	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	Final Plat of Subdivision for Lexington Club PUD		
	City Staff:	Russell Colby, Planning Division Manager		
	Please check appropriate box (x)			
	PUBLIC HEARING		MEETING 4/2/13	X
APPLICATIONS UNDER CONSIDERATION:				
Final Plat of Subdivision				
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report				
Application				
Final Plat of Subdivision				
EXECUTIVE SUMMARY:				
<p>On 1/7/13, the City approved the Lexington Club PUD (Ordinance #2013-Z-2). The approval included a Preliminary Subdivision Plat.</p> <p>The owner is required to file a Final Plat of Subdivision application for the City to approve the formal subdivision of the property.</p> <p>The scope of review for the Final Plat of Subdivision is limited to compliance with the approved Preliminary Subdivision Plat contained in the PUD Ordinance and standards of City Code Title 16, "Subdivisions and Land Improvement".</p> <p>Staff has reviewed the Final Plat of Subdivision. The applicant has complied with all applicable conditions in the PUD ordinance.</p>				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Staff recommends approval of the Final Plat of Subdivision, contingent upon resolution of all staff comments prior to City Council action.				

Community Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF REPORT

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Planning Division Manager

RE: Lexington Club PUD Final Plat of Subdivision

DATE: March 29, 2013

I. APPLICATION INFORMATION:

Project Name: Lexington Club PUD

Applicant: Lexington Homes LLC

Purpose: Subdivision Plat approval

II. OVERVIEW

On 1/7/13, the City approved the Lexington Club PUD (Ordinance #2013-Z-2). The approval included a Preliminary Subdivision Plat.

The owner is required to file a Final Plat of Subdivision application for the City to approve the formal subdivision of the property.

The scope of review for the Final Plat of Subdivision is limited to compliance with the approved Preliminary Subdivision Plat contained in the PUD Ordinance and standards of City Code Title 16, "Subdivisions and Land Improvement".

III. ANALYSIS

A. PUD ORDINANCE REQUIREMENTS

The PUD Ordinance required the following conditions related to the Final Plat of Subdivision:

Ord. 2013-Z-2, Section 5:

k. Ryan Street Right-of-Way: As a part of the Final Plat of Subdivision for the project, the City shall vacate the existing Ryan Street right-of-way located east of 9th Street and convey title of the property to the applicant. The City shall retain easements over any public utilities existing in the right-of-way.

l. Future Ryan Street extension: As a part of the Final Plat of Subdivision for the project, applicant shall dedicate right-of-way for a future Ryan Street extension at the western end of the site (shown on the PUD Preliminary Plans as Lot 54). This property shall be maintained by the Owner's Association for the development until such time the street is constructed and accepted by the City.

m. Access Easements: As a part of the Final Plat of Subdivision for the project, the applicant shall provide public access easements for pedestrian paths shown on the PUD Preliminary Plans (paths connecting Ryan Street to 12th Street, Ryan Street to the St. Charles Park District site, and the two paths connecting Mark Street to the railroad right-of-way).

p. The Applicant shall execute a Developer's Undertaking/Land Improvement Agreement in the City's standard form, and tender the security required therein prior to the recording of the Final Plat of Subdivision.

The applicant has complied with all conditions of the PUD Ordinance and has committed to provide all required items prior to recording of the Final Plat of Subdivision.

B. CONFORMANCE WITH APPROVED PRELIMINARY PLAN

Staff has reviewed the Final Plat of Subdivision for conformance with the approved Preliminary Plat. All dimensions match the Preliminary Plat. Remaining comments to address:

- Bike Path Easements shall be dedicated to the St. Charles Park District. The Park District previously requested the easements on Lot 55 and Lot 59 (to Belgium Town Park); staff is inquiring if the Park District also wants the Bike Path Easements on Lot 61 and Lot 59 (to 12th St.).

Staff has reviewed Final Engineering Plans for the site and required off-site improvements. The applicant has committed to making all required modifications and to comply with all comments. Staff approval of the Final Engineering Plans is required prior to City Council approval of the Final Plat of Subdivision.

C. COMPLIANCE WITH TITLE 16, "SUBDIVISIONS AND LAND IMPROVEMENT."

Staff has reviewed the Final Plat of Subdivision and related Final Engineering Plans. All plans comply with the requirements of Title 16 except as varied through the approved Preliminary Plat and PUD ordinance. Remaining comments to address:

- A table numbering all easements to be dedicated on each lot and the area of each easement shall be added to the Final Plat.

IV. RECOMMENDATION

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT APPLICATION

CITYVIEW	
Project Name:	<u>Lexington Club PUD</u>
Project Number:	<u>2007</u> -PR- <u>022</u>
Application Number:	<u>2013</u> -AP- <u>013</u>

Received Date
RECEIVED
ST. CHARLES
SEP 11 2013
12:51 PM
City

Instructions:

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

1. Property Information:	Parcel Number (s): 09-27-303-001; 09-28-400-002; 09-28-452-003; 09-28-476-019; 09-28-477-003; and 09-28-477-014	
	Proposed Subdivision Name: The Lexington Club	
2. Applicant Information:	Name Lexington Homes, LLC	Phone (312) 683-9300
	Address 1731 N. Marcey Street, Suite 200 Chicago, IL 60614	Fax (312) 380-4643
		Email mcukierman@lexingtonchicago.com
3. Record Owner Information:	Name St. Charles-333 North Sixth Street, LLC c/o Marilyn Magafas	Phone (847) 481-1839
	Address 101 N. Main Street, Suite 16C Crystal Lake, IL 60014	Fax (815) 444-2464
		Email mmagafas@FAPLLC.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Lexington Homes, LLC	Phone (312) 683-9300
	Address 1731 N. Marcey Street, Suite 200 Chicago, IL 60614	Fax (312) 380-4643
		Email mcukierman@lexingtonchicago.com

Attachment Checklist

- ☐ **APPLICATION:** Completed application form signed by the applicant
- ☐ **APPLICATION FEE:** Refer to attached Schedule of Application Fees
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☐ **PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ☐ **FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- ☐ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- ☐ **COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
 - ☐ **WORKSHEETS (For residential developments):**
 - Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
 - Inclusionary Housing Worksheet
 - ☐ **ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

- ☐ Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- ☐ Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- ☐ Illinois EPA Division of Public Water Supplies Permit for water mains
- ☐ Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- ☐ IDNR Office of Water Resources Permit (for work in flood plain)
- ☐ Wetlands Permit from Army Corps of Engineers
- ☐ Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- ☐ Offsite easements and right of way necessary to construct the required Land Improvements

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

St. Charles 333 North Sixth Street, LLC

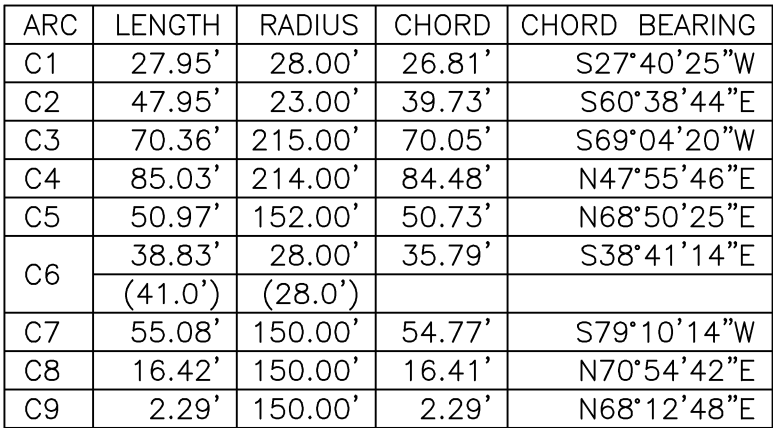
By: 

Record Owner

Date 3/7/13

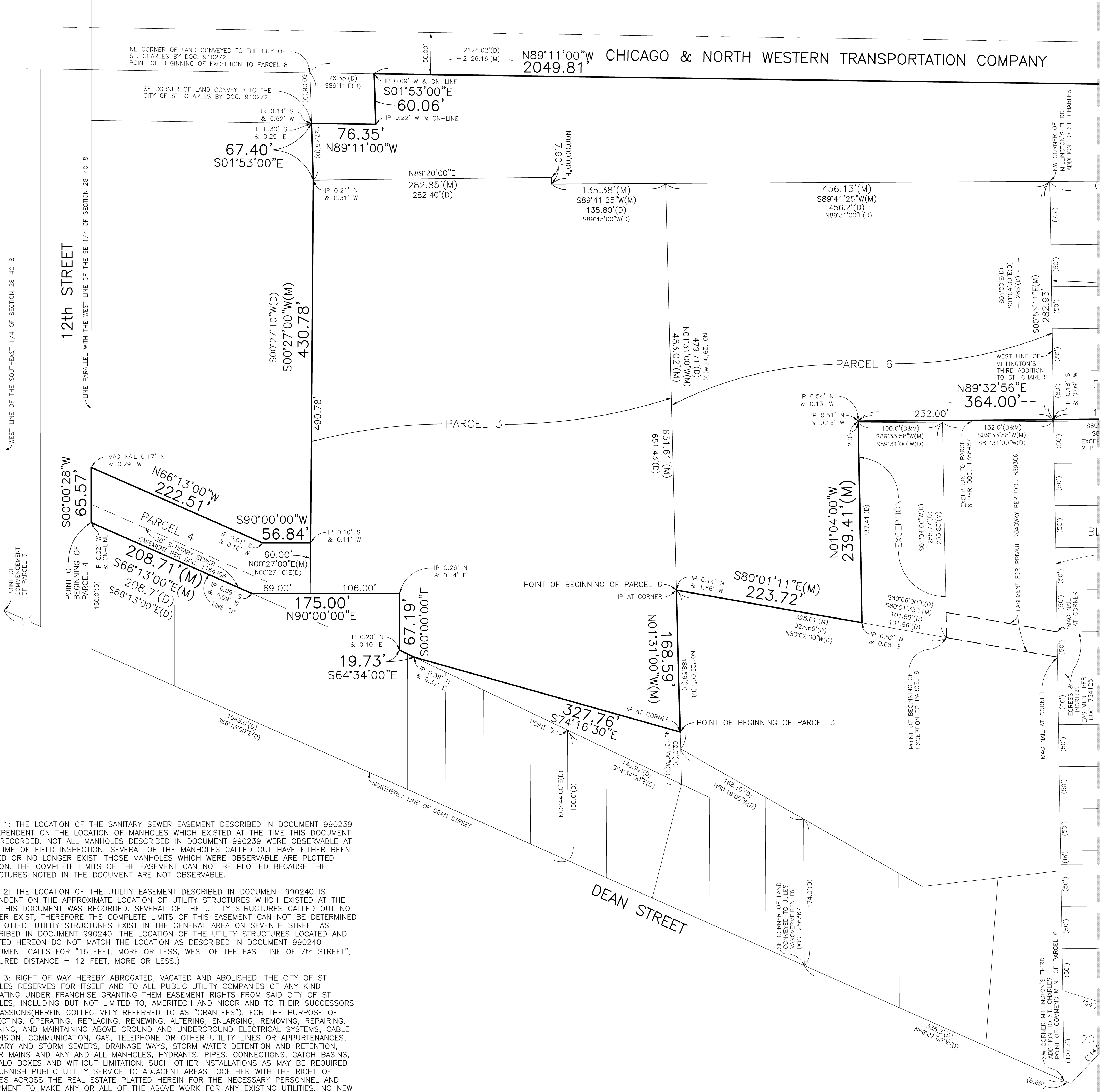
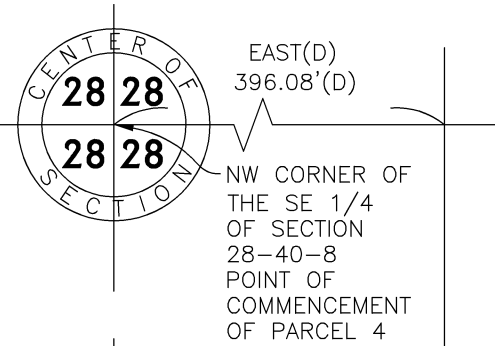
Applicant or Authorized Agent

Date



BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CN = CROSS NOTCH
(D) = DEED
IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
MH = MANHOLE
PIP = PINCHED IRON PIPE
PK = PK NAIL
UP = UTILITY POLE



NOTE 2: THE LOCATION OF THE UTILITY EASEMENT DESCRIBED IN DOCUMENT 990240 IS DEPENDENT ON THE APPROXIMATE LOCATION OF UTILITY STRUCTURES WHICH EXISTED AT THE TIME THIS DOCUMENT WAS RECORDED. SEVERAL OF THE UTILITY STRUCTURES CALLED OUT NO LONGER EXIST, THEREFORE, THE EXACT LOCATION OF THIS EASEMENT CAN NOT BE DETERMINED. IF PLOTTED UTILITY STRUCTURES EXIST IN THE GENERAL AREA OF SEVENTH STREET DESCRIBED IN DOCUMENT 990240, THE LOCATION OF THE UTILITY STRUCTURES LOCATED AND PLOTTED HEREON DO NOT MATCH THE LOCATION AS DESCRIBED IN DOCUMENT 990240. (DOCUMENT CALLS FOR "16 FEET, MORE OR LESS, WEST OF THE EAST LINE OF 7th STREET"; MEASURED DISTANCE = 12 FEET, MORE OR LESS.)

NOTE 4: EASEMENTS GRANTED PER DOCUMENTS 990239 & 990240 ARE HEREBY ABROGATED, VACATED AND ABOLISHED.

NOTE 5: THIS AREA IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNTIL SUCH TIME AS THE ROAD IS CONSTRUCTED AND ACCEPTED BY THE CITY OF ST. CHARLES AT A FUTURE DATE.

NOTE 6: TURN-AROUND EASEMENT PER DOCUMENT 1017112 IS HEREBY ABROGATED, VACATED AND ABOLISHED.

NOTE 7: ALL EASEMENTS SHOWN ON SHEETS 3-6 ARE HEREBY GRANTED.

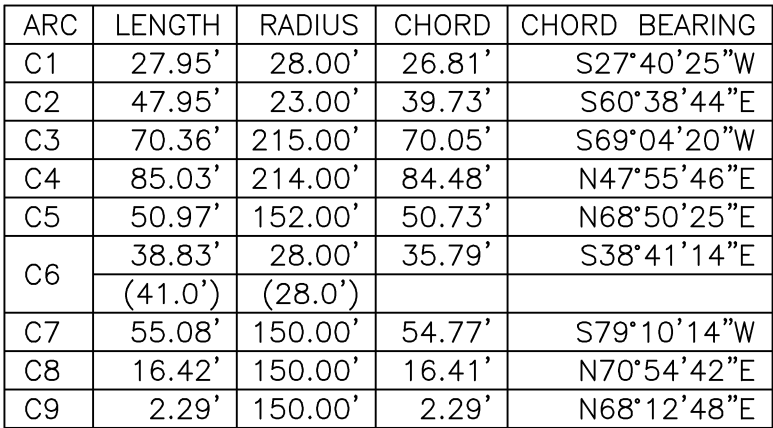
NOTE 8: A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 53, 54, 60, 61, 62 AND 63.

DATE: MARCH 4, 2013
ORDER NO: 130113-1
PROJ. NO: 1311
FOR: LEXINGTON HOMES, LLC
PROJ. NAME: LEXINGTON CLUB
Copyright © TFW Surveying & Mapping, Inc., 2013. All rights reserved.
Professional Design Firm Registration #184-002793.

SHEET 1 OF 8

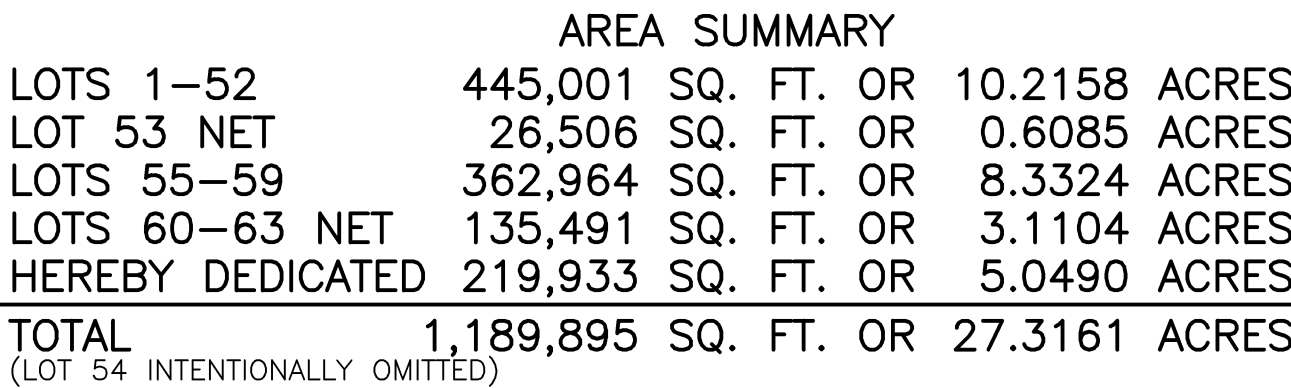
TFW SURVEYING & MAPPING INC.
 ENGINEERING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 1000 W. VANDERBILT ROAD, SUITE 413 • GRAYSLAKE, ILLINOIS 60030
 TEL 508-548-6699 FAX 548-6699
www.tfwsurvey.com

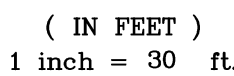
AREA SUMMARY					
LOTS 1-52	445,001	SQ.	FT.	OR	10.2158 ACRES
LOT 53 NET	26,506	SQ.	FT.	OR	0.6085 ACRES
LOTS 55-59	362,964	SQ.	FT.	OR	8.3324 ACRES
LOTS 60-63 NET	135,491	SQ.	FT.	OR	3.1104 ACRES
HEREBY DEDICATED	219,933	SQ.	FT.	OR	5.0490 ACRES
TOTAL (LOT 54 INTENTIONALLY OMITTED)	1,189,895	SQ.	FT.	OR	27.3161 ACRES



BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CN = CROSS NOTCH
(D) = DEED
IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
MH = MANHOLE
PIP = PINCHED IRON PIPE
PK = PK NAIL
UP = UTILITY POLE




$$1'' = 30'$$


ARC	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	27.95'	28.00'	26.81'	S27°40'25"W
C2	47.95'	23.00'	39.73'	S60°38'44"W
C3	70.36'	215.00'	70.05'	S69°04'20"W
C4	85.03'	214.00'	84.48'	N47°55'46"E
C5	50.97'	152.00'	50.73'	N68°50'25"E
C6	38.83'	28.00'	35.79'	S38°41'14"E
	(41.0')	(28.0')		
C7	55.08'	150.00'	54.77'	S79°10'14"W
C8	16.42'	150.00'	16.41'	N70°54'42"E
C9	2.29'	150.00'	2.29'	N68°12'48"E

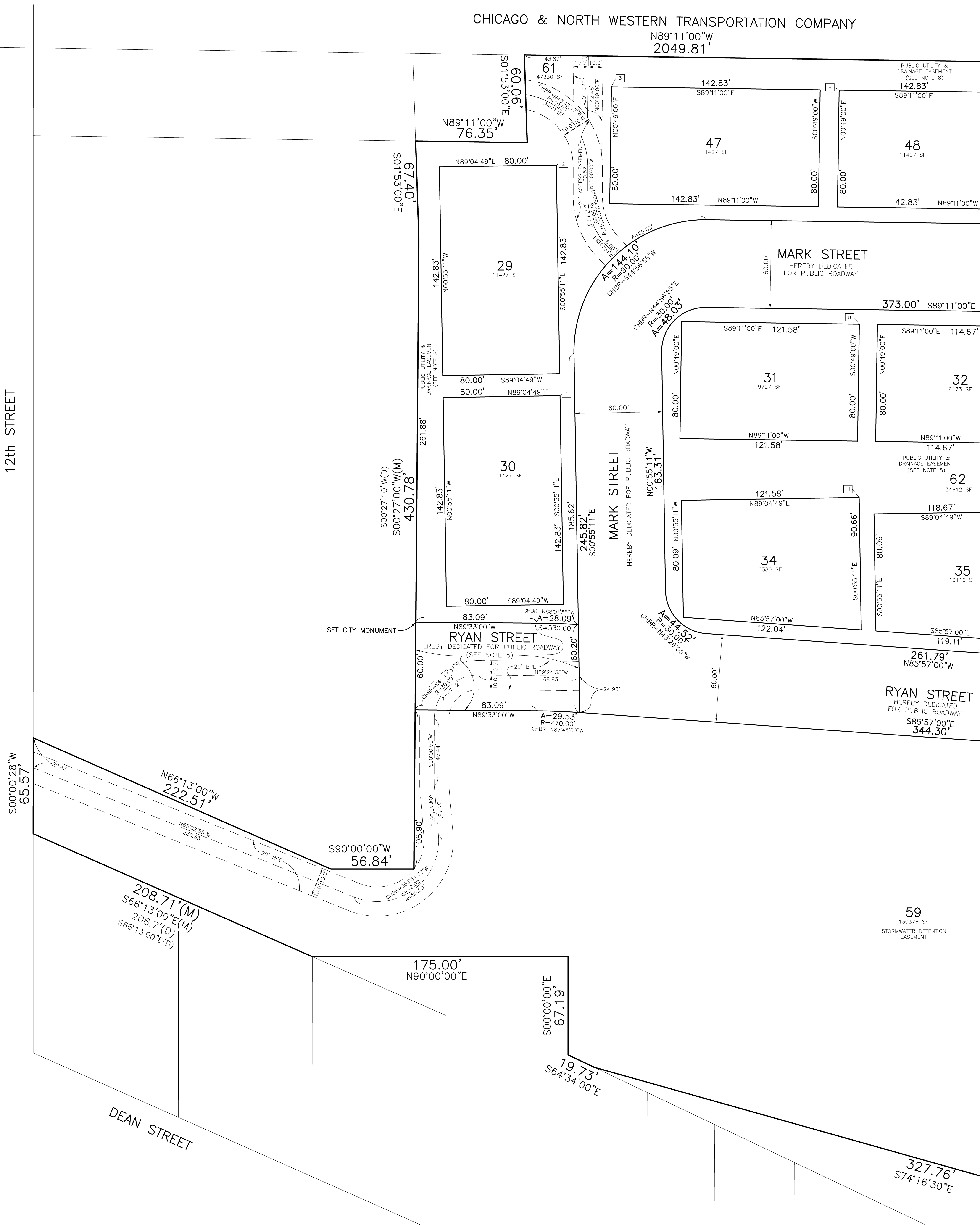
SEE SHEET 8 OF 8 FOR NOTES AND LOT TIES

FINAL PLAT OF SUBDIVISION LEXINGTON CLUB

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CHICAGO & NORTH WESTERN TRANSPORTATION COMPANY

N89°11'00"W
2049.81'



DATE: MARCH 22, 2013
ORDER NO: 130113-3
PROJ. NO: 1311
FOR: LEXINGTON HOMES, LLC
PROJ. NAME: LEXINGTON CLUB
Copyright © TFW Surveying & Mapping, Inc., 2013. All rights reserved.
Professional Design Firm Registration #184-002793.

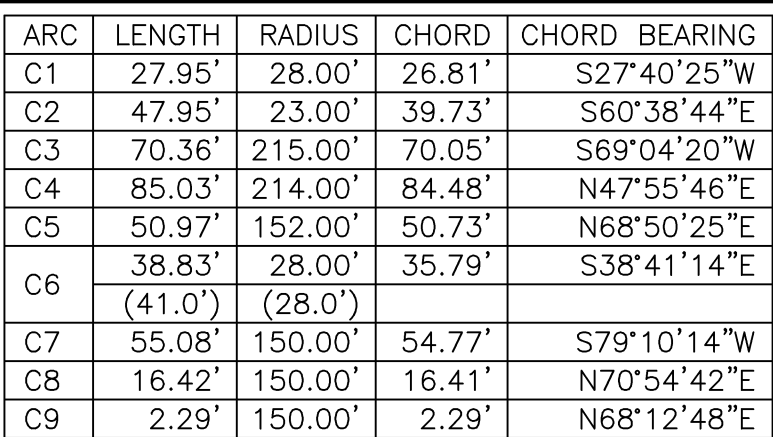
SHEET 3 OF 8

TFW

SURVEYING & MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

www.tfwsurvey.com



(D) = DEED
(M) = MEASURED
BPE = BIKEPATH EASEMENT
BSL = BUILDING SETBACK LINE
CH = CHORD
CHBR = CHORD BEARING
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

SEE SHEET 8 OF 8 FOR NOTES AND LOT TIES

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

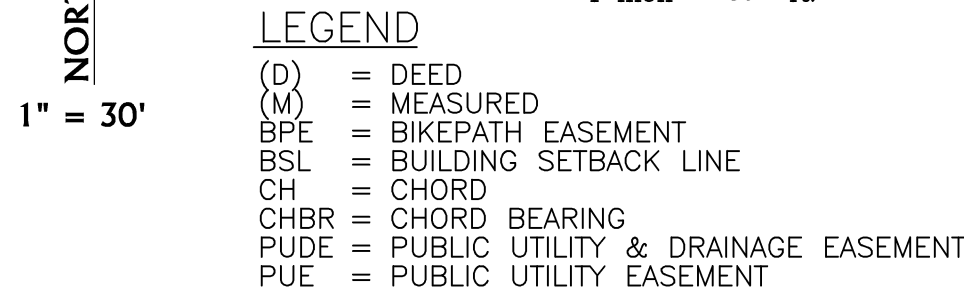
CHICAGO & NORTH WESTERN TRANSPORTATION COMPANY

N89°11'00"W
2049.81'



SHEET 4 OF 8

TFW SURVEYING & MAPPING INC.
ING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
VIDERE ROAD, SUITE 413 • GRAYSLAKE, ILLINOIS 60030
500 FAX 548-6699
rvey.com www.tfwsurvey.com

SEE SHEET 8 OF 8 FOR NOTES AND LOT TIES

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



N89°11'00"W
2049.81'



SHEET 6 OF 8

TFW SURVEYING & MAPPING INC.
 YING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 VIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
 600 FAX 548-6699
www.tfwsurvey.com

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF: ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NAME: ST. CHARLES – 333 NORTH SIXTH STREET LLC
C/O BENACH BEDFORD DEVELOPMENT
101 NORTH MAIN STREET – SUITE 16C
CRYSTAL LAKE, IL 60014

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____, AT _____, ILLINOIS.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COUNTY CLERK

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.”

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ 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.

DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.”

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

ATTEST _____
CITY CLERK

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

ACCEPTED AND APPROVED BY _____, AS MORTGAGEE.
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____

ATTEST _____

LEXINGTON CLUB

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" (PUE) ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY 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 BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN 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. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" (PUDE) ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN 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. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL 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 BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

INGRESS & EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO ALL LEXINGTON CLUB HOMEOWNERS OVER THE AREAS DESIGNATED AS INGRESS/EGRESS EASEMENTS.

BIKEPATH EASEMENT PROVISIONS

OWNER HEREBY GRANTS TO THE CITY OF ST. CHARLES, ON THE AREAS IDENTIFIED ON THIS PLAT AS THE "BIKEPATH EASEMENT" (BPE), NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF A BIKEPATH FOR PEDESTRIAN AND BICYCLE INGRESS AND EGRESS ("BIKEPATH EASEMENT"). THE CITY OF ST. CHARLES SHALL, AT THE CITY OF ST. CHARLES' SOLE COST AND EXPENSE, CAUSE ANY BIKEPATHS CONSTRUCTED IN THE BIKEPATH EASEMENTS TO BE MAINTAINED IN A GOOD, SAFE AND CLEAN CONDITION AND REPAIR, FREE FROM UNREASONABLE ACCUMULATION OF DIRT AND DEBRIS AND IN, COMPLIANCE WITH ALL APPLICABLE, LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS. THE CITY OF ST. CHARLES WILL INDEMNIFY, SAVE, DEFEND AND HOLD HARMLESS OWNER AND ITS OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS, MANAGERS, PARTNERS, MORTGAGEES, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, COSTS, DAMAGES, EXPENSES OR LIABILITIES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES AND COURT COSTS) SUFFERED OR INCURRED BY ANY OF THEM IN CONNECTION WITH THE BIKEPATH EASEMENT.

ACCESS EASEMENT PROVISIONS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. NO PARKING IS PERMITTED WITHIN THE ACCESS EASEMENT.

PLAT PREPARED FOR:
LEXINGTON HOMES, LLC
1731 N. MARCEY ST, SUITE 200
CHICAGO, ILLINOIS 60614

SEND TAX BILL TO:
ST. CHARLES – 333 NORTH SIXTH STREET LLC
C/O BENACH BEDFORD DEVELOPMENT
101 NORTH MAIN STREET – SUITE 16C
CRYSTAL LAKE, IL 60014

PLEASE RETURN RECORDED MYLAR TO:
CITY OF ST. CHARLES
2. E. MAIN STREET
ST. CHARLES, IL 601714

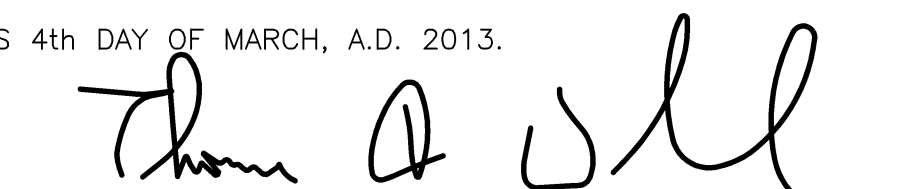
SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS,

HEREBY DESIGNATE _____ OF CITY CLERK’S OFFICE IN THE CITY OF ST. CHARLES, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE KANE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 4th DAY OF MARCH, A.D. 2013.


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–2515
LICENSE EXPIRES NOVEMBER 30, 2012

NOTE 1: THE LOCATION OF THE SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT 990239 IS DEPENDENT ON THE LOCATION OF MANHOLES WHICH EXISTED AT THE TIME THIS DOCUMENT WAS RECORDED. NOT ALL MANHOLES DESCRIBED IN DOCUMENT 990239 WERE OBSERVABLE AT THE TIME OF FIELD INSPECTION. SEVERAL OF THE MANHOLES CALLED OUT HAVE EITHER BEEN BURIED OR NO LONGER EXIST. THOSE MANHOLES WHICH WERE OBSERVABLE ARE PLOTTED HEREON. THE COMPLETE LIMITS OF THE EASEMENT CAN NOT BE PLOTTED BECAUSE THE STRUCTURES NOTED IN THE DOCUMENT ARE NOT OBSERVABLE.

NOTE 2: THE LOCATION OF THE UTILITY EASEMENT DESCRIBED IN DOCUMENT 990240 IS DEPENDENT ON THE APPROXIMATE LOCATION OF UTILITY STRUCTURES WHICH EXISTED AT THE TIME THIS DOCUMENT WAS RECORDED. SEVERAL OF THE UTILITY STRUCTURES CALLED OUT NO LONGER EXIST, THEREFORE THE COMPLETE LIMITS OF THIS EASEMENT CAN NOT BE DETERMINED OR PLOTTED. UTILITY STRUCTURES EXIST IN THE GENERAL AREA ON SEVENTH STREET AS DESCRIBED IN DOCUMENT 990240. THE LOCATION OF THE UTILITY STRUCTURES LOCATED AND PLOTTED HEREON DO NOT MATCH THE LOCATION AS DESCRIBED IN DOCUMENT 990240 (DOCUMENT CALLS FOR “16 FEET, MORE OR LESS, WEST OF THE EAST LINE OF 7th STREET”; MEASURED DISTANCE = 12 FEET, MORE OR LESS.)

NOTE 3: RIGHT OF WAY HEREBY VACATED, ABOLISHED AND ABORTED. THE CITY OF ST. CHARLES RESERVES FOR ITSELF AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS(HEREIN COLLECTIVELY REFERRED TO AS “GRANTEES”), FOR THE PURPOSE OF INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK FOR ANY EXISTING UTILITIES. NO NEW UTILITIES SHALL BE PLACED IN THE VACATED RIGHT OF WAY WITHOUT SPECIFIC EASEMENT GRANTS BY THE CITY OF ST. CHARLES.

NOTE 4: EASEMENTS GRANTED PER DOCUMENTS 990239 & 990240 ARE HEREBY VACATED, ABOLISHED AND ABORTED.

NOTE 5: THIS AREA IS TO BE MAINTAINED BY THE HOMEOWNER’S ASSOCIATION UNTIL SUCH TIME AS THE ROAD IS CONSTRUCTED AND ACCEPTED BY THE CITY OF ST. CHARLES AT A FUTURE DATE.

NOTE 6: TURN-AROUND EASEMENT PER DOCUMENT 1017112 IS HEREBY VACATED, ABOLISHED AND ABORTED.

NOTE 7: ALL EASEMENTS SHOWN ON SHEETS 3–6 ARE HEREBY GRANTED.

NOTE 8: A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 53, 54, 60, 61, 62 AND 63.

LOT TIE TABLE		
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 61	DISTANCE TO LOT CORNER AT RIGHT ANGLES
1	27.75’	232.79’
2	22.97’	75.03’
3	59.87’	20.96’
4	215.71’	20.96’
5	371.54’	20.96’
6	530.29’	20.96’
7	659.31’	20.96’
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 62	DISTANCE TO LOT CORNER AT RIGHT ANGLES
8	268.06’	10.00’
9	141.03’	10.00’
10	11.16’	10.00’
11	266.48’	128.54’
12	137.52’	136.08’
13	5.60’	145.43’
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 60	DISTANCE TO LOT CORNER AT RIGHT ANGLES
14	18.76’	10.00’
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 63	DISTANCE TO LOT CORNER AT RIGHT ANGLES
15	15.90’	109.08’
16	146.45’	106.19’
17	19.31’	10.99’
18	153.79’	10.99’
19	288.59’	28.55’
TIE NUMBER	DISTANCE ALONG WEST LINE FROM SW CORNER OF LOT 53	DISTANCE TO LOT CORNER AT RIGHT ANGLES
20	82.74’	14.74’
21	78.66’	149.26’
22	73.94’	305.02’
23	40.04’	462.98’

LEXINGTON CLUB

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL ONE:
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYAN’S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON’S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES, 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT “A”); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS WEST FROM POINT “A” AFORESAID; THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT 150 FEET NORTH OF THE NORTHERLY LINE OF DEAN STREET, FOR THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE “A”) THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET; THENCE WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE “A” AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.51 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON’S ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 46 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN’S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON’S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON’S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SIX:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON’S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES WAGONMARMER BY DEED DATED DECEMBER 18, 1925, AND DATED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 479.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON’S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON’S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN:
INTENTIONALLY OMITTED.

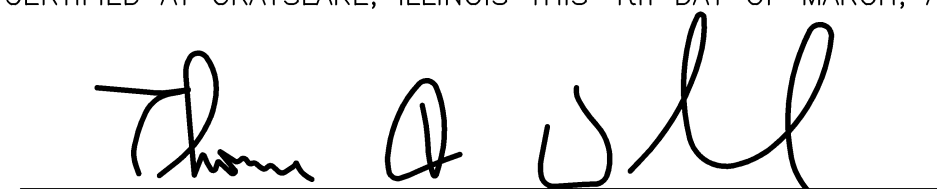
PARCEL EIGHT:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER’S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 127.46 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT NO. 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 16 “SUBDIVISION AND LAND IMPROVEMENTS” OF THE ST. CHARLES MUNICIPAL CODE.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0262H, EFFECTIVE DATE AUGUST 3, 2009, ONLY LOTS 56, 57, 58 AND 60 FALL WITHIN ZONE “AE”. THE REMAINDER OF THE LOTS FALL WITHIN ZONE “X”.

I FURTHER CERTIFY THAT UPON RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS PER CITY STANDARDS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF MARCH, A.D. 2013.


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–2515
LICENSE EXPIRES NOVEMBER 30, 2014

