollis	12,9	Poor	Do not remove, but do not protect	Poor condition
468	Norway Maple	Acer platanoides	9	Fair	Protect, See Details	
469	Norway Maple	Acer platanoides	10	Fair	Protect, See Details	
470	Green Ash	Fraxinus pennsylvanica subintegerrima	16	Poor	Remove due to construction	Prone to Ash Borer
471	Norway Maple	Acer platanoides	11	Fair	Protect, See Details	
472	Norway Maple	Acer platanoides	9,5	Fair	Protect, See Details	
473	White Mulberry	Morus alba	7	Poor	Remove- Invasive	Invasive and poor condition
474	Red Oak	Quercus rubra	30	Poor	Remove due to construction	
475	Box Elder	Acer negundo	13	Poor	Remove due to construction	Invasive and poor condition
476	American Basswood	Tilia americana	7,4	Fair	Remove due to construction	
477	Norway Maple	Acer platanoides	14,13	Fair	Remove due to construction	
478	Common Buckthorn	Rhamnus cathartica	7,5,4	Poor	Remove- Invasive	Invasive and poor condition
479	Silver Maple	Acer saccharinum	27	Fair	Remove due to construction	
480	Green Ash	Fraxinus pennsylvanica subintegerrima	20	Fair	Remove- Ash Borer and const.	
481	Black Walnut	Juglans nigra	17,8,7	Poor	Protect, See Details	No replacement value-poor cond.
482	Black Walnut	Juglans nigra	20	Fair	Protect, See Details	
483	Norway Maple	Acer platanoides	13	Poor	Do not remove, but do not protect	Invasive and poor condition
484	Ohio Buckeye	Aesculus glabra	11,9	Fair	Remove due to construction	
635	Bur Oak	Quercus macrocarpa	29	Poor	Protect, See Details	
636	American Elm	Ulmus americana	7	Fair	Remove due to construction	
638	Box Elder	Acer negundo	9	Poor	Remove due to construction	Invasive and poor condition
639	Eastern Cottonwood	Populus deltoides	22	Fair	Remove due to construction	Invasive
640	Eastern Cottonwood	Populus deltoides	10	Poor	Remove due to construction	Invasive and poor condition
641	Black Walnut	Juglans nigra	8	Fair	Remove due to construction	
642	Eastern Cottonwood	Populus deltoides	13	Fair	Protect, See Details	
643	Eastern Cottonwood	Populus deltoides	19	Fair	Protect, See Details	
644	Eastern Cottonwood	Populus deltoides	22	Fair	Protect, See Details	
645	American Elm	Ulmus americana	8	Fair	Protect, See Details	
646	Green Ash	Fraxinus pennsylvanica subintegerrima	10	Fair	Protect, See Details	
648	American Elm	Ulmus americana	7	Fair	Protect, See Details	No replacement value-Dutch Elm
649	American Elm	Ulmus americana	8	Fair	Protect, See Details	No replacement value-Dutch Elm
650	Eastern Cottonwood	Populus deltoides	14	Fair	Protect, See Details	
651	Black Walnut	Juglans nigra	9	Fair	Remove due to construction	
652	Shagbark Hickory	Carya ovata	6	Fair	Remove due to construction	
654	White Oak	Quercus alba	13	Fair	Protect, See Details	
659	White Oak	Quercus alba	6	Fair	Protect, See Details	
660	Common Buckthorn	Rhamnus cathartica	6,7	Poor	Remove- Invasive	Invasive and poor condition
661	Slippery Elm	Ulmus rubra	19,9	Fair	Protect, See Details	No replacement value-Dutch Elm
662	Bur Oak	Quercus macrocarpa	10	Fair	Protect, See Details	
663	Bur Oak	Quercus macrocarpa	13	Fair	Protect, See Details	
664	Green Ash	Fraxinus pennsylvanica subintegerrima	8	Fair	Protect, See Details	
665	Green Ash	Fraxinus pennsylvanica subintegerrima	6	Fair	Protect, See Details	
750	Bur Oak	Quercus macrocarpa	40	Fair	Remove due to construction	
751	Bur Oak	Quercus macrocarpa	23	Fair	Remove due to construction	
752	American Elm	Ulmus americana	16	Fair	Remove due to construction	
753	Green Ash	Fraxinus pennsylvanica subintegerrima	16	Fair	Remove due to construction	
755	White Oak	Quercus alba	28	Poor	Protect, See Details	
756	White Oak	Quercus alba	33	Fair	Protect, See Details	
759	Black Cherry	Prunus serotina	15	Fair	Remove due to construction	N/A- Undesirable Species
760	Black Cherry	Prunus serotina	8	Poor	Remove due to construction	N/A- Undesirable Species
761	White Oak	Quercus alba	13	Fair	Protect, See Details	
762	Green Ash	Fraxinus pennsylvanica subintegerrima	6	Poor	Protect, See Details	
765	White Oak	Quercus alba	22	Good	Protect, See Details	
767	Red Oak	Quercus rubra	31	Fair	Protect, See Details	
768	Green Ash	Fraxinus pennsylvanica subintegerrima	31	Fair	Protect, See Details	No replacement value-Ash borer
769	Red Oak	Quercus rubra	27	Fair	Protect, See Details	
771	Green Ash	Fraxinus pennsylvanica subintegerrima	31	Poor	Remove due to construction	N/A- prone to Ash Borer & poor
778	Norway Maple	Acer platanoides	28	Fair	Remove due to construction	N/A- Invasive
779	Green Ash	Fraxinus pennsylvanica subintegerrima	27	Fair	Do not remove, but do not protect	N/A- prone to Ash Borer



TREE PROTECTION PLAN

NOTE:
ALL UTILITIES TO BE TUNNELED UNDER EXISTING
TREES DESIGNATED TO BE PROTECTED.

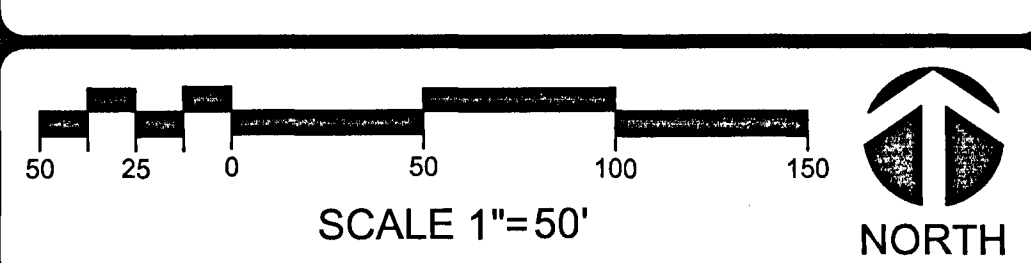
LEGEND

- Protect, See Details
- ✕ Remove
- ✕ Do not remove, but do not protect

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St. Charles, IL

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Planning Division

TREE PRESERVATION PLAN



Lannert Group

Landscape Architecture • Planning • Community Consulting
(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
tlg@lannert.com

215 Fulton Street
Geneva, Illinois 60134

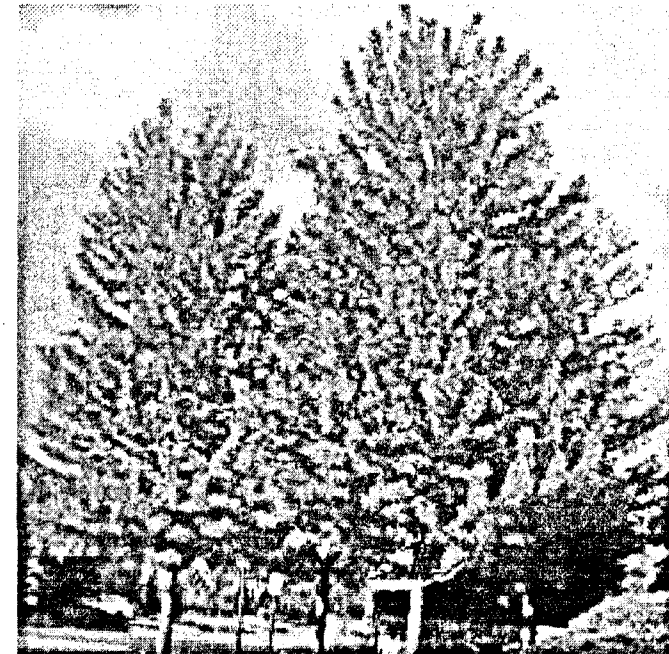
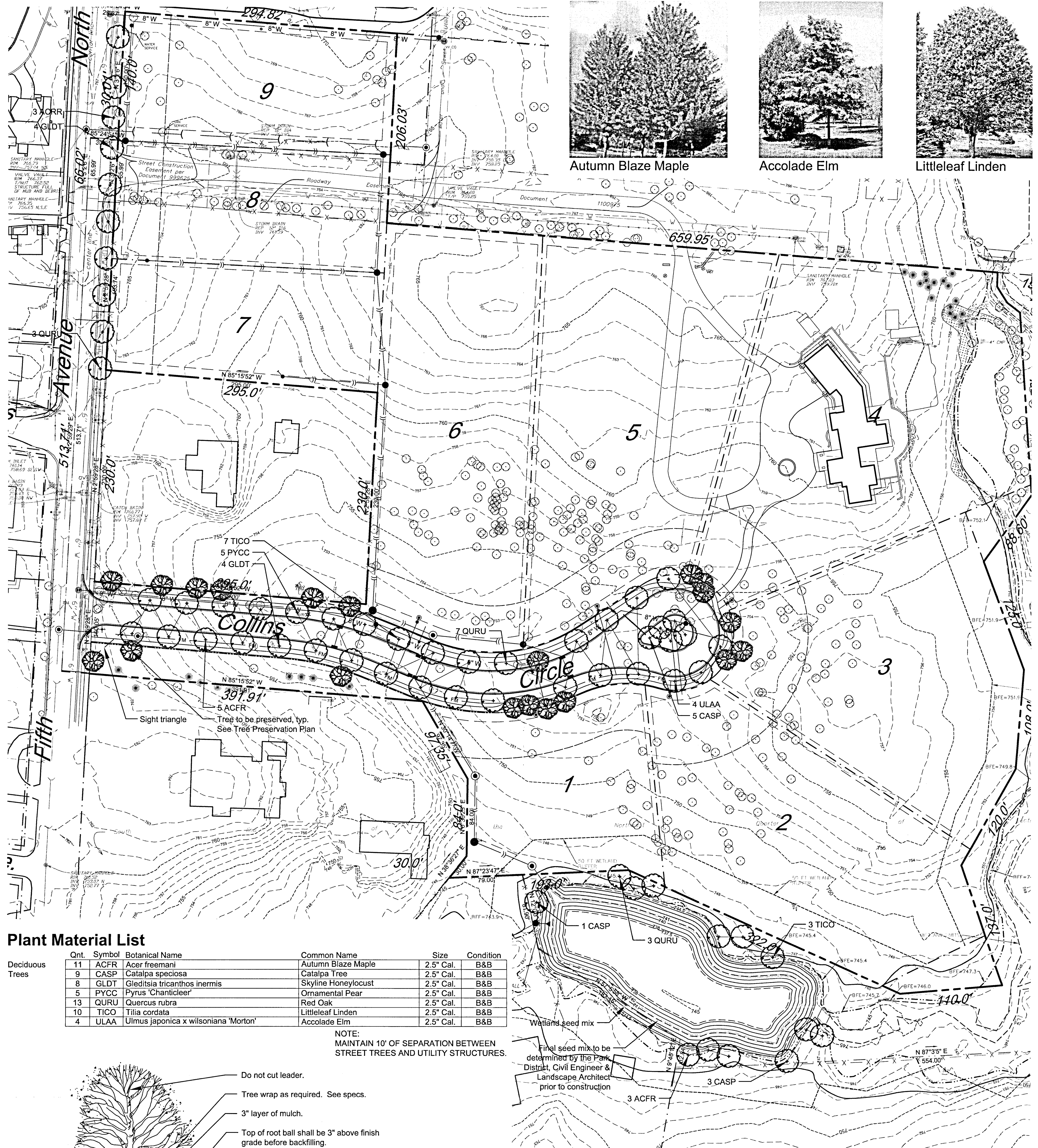
COLLINS DEVELOPMENT CORP.

303 E. MAIN STREET
ST. CHARLES, IL 60174
(630) 584-2500
(630) 584-1020 (f)

DRAWN BY:	MAN
REVISIONS:	
DATE:	04/18/2012
JOB NO.:	0421

DELNOR WOODS

ST. CHARLES, ILLINOIS



Autumn Blaze Maple



Accolade Elm

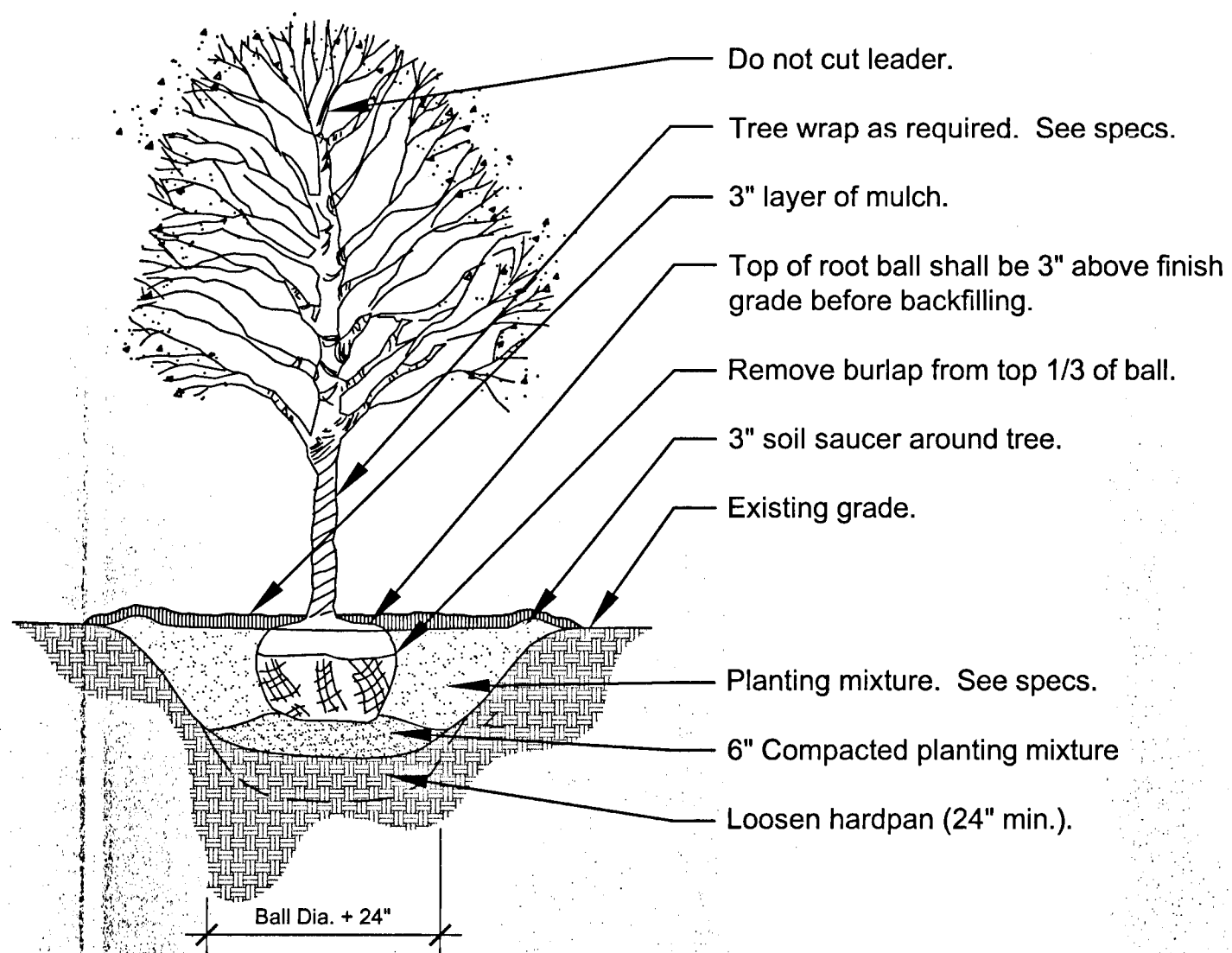


Littleleaf Linden

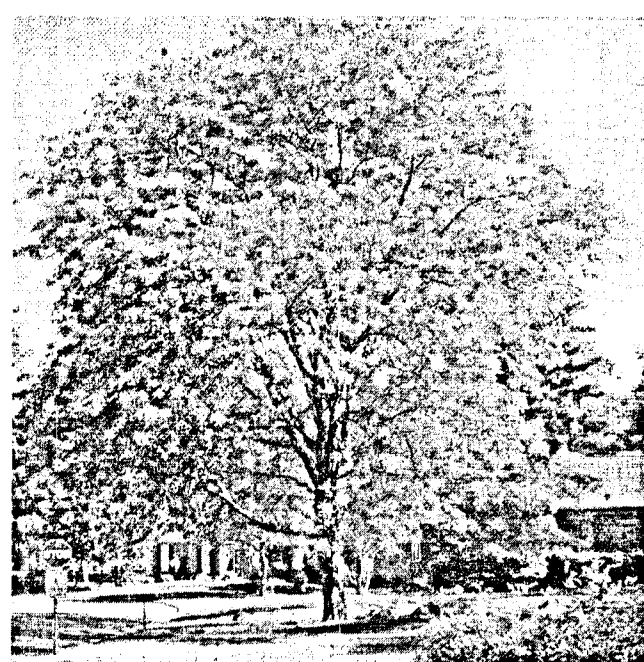
Plant Material List

Qty	Symbol	Botanical Name	Common Name	Size	Condition
11	ACFR	Acer freemanii	Autumn Blaze Maple	2.5" Cal.	B&B
9	CASP	Catalpa speciosa	Catalpa Tree	2.5" Cal.	B&B
8	GLDT	Gleditsia tricanthos inermis	Skyline Honeylocust	2.5" Cal.	B&B
5	PYCC	Pyrus 'Chanticleer'	Ornamental Pear	2.5" Cal.	B&B
13	QURU	Quercus rubra	Red Oak	2.5" Cal.	B&B
10	TICO	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B
4	ULAA	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	2.5" Cal.	B&B

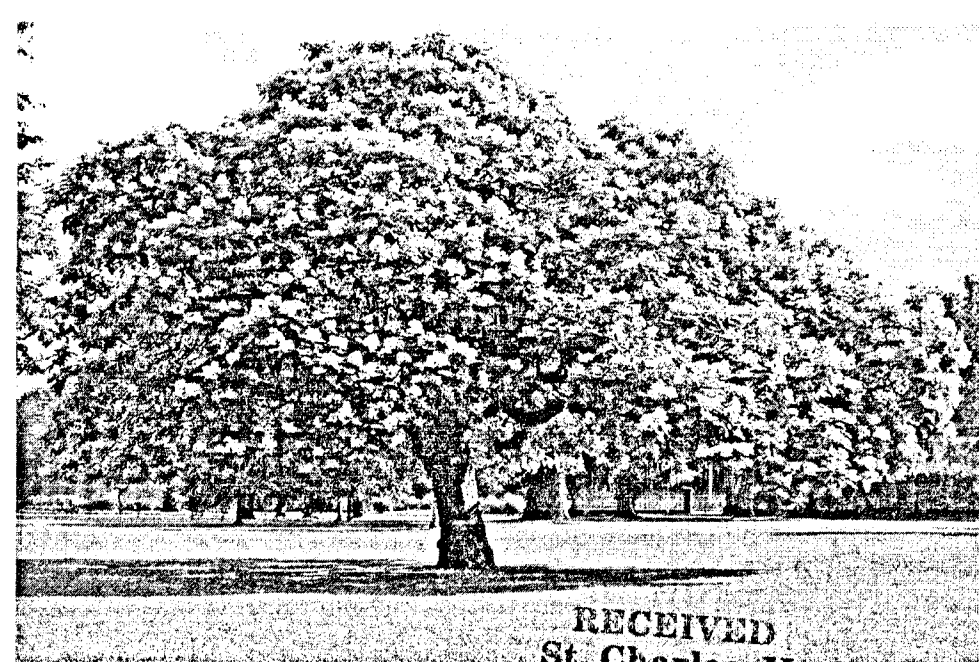
NOTE:
MAINTAIN 10' OF SEPARATION BETWEEN
STREET TREES AND UTILITY STRUCTURES.



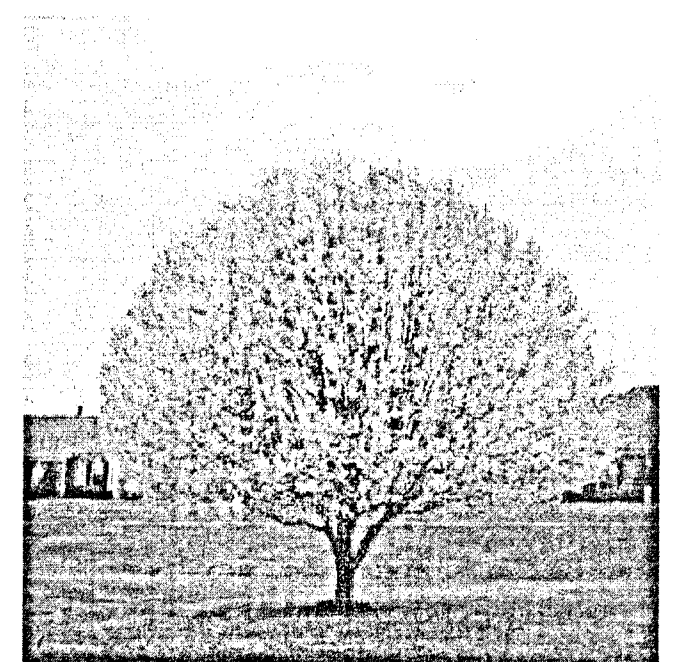
1 Deciduous Tree Planting



Skyline Honeylocust



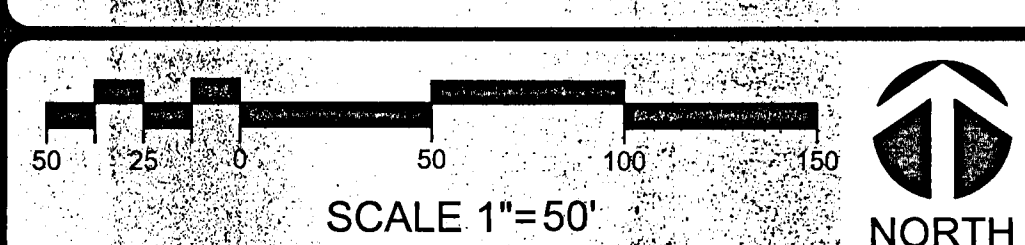
Catalpa



Ornamental Pear

CDD
Planning Division

LANDSCAPE PLAN



Lannert Group

Landscape Architecture ■ Planning ■ Community Consulting
(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
tlg @ lannert.com

215 Fulton Street
Geneva, Illinois 60134

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COLLINS DEVELOPMENT CORP.

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ST. CHARLES, IL 60174
(630) 584-2500
(630) 584-1020 (f)

DRAWN BY:
MN

REVISIONS:

DATE:
04/18/2012

JOB NO.:
0421

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St. Charles, IL

Plat of Subdivision

CDD
Planning Division
St. Charles

Delnor Woods Kane County

Illinois

- Indicates iron stake
- ▲ Indicates mag nail
- Indicates concrete monument

Note: Delnor Woods Homeowners' Association is to take ownership of and assume responsibility for maintenance of "open space" parcels.

Area of Subdivision = 14.716 Acres

Lot Areas (in square feet)

Lot	Total Area	Portion lying within Easements
1	40,149	6,441
2	70,719	3,091
3	71,827	3,510
4	96,300	4,300
5	84,311	8,421
6	76,203	10,763
7	37,058	6,638
8	37,900	5,319
9	40,069	9,589

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for access Driveways to State Highways" will be required by the Department.

District Engineer

State of Illinois)
Jss
County of Kane)

This is to certify that the Joann N. Collins Trusts created under the Will of Dellora Norris Art IV (B) 2 (B) for the benefit of Chase Collins, Connor Collins, Hailee Collins, Jordan Collins, Philip Collins, James Collins, John Collins, William Collins and Jodee DeBates, acting through its Co-Trustees Jodee C. DeBates, John R. Collins and Harris, N.A., are the owners, by title derived through a certain Trustee's Deed recorded October 1, 2009 as document 2009K074143, of part of the land described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "UNIT NO. 1, DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS" and they hereby acknowledge and adopt the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2013.

Harris, N.A. executes this instrument not personally but as Co-Trustee as aforesaid and is not held liable in its individual capacity in any way by reason of the same. Any recourse hereunder is only to be held against the trust estate only.

Jodee C. DeBates, Co-Trustee

Harris, N.A., Co-Trustee

John R. Collins, Co-Trustee

By: _____
Connie Wright, Trust Officer

Attest: _____

State of Illinois)
Jss
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that Connie Wright, Trust Officer of Harris, N.A., Jodee C. DeBates and John R. Collins, as Co-Trustees of Joann N. Collins Trust, who are personally known to me to be the same persons whose names are subscribed to the accompanying instrument, appeared before me this day in person and acknowledged the execution of said instrument as their free and voluntary act and as the free and voluntary act of said Joann N. Collins Trust.

Given under my hand and Notarial Seal, this _____ day of _____, 2013.

Notary Public

State of Illinois)
Jss
County of Kane)

This is to certify that I, Joann N. Collins, am the owner of part of the land described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS", and I hereby acknowledge and adopt the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2013.

Joann N. Collins

State of Illinois)
Jss
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that Joann N. Collins, who is personally known to me to be the same person whose name is subscribed to the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as her free and voluntary act.

Given under my hand and Notarial Seal, this _____ day of _____, 2013.

Notary Public

State of Illinois)
Jss
County of Kane)

This is to certify that North Star Trust Company, successor to Harris N.A., successor to Harris Bank St. Charles, as Trustee under Trust Agreement dated November 21, 1997 and known as Trust No. LT-2527, is the owner of part of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown by the annexed plat, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS" and I hereby acknowledges and adopts the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2013.

By: _____ Attest: _____

State of Illinois)
Jss
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that _____, _____, and _____ of North Star Trust Company, who are personally known to me to be the same persons whose names are subscribed to the accompanying instrument, appeared before me this day in person and acknowledged the execution of said instrument as their free and voluntary act and as the free and voluntary act of said North Star Trust Company.

Given under my hand and Notarial Seal, this _____ day of _____, 2013.

Notary Public

State of Illinois)
Jss
County of Kane)

Accepted and approved by the City Council of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2013.

By: _____ Mayor Attest: _____ City Clerk

State of Illinois)
Jss
County of Kane)

This is to certify that I, John A. Cunningham, County Clerk in and for the County and State aforesaid, find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate.

Dated at Geneva, Illinois, _____, 2013.

County Clerk

State of Illinois)
Jss
County of Kane)

This instrument No. _____, was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, 2013, at _____ o'clock _____ M., and was recorded in Plat Envelope No. _____.

County Recorder

Collector of Special Assessments

By: _____
Chairman

State of Illinois)
Jss
County of Kane)

I, Mark W. Koenen, Director of Public Works of the City of St. Charles, Illinois do hereby certify that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois, this _____ day of _____, 2013.

Director of Public Works

State of Illinois)
Jss
County of Kane)

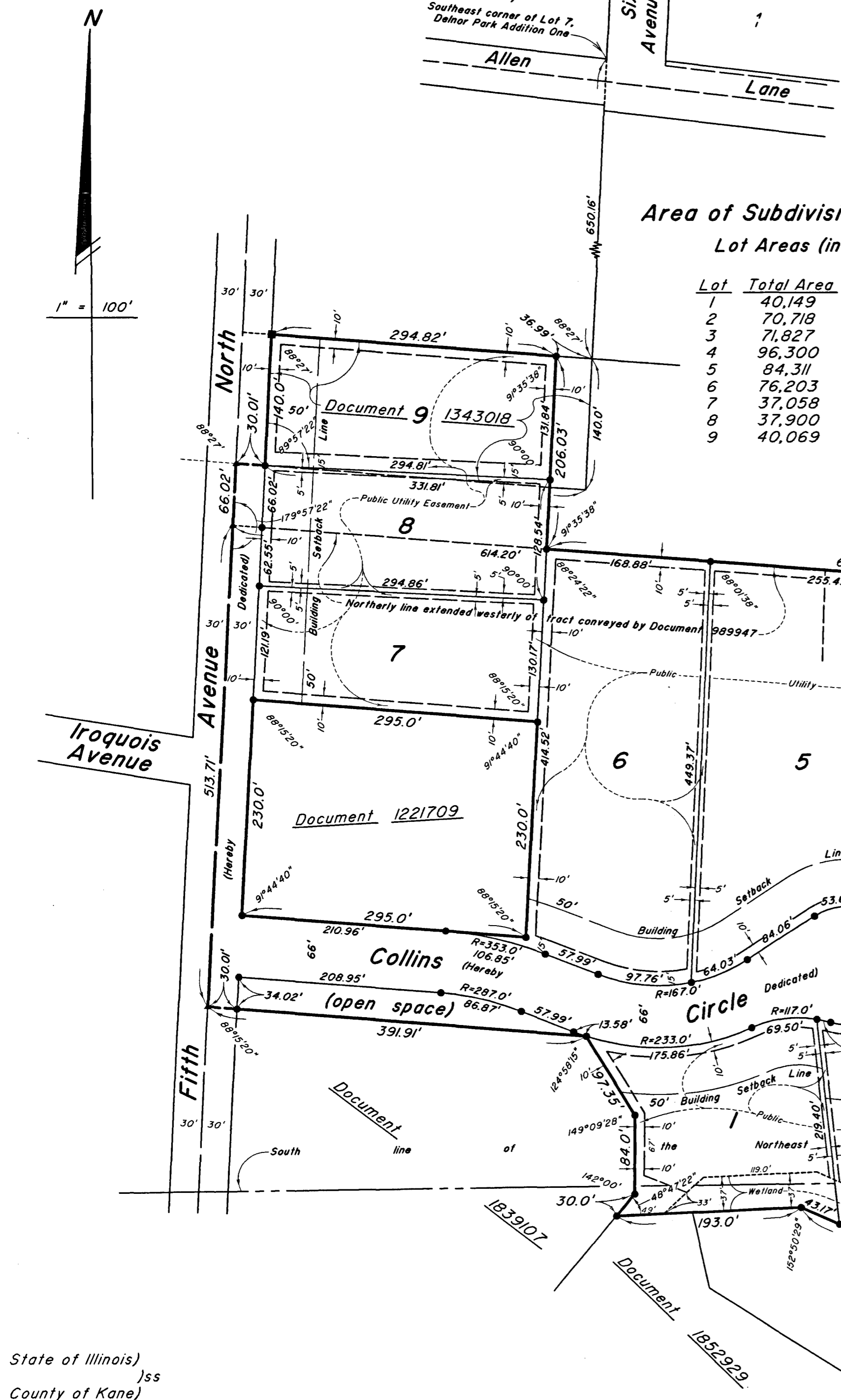
I hereby certify that there are no delinquent or unpaid forfeited special assessments or any deferred installments thereof that have not been apportioned against any of the land described on the attached plat.

Dated at St. Charles, Illinois, this _____ day of _____, 2013.

State of Illinois)
Jss
County of Kane)

Accepted and approved by the Plan Commission of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2013.

By: _____
Chairman



State of Illinois)
Jss
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518) at the request of the owners thereof, have surveyed, subdivided and platted the following described property:

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 650.16 feet to the northeast corner of a tract of land conveyed to James H. and Joann N. Collins by Document 1343018; thence westerly along the northerly line of said Collins tract forming an angle of 88°27' with the last described course (measured counterclockwise therefrom) 36.99 feet to the easterly line extended northerly of a tract of land described in Document 1221709 for a point of beginning; thence southerly along the easterly line extended of said tract described in Document 1221709 forming an angle of 91°35'38" with the prolongation of the last described course (measured counterclockwise therefrom) 206.03 feet to the northerly line extended westerly of a tract of land conveyed by Document 989947; thence easterly along the northerly line extended and northerly line of said tract conveyed by Document 989947 forming an angle of 91°35'38" with the last described course (measured counterclockwise therefrom) 659.95 feet; thence southerly along a line forming an angle of 93°09'08" with the last described course (measured counterclockwise therefrom) 15.42 feet; thence southeasterly along a line forming an angle of 146°51'06" with the last described course (measured clockwise therefrom) 20.46 feet; thence southeasterly along a line forming an angle of 159°49'05" with the last described course (measured clockwise therefrom) 17.61 feet; thence southerly along a line forming an angle of 131°53'22" with the last described course (measured counterclockwise therefrom) 198.76 feet; thence southwesterly along a line forming an angle of 219°14'07" with the last described course (measured clockwise therefrom) 88.60 feet; thence southerly along a line forming an angle of 124°12'12" with the last described course (measured clockwise therefrom) 125.0 feet; thence southerly along a line forming an angle of 155°08'48" with the last described course (measured counterclockwise therefrom) 108.0 feet; thence southwesterly along a line forming an angle of 155°26'54" with the last described course (measured counterclockwise therefrom) 120.0 feet; thence southerly along a line forming an angle of 132°13'03" with the last described course (measured clockwise therefrom) 137.0 feet; thence westerly along a line forming an angle of 76°14'39" with the last described course (measured counterclockwise therefrom) 110.0 feet; thence northwesterly along a line forming an angle of 209°31'31" with the last described course (measured clockwise therefrom) 322.0 feet; thence westerly along a line forming an angle of 152°50'29" with the last described course (measured clockwise therefrom) 193.0 feet to a southeasterly line of a tract of land conveyed by Document 1839107; thence northeasterly along said southeasterly line forming an angle of 48°47'22" with the last described course (measured counterclockwise therefrom) 30.0 feet to an angle in said southeasterly line; thence northerly along an easterly line of said tract conveyed by Document 1839107 forming an angle of 142°00' with the last described course (measured clockwise therefrom) 84.0 feet to an angle in said easterly line; thence northwesterly along a northeasterly line of said tract conveyed by Document 1839107 forming an angle of 149°08'28" with the last described course (measured clockwise therefrom) 97.35 feet to an angle in said northeasterly line; thence westerly along the northerly line of said tract conveyed by Document 1839107 forming an angle of 124°58'15" with the last described course (measured clockwise therefrom) 391.91 feet to the center line of Fifth Avenue North; thence northerly along said center line forming an angle of 88°15'20" with the prolongation of the last described course (measured clockwise therefrom) 53.71 feet to the northerly line extended westerly of said tract conveyed by Document 989947; thence continuing northerly along said center line 66.02 feet to the southerly line extended westerly of said Collins tract; thence easterly along said southerly line extended 30.01 feet to the easterly line of said Fifth Avenue North, said easterly line being 30.0 feet easterly of said center line (measured at right angles thereto); thence northerly along said easterly line 140.0 feet to the northwest corner of said Collins tract; thence easterly along the northerly line of said Collins tract forming an angle of 88°27' with the last described course (measured counterclockwise therefrom) 294.82 feet to the point of beginning, excepting therefrom that part thereof lying within said tract conveyed by Document 1221709, in the City of St. Charles, Kane County, Illinois and containing 14.716 acres.

I further certify that the plat hereon drawn is a correct and accurate representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

I further certify that no part of the above described property is located within a special flood hazard area as identified by the Federal Emergency Management Agency (F.E.M.A.) based on flood insurance map community Panel Number 17089C0266H dated August 3, 2009.

I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of the City of St. Charles, Illinois which has adopted an official comprehensive plan and that said premises are located within Community Unit School District No. 303.

Given under my hand and seal at Geneva, Illinois, this _____ day of _____, 2013.

Illinois Professional Land Surveyor No. 035-003342
License expiration date November 30, 2014

UTILITY EASEMENT PROVISIONS

A permanent, non-exclusive easement is hereby reserved for and granted to the City of St. Charles, and to all public utility companies of any kind operating under franchise granting them easement rights from the City of St. Charles, including but not limited to, AT&T, Nicor Gas Company and to their successors and assigns in, upon, across, over, under and through the area shown by dashed lines and labeled "Public Utility Easement" on this plat of subdivision, for the purpose of installing, constructing, reconstructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, valves, and without limitation, such other installations as may be required to furnish public utility service to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work. In the event utility installation or maintenance is performed within the utility easement, the City of St. Charles will have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided; however, the grantees shall be obligated following any such work, to back fill and mound so as to retain suitable drainage, remove debris, and leave the area in a generally clean and workmanlike condition. The right is also hereby granted to said City and Utility companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles, so as not to interfere with the gravity flow in said sewer or sewers.