

FINAL PLAT OF SUBDIVISION THE PRESERVES

A CONVENTIONAL SINGLE-FAMILY RESIDENTIAL DETACHED HOUSE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CONSENT

THE UNDERSIGNED, EES LLC, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT EES LLC, AS OWNER OF THE PROPERTY DESCRIBED AS, THE PRESERVES SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT
ALL ELEMENTARY SCHOOL DISTRICT NO. 68
HIGH SCHOOL DISTRICT NO. 128
JUNIOR COLLEGE DISTRICT NO. 532

DATED THIS 18 DAY OF Sept., A.D., 2015.

EES LLC,
BY: Peter Manhard
PETER MANHARD
OWNER'S NAME AND ADDRESS
ENVIRONMENTAL ENGINEERING
SOLUTIONS, LLC (EES LLC)
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60061

ITS: MANHARD

NOTARY PUBLIC

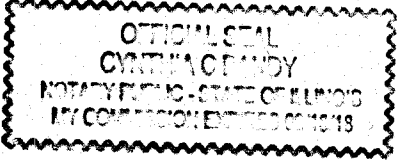
STATE OF ILLINOIS)
COUNTY OF LAKE)

I, Cynthia C. Bondy,
PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
Peter Manhard

EES LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 18 DAY OF Sept., A.D., 2015.

Cynthia C. Bondy
NOTARY PUBLIC



ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 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.

John Fortmann, P.E. 11/13/15
JOHN FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 18 DAY OF Sep., A.D., 2015.

BY: Peter Manhard Greg Green, P.E.
PETER MANHARD GREG GREEN, P.E.
EES, LLC MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY 900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061 VERNON HILLS, IL 60061

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS AND COMMUNICATIONS SERVICES IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T CORPORATION, GRANTEEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

CERTIFICATE OF REGIONAL SUPERINTENDENT OF SCHOOLS

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, Royce Lee Wood, REGIONAL SUPERINTENDENT OF SCHOOLS, LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT ALL AGREEMENTS AND REQUIREMENTS REQUIRED BY ARTICLE ELEVEN OF THE LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN REACHED AND MET BY THE DEVELOPER. I HAVE ON FILE THE TERMS OF ALL SUCH AGREEMENTS OR CONDITIONS BY WHICH THE REQUIREMENTS OF ARTICLE ELEVEN HAVE BEEN MET. AGREEMENTS TO CONTRIBUTE CASH ARE ATTACHED AND RECORDED TOGETHER WITH THE SUBJECT PLATS AND DOCUMENT NUMBER _____

DATED THIS 18 DAY OF Sept., A.D., 2015
Royce Lee Wood
REGIONAL SUPERINTENDENT OF SCHOOLS

PLANNING BUILDING AND ZONING COMMITTEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

APPROVED THIS _____ DAY OF _____, A.D. 2015

LAKE COUNTY PLAT COMMITTEE

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, Anna J. Trigg, COUNTY ENGINEER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LANDS ADOPTED BY THE COUNTY BOARD OF LAKE COUNTY, ILLINOIS.

DATED THIS 18 DAY OF August, A.D., 2015

Anna J. Trigg
COUNTY ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
I, CARLA N. WYCKOFF, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS, AND NO UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS,

THIS 18 DAY OF October August, A.D., 2015

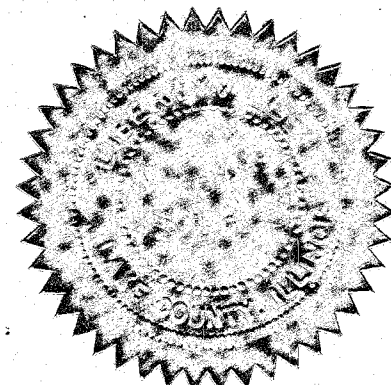
Carla N. Wyckoff
COUNTY CLERK
LAKE COUNTY, ILLINOIS

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT LIBERTYVILLE, LAKE COUNTY, ILLINOIS, THIS 18 DAY OF October, A.D. 2015.

Terry L. Weopler
VILLAGE PRESIDENT
Terry L. Weopler
PRINTED NAME
Kevin J. Bowens
VILLAGE CLERK
Kevin J. Bowens
PRINTED NAME



ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE COUNTY, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THE SUBDIVISION AND TO THE PUBLIC IN GENERAL TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS TO THE SUBDIVIDED PROPERTY AND TO PROVIDE INGRESS AND EGRESS TO AND FROM BUCKLEY ROAD, A.K.A. ILLINOIS ROUTE 137, OVER AND ACROSS ALL OF OUTLOT A, AS SHOWN ON THE PLAT HEREIN. THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

NORTH SHORE GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO NORTH SHORE GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

STORMWATER DETENTION PROVISIONS

A STORMWATER DETENTION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE COUNTY AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THIS PLAT AS "COMMON OPEN SPACE AND EASEMENT FOR STORMWATER DETENTION PURPOSES" FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER IN SAID AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH THE COUNTY ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS, OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE COUNTY ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE COUNTY SHALL HAVE THE RIGHT TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE COUNTY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE COUNTY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE COUNTY TO MAKE REPAIR AND/OR FILE A LIEN ON THE PROPERTY. AS AMONG THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS THIS EASEMENT MAY BE FURTHER SUBJECT TO AND GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT, PROVIDED THAT ANY SUCH DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS SHALL NOT BE BINDING ON THE COUNTY UNLESS THE COUNTY CONSENTS THERETO IN WRITING.

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "UTILITY EASEMENT" TO LAKE COUNTY, COMMONWEALTH EDISON COMPANY, NORTH SHORE GAS COMPANY, AT&T CORPORATION (F.K.A. SBC ILLINOIS), THE CABLE COMPANY FRANCHISED BY THE COUNTY, AND TO LAKE COUNTY PUBLIC WORKS DEPARTMENT ("CPWD") TO THE ABOVE SPECIFIED EASEMENTS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN, CONDUITS, CABLES, WIRES, SEWERS, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND WATER MAINS, UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE WITH CABLE TELEVISION TRANSMISSIONS, SANITARY AND STORM SEWER, WATER SERVICE, DRAINAGE, AND OTHER MUNICIPAL SERVICES. ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, MAINTAIN WITHIN THE SAID REAL ESTATE, DRAINAGE, SURFACE DRAINAGE, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT; THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATSOEVER, NO PERMANENT BUILDING SHALL HEREINAFTER BE PLACED ON THE SAID EASEMENT BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED, HOWEVER NO PERSON SHALL CONSTRUCT OR MAINTAIN ANY LANDSCAPING MATERIALS, ON ANY EASEMENT THAT WOULD INTERFERE WITH SURFACE DRAINAGE OR WITH ANY STORMWATER FACILITY OF THE COUNTY OR ANY OTHER RIGHT HEREIN GRANTED TO THE COUNTY.

STORM SEWER AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO LAKE COUNTY AND TO THEIR SUCCESSORS AND ASSIGNS, TO HAVE THE RIGHT, BUT NOT THE DUTY TO INSTALL AND MAINTAIN SURFACE DRAINAGE, SUB-SURFACE DRAINAGE AND/OR STORM SEWERS, WITH ALL NECESSARY MANHOLES, CONNECTIONS, AND OTHER APPURTENANCES IN, UPON, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "STORM SEWER AND DRAINAGE EASEMENT" FOR THE PURPOSE OF PROVIDING, INSTALLING AND MAINTAINING SURFACE DRAINAGE, SUB-SURFACE DRAINAGE AND STORM SEWER SERVICE TO THE PUBLIC IN GENERAL, TOGETHER WITH THE RIGHT TO, BUT NOT THE DUTY ENTER UPON THE SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH STORM SEWERS AND/OR DRAINAGE, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR DRAINAGE AND STORM SEWER PURPOSES INCLUDING ANY PURPOSES APPROVED BY THE COUNTY OF LAKE WITH THIS DEVELOPMENT PLAN. THE COUNTY AND LAKE SHALL HAVE AND BE ENTITLED TO A LEGALLY ENFORCEABLE LIEN FOR THE COST OF SUCH MAINTENANCE AND REPAIRS UPON EACH LOT WITHIN THE SUBDIVISION. THE PROPERTY OWNER'S ASSOCIATION, AND/OR OWNER OF EACH LOT ON A PRO-RATED BASIS, SHALL BE LIABLE FOR ANY AND ALL COSTS INCURRED IN ANY SUCH WORK AND/OR REPAIR. LAKE COUNTY MAY RECOVER THE COST OF SUCH WORK AND/OR REPAIRS, BY THE FORECLOSURE OF ITS LIEN, AND SHALL ALSO BE ENTITLED TO RECOVER ITS COSTS AND ATTORNEY'S FEES. THE PERFORMANCE OF ANY WORK BY THE COUNTY OF LAKE ON ANY SUBDIVISION PARCEL FOR WHICH AN EASEMENT IS GRANTED TO THE COUNTY FOR "STORM SEWER AND DRAINAGE EASEMENT" OR OTHER PUBLIC PURPOSES SHALL NOT CONSTITUTE ACCEPTANCE OF SUCH AREAS AS PUBLIC PROPERTY NOR BE DEEMED TO BE A TACIT DEDICATION THEREOF.

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, ERIC R. VESELY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF THE LAKE COUNTY, TO RECORD THIS PLAT ON OR BEFORE MAY 31ST, 2017. THE REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS 18TH DAY OF SEPTEMBER, A.D. 2015.

Eric Vesely
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2016



SUBDIVIDED PROPERTY

THE WEST 165 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 2.303 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, ERIC R. VESELY, A REGISTERED ILLINOIS LAND SURVEYOR, NO. 3855, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED ON THE PLAT AND SHOWN BY THE PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA.

FURTHER, I CERTIFY THIS SUBDIVISION IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF MEADOW HAVEN CREEK SERVING A TERTIARY AREA OF 240 ACRES OR MORE. THE ABOVE DESCRIBED TRACT IS LOCATED IN ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PLAN NO. 1709700162K, DATED SEPTEMBER 18, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

THIS IS ALSO TO CERTIFY THAT THE VILLAGE OF LIBERTYVILLE IS WITHIN 1-1/2 MILES OF THE PROPOSED SUBDIVISION.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

GIVEN UNDER MY HAND AND SEAL AT VERNON HILLS, ILLINOIS, THIS 18TH DAY OF SEPTEMBER, A.D., 2015.

Eric Vesely
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2016



THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2017