## SURVEY PREPARED FOR DRH CAMBRIDGE HOMES INC. 800 S. MILWAUKEE AVENUE, SUITE 250 LIBERTYVILLE, ILLINOIS 60048 OWNER/DEVELOPER DRH CAMBRIDGE HOMES INC. 800 S. MILWAUKEE AVENUE, SUITE 250 LIBERTYVILLE, ILLINOIS 60048

TYPICAL LOT DETAIL: LOTS 1-65 (UNLESS SHOWN OTHERWISE)

\*COMBINED SIDE YARDS ARE 15' MINIMUM

15' B.S.L.

LOT AREA — 7.5' B.S.L.

30' B.S.L.

10' U.E.

RIGHT-OF-WAY

7.5' B.S.L. →

**⊸**−7.5' U.E.

- LOT NUMBER

REESTABLISHED FROM

-DOCUMENTS IN SURVEYORS

POSSESSION

29

REPLACED WITH A CONCRETE

ON LINE & 18.87' E IRON PIPE LIMITS OF BASEFLOOD ON LINE

20' EASEMENT FOR WATERMAIN PER DOC. 3434202

OUTLOT A

HUNT CLUB MEADOWS

REC. NOVEMBER 15, 1993 PER

CORRECTION REC. AS DOC. 3495722

DOC. 3434202 & CERTIFICATES OF

FOUND ¾"

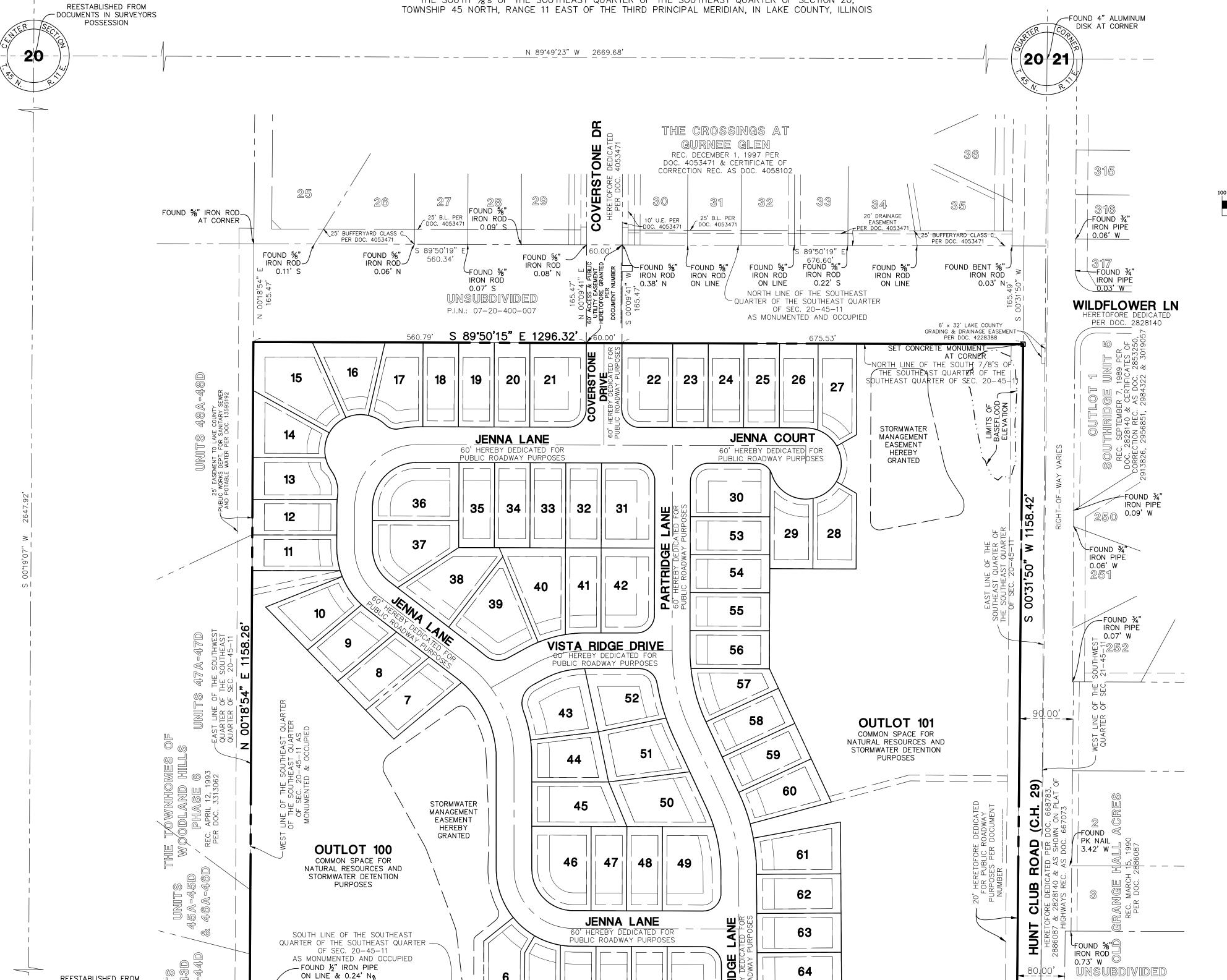
MONUMENT AT CORNER

-FOUND ½" IRON PIPE \\

## VISTA RIDGE SUBDIVISION

CONVENTIONAL SINGLE-FAMILY RESIDENTIAL SUBDIVISION

THE SOUTH 1/3's OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,



DOC. 3434202

├FOUND ¾"

IRON PIPĖ

IRON PIPE

0.04'S

13

┼FOUND ¾"

0.08' S

IRON PIPE

## SHEET INDEX

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE

ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SITE SUMMARY

OUTLOTS 100 & 101: 626,314 SQ. FT. (14.378 ACRES ± DEDICATED R.O.W.: 216,313 SQ. FT. (4.966 ACRES ±

**LEGEND** 

\_\_\_\_\_

\_\_\_\_\_

BUILDING SETBACK LINE

TRANSITION YARD SETBACK

UTILITY EASEMENT

RECORD INFORMATION

MEASURED INFORMATION

PROPERTY LINE

LOT LINE

EASEMENT LINE

SETBACK LINE

B.S.L.

(XXX.XX)

LOTS 1-65: 656,409 SQ. FT. (15.069 ACRES ±

TOTAL: 1,499,036 SQ. FT. (34.413 ACRES ±

SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS

CURRENT P.I.N.:

07-20-400-008

9/15/16 ISSUED FOR RECORDING
08-31-16 REVISED PER COUNTY COMMENT
08-25-16 REVISED PER VILLAGE COMMENTS DATED
08-01-16 REVISED PER CLIENT REVIEW
07-25-16 REVISED PER VILLAGE COMMENTS DATED

FOUND CONC. R.O.W.

IRON PIPE

ON LINE

MONUMENT -

0.52' N

0.26'E

FOUND CONC. R.O.W.

MONUMENT

FOUND 4" BRASS

DISK AT CORNER

20 21 \ 1.54' N 0.12' W

#### SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. 2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.

3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. 4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

5. DENOTES CONCRETE MONUMENTS.

6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.

7. THERE SHALL BE NO DIRECT ACCESS TO HUNT CLUB ROAD (C.H. 29) FROM OUTLOT 101.

8. ALL ROADWAYS DEDICATED BY THIS PLAT ARE DEDICATED TO BOTH WARREN TOWNSHIP AND LAKE COUNTY.

PROJ. MGR.: JDA PROJ. ASSOC.: SJP 06-20-16

<u>1"=100'</u> SHEET

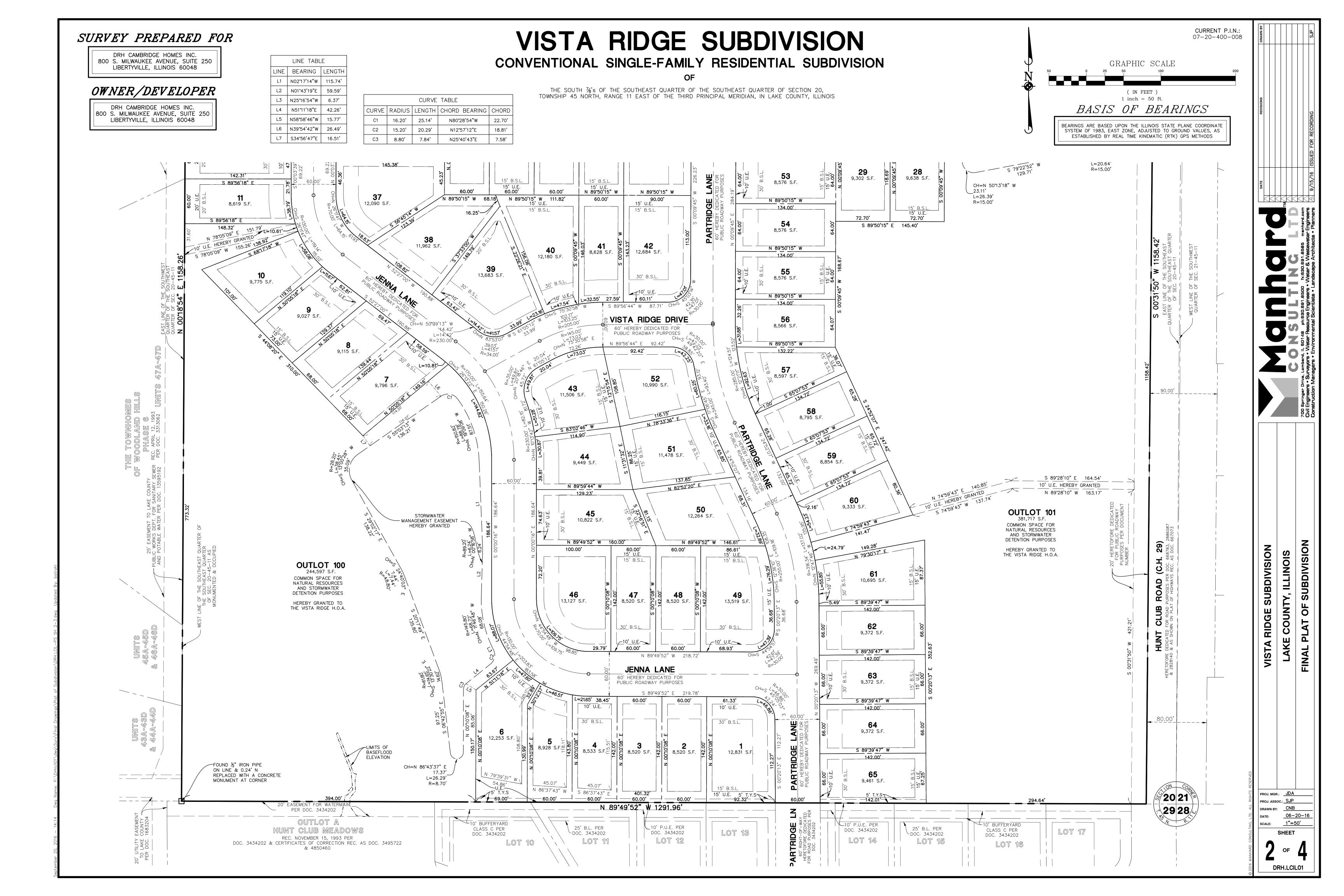
SUBDIVISION

RIDGE

VISTA

LAKE

DRH.LCIL01



#### CURRENT P.I.N.: VISTA RIDGE SUBDIVISION SURVEY PREPARED FOR 07-20-400-008 DRH CAMBRIDGE HOMES INC. CONVENTIONAL SINGLE-FAMILY RESIDENTIAL SUBDIVISION 800 S. MILWAUKEE AVENUE, SUITE 250 GRAPHIC SCALE LIBERTYVILLE, ILLINOIS 60048 OWNER/DEVELOPER THE SOUTH 1/2's OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS 1 inch = 50 ft.BASIS OF BEARINGS DRH CAMBRIDGE HOMES INC. 800 S. MILWAUKEE AVENUE, SUITE 250 LIBERTYVILLE, ILLINOIS 60048 BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS REC. DECEMBER 1, 1997 PER DOC. 4053471 & CERTIFICATE OF CORRECTION REC. AS DOC. 4058102 25 25' B.L. PER 25' B.L. PER ∕ DOC. 4053471 OOC. 4053471 10' U.E. PER DOC. 4053471 25' BUFFERYARD CLASS C 25' BUFFERYARD CLASS C - 20' DRAINAGE EASEMENT PER DOC. 4053471 PER DOC. 4053471 PER DOC. 4053471 S 89°50'19" E S 89°50'19" E S 89°50'19" E 676.60' UNSUBDIVIDED P.I.N. 07-20-400-007 P.I.N. 07-20-400-007 6' X 32' LAKE COUNTY-GRADING & DRAINAGE EASEMENT PER DOC. 4228388 SET CONCRETE ~ MONUMENT AT CORNER S 89'50'15" E 1296.32' 122.44 60.00 60.00' 25' U.E. 25' U.E. 25' U.E. 25' U.E. 25' U.E. CH=S 45°19'53" 25' B.S.L. 65.85 25' B.S.L. S 89°50'15" E L=23.30'R=15.00' 15,242 S.F. 9,961 S.F. S 00°49'30" E 6014 8,520 S.F. 614 8,520 S.F. 614 8,520 S.F. **27** 10,359 S.F. 123.45, L=19.91' R=94.00' OUTLOT 101 381,717 S.F. COMMON SPACE FOR NATURAL RESOURCES AND STORMWATER DETENTION PURPOSES 10' U.E. 14 00 9,779 S.F. HEREBY GRANTED TO THE VISTA RIDGE H.O.A. JENNA LANE S' EASEMENT TO LAKE COUNTY WORKS DEPT. FOR SANITARY STABLE WATER PER DOC. 1359 **VISTA RIDGE SUBDIVISION** LAKE COUNTY, ILLINOIS LIMITS OF BASEFLOOD ELEVATION S 89°56'18" E 60.00' 10' U.E. 60.00' 10' U.E. **13** 9,561 S.F. \_\_S 59°28'10" E \_\_38.98' | 30.43' CH=S 16°24'11" E 14.56' 30' B.S.L. L=14.78' R=25.00' **36** 13,044 S.F. S 89'56'18" E L=12.58'-CH=S 39\*57'21" W 19.05' L=20.64' **12** 8,533 S.F. N 89°50'15" W N 89\*50'15" W **28** 9,638 S.F. **29** 9,302 S.F. S 89°56'18" E 15' U.E. N **89'50'15" W** N 89°50'15" W **11** 8,619 S.F. N **89°50'15" W 111.82'** 15' U.E. 15' B.S.L 15' U.E. **72.70'** S 89°50'15" E 145.40' N 89°50'15" W 134.00' **39** 13,683 S.F. N 89°50'15" W 134.00**' 9** 9,027 S.F. PROJ. MGR.: <u>JDA</u> VISTA RIDGE DRIVE 8,566 S.F. 06-20-16 1"=50' OF

# UBDIVISIO DIVISIO S

# COUNTY, RD LAKE

### PROJ. MGR.: JDA PROJ. ASSOC.: SJP 06-20-16 <u>N/A</u> SHEET

DRH.LCIL01

## VISTA RIDGE SUBDIVISION

#### SINGLE-FAMILY RESIDENTIAL SUBDIVISION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, ANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

COUNTY OF) SS	CONVENTIONAL SINGLE-R
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT HEREIN, THAT NO OTHER PERSON HAS ANY RIGHT, TITLE OR INTEREST IN SAID LAND AND THAT HE/SHE/THEY HAS/HAVE CAUSE THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT TEH SAME UNDER THE TITLE THEREON INDICATED.	THE SOUTH 76's OF THE SOUTHEAST OF TOWNSHIP 45 NORTH, RANGE 11 EAST OF
DATED AT, ILLINOIS, THIS DAY OF, A.D., 20	CERTIFICATE OF MUNICIPALITY
BY:	STATE OF ILLINOIS ) )SS COUNTY OF LAKE )
··	I,, CLERK OF THE VILLAGE OF GURNEE, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS DULY APPROVED BY THE VILLAGE OF GURNEE ON THE
PRINTED NAME AND TITLE	DAY OF, 20
	DATED THIS DAY OF, A.D., 20
NOTARY PUBLIC	CLERK
STATE OF)	
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 PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THIS ANNEXED PLAT AS HIS/HER/THEY OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.	
GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS DAY OF, A.D., 20	
	CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER:
NOTARY PUBLIC	STATE OF ILLINOIS ) )SS COUNTY OF LAKE )
	I,, HIGHWAY COMISSIONER OF THE TOWN OF
OWNER'S SCHOOL CERTIFICATE	DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE HIGHWAY REQUIREMENTS, AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE COUNTY BOARD OF LAKE COUNTY, HAVE BEEN COMPLIED WITH.
STATE OF )	DATED THIS DAY OF, AD. 20
THIS IS TO CERTIFY THAT I, AS OWNER OF THE PROPERTY DESCRIBED AS THE VISTA RIDGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LAY.	HIGHWAY COMMISSIONER
LOT NUMBER(S) SCHOOL DISTRICT	PRINTED NAME
ALL WOODLAND (ELEMENTARY, PRIMARY AND MIDDLE) SCHOOL DISTRICT NO. 50 ALL WARREN TOWNSHIP HIGH SCHOOL DISTRICT NO. 121	
ALL COLLEGE OF LAKE COUNTY DISTRICT NO. 532	COUNTY HIGHWAY CERTIFICATE FOR SUBDIVISIONS
DATED THIS DAY OF, A.D., 20	STATE OF ILLINOIS)
	) SS COUNTY OF LAKE)
BY:	I,, COUNTY ENGINEER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE SUBJECT PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF
PRINTED NAME AND TITLE	SUBDIVIDED LANDS ADOPTED BY THE COUNTY BOARD OF LAKE COUNTY, ILLINOIS.
	DATED THISDAY OF, A.D. 20 AT
NOTARY PUBLIC	COUNTY ENGINEER
STATE OF )	
COUNTY OF	
I,, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, OWNER OF THE PROPERTY COMMONLY KNOWN AS VISTA RIDGE SUBDIVISION, APPEARED BEFORE ME THIS DAY IN PERSON AND	
ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.	COUNTY ENGINEER'S CERTIFICATE  STATE OF HUNOIS)
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF, A.D., 20_ AT, ILLIOIS.	STATE OF ILLINOIS) ) SS COUNTY OF LAKE)
NOTARY PUBLIC	THIS PLAT IS HEREBY APPROVED THIS DAY OF, A.D., 20 BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO 765 ILCS 205, SECTION 2 OF THE ILLINOIS COMPILED STATUTES, AS AMENDED, AS TO ROADWAY ACCESS TO COUNTY HIGHWAY 29 ALSO KNOWN AS HUNT CLUB ROAD. DIRECT ACCESS EITHER TO OR FROM COUNTY HIGHWAY 29 IS PROHIBITED AS SHOWN ON THIS PLAT.  DATED THISDAY OF, A.D. 20 AT
PLANNING BUILDING AND ZONING COMMITTEE CERTIFICATE	DATED 11113DAT OF, A.D. 20 AT
STATE OF ILLINOIS) ) SS	COUNTY ENGINEER
COUNTY OF LAKE)	
APPROVED THIS DAY OFA.D. 20	PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
LAKE COUNTY PLAT COMMITTEE CHAIR	A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE COUNTY PUBLIC WORKS DEPARTMENT ("LCPWD") AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND AND ABOVE GROUND TRANSMISSION, DISTRIBUTION AND/OR COLLECTION OF STORM SEWER, SANITARY SEWER AND WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ("UE") FOR PUBLIC UTILITIES. IF NO SPECIFIC UE'S ARE IDENTIFIED, THIS EASEMENT SHALL BE CONSIDERED A "BLANKET" EASEMENT FOR THE ENTIRE PROPERTY.
CERTIFICATE OF THE REGIONAL SUPERINTENDENT OF SCHOOLS	THIS EASEMENT SHALL GRANT THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO THE PROPERTY LABELED AS "U.E." EASEMENTS ON THIS PLAT, THE RIGHT TO CUT, TRIM OR REMOVE
STATE OF ILLINOIS)  ) SS  COUNTY OF LAKE)	PAVEMENTS, TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES.
I,, REGIONAL SUPERINTENDENT OF SCHOOLS, LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT ALL AGREEMENTS AND REQUIREMENTS	NO PERMANENT STRUCTURES, UTILITIES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER EASEMENT, BUT THEY MAY BE USED FOR GARDENS, SHRUBS,
REQUIRED BY § 151.220 OF THE UNIFIED DEVELOPMENT ORDINANCE OF LAKE COUNTY, ILLINOIS 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 § 151.220 HAVE BEEN MET. AGREEMENTS TO CONTRIBUTE CASH ARE ATTACHED AND RECORDED TOGETHER WITH THE	LANDSCAPING, FENCING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED, OR IN THE CASE OF A BLANKET EASEMENT, UPON, OVER OR WITHIN 7.5 FEET EITHER SIDE OF LCPWD FACILITIES WITHOUT WRITTEN CONSENT OF GRANTEE.
SUBJECT PLAT AS DOCUMENT NUMBER	THE LOCATION OF THE FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PREVIOUSLY INSTALLED PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPWD.
DATED THISDAY OF, A.D. 20	

OWNER'S CERTIFICATE

REGIONAL SUPERINTENDENT OF SCHOOLS

#### COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON COMPANY

#### AT&T, A.K.A. SBC, AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT". "U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", 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, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PERMANENT OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, FENCING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED. 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 "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO 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 APPORTIONMENT TO THE SEPARATELY OWNED LOTS. PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN

AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "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 GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

#### NORTH SHORE GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTH SHORE GAS COMPANY ("NORTH SHORE GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN. REPAIR, REPLACE AND REMOVE, 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 ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", 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. AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. PERMANENT OBSTRUCTIONS SHALL NOT BE PLACED OVER NORTH SHORE GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NORTH SHORE GAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, FENCING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 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, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

#### STORMWATER MANAGEMENT EASEMENT PROVISIONS

STORMWATER MANAGEMENT, STORMWATER CONVEYANCE, AND DETENTION/RETENTION EASEMENT FOR OUTLOT 100 AND OUTLOT 101, AS SHOWN HEREON

THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION, DULY DESIGNATED OFFICIALS AND EMPLOYEES OF THE COUNTY AND THE VISTA RIDGE HOME OWNER'S ASSOCIATION ARE HEREBY GRANTED AND RESERVED THE RIGHTS OF ACCESS TO, USE OF, AND THE OPERATION AND MAINTENANCE OF THOSE PARTS OF OUTLOT 100 AND OUTLOT 101, AS SHOWN HEREON, FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION MANAGEMENT OF STORMWATER DETENTION/RETENTION AND CONVEYANCE OF STORMWATER TO THE DETENTION/RETENTION BASIN OR BASINS, AND, IF NECESSARY, FOR THE MAINTENANCE OF THE CONVEYANCE ROUTES AND THE DETENTION/RETENTION BASIN OR BASINS. THE RIGHT TO ENTER UPON, ON OR OVER ALL STORMWATER MANAGEMENT FACILITIES AND OTHER OPEN SPACE AREAS IN THE SUBDIVISION TO ENSURE THAT SUCH FACILITIES ARE MAINTAINED IN ACCORDANCE WITH THIS DECLARATION AND ALL APPLICABLE COUNTY ORDINANCES. NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMAINS, VAULTS, TRANSMISSIONS LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE STORMWATER MANAGEMENT EASEMENTS DESIGNATED ON THIS PLAT, CONTAINED WITHIN OUTLOT 100 AND OUTLOT 101 AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT, AS OUTLOT 100 STORMWATER MANAGEMENT EASEMENT AND OUTLOT 101 STORMWATER MANAGEMENT EASEMENT. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION, DULY DESIGNATED OFFICIALS AND EMPLOYEES OF THE COUNTY AND THE VISTA RIDGE HOMEOWNER'S

#### COUNTY CLERK'S CERTIFICATE

COUNTY OF LAKE)

IN THE EVENT THE GRANTEE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED, SAID

GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED

PAVEMENTS AND RE-ESTABLISHING GRASS IN AFFECTED GRASSY AREAS.

I, CARLA N. WYCKOFF, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR 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 ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

THIS DAY OF	20
LAKE COUNTY CLERK	

#### AGREEMENT, COVENANTS AND CONDISTIONS NOTE

SURVEYED PROPERTY IS SUBJECT TO AN AGREEMENT, COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT AND SCHOOL AGREEMENTS WITH EACH SCHOOL DISTRICT PER RECORDED AGREEMENT:

WOODLAND (ELEMENTARY, PRIMARY AND MIDDLE) SCHOOL DISTRICT NO. 50 DOCUMENT NUMBER \_\_\_\_\_

AT&T ACCESS EASEMENT DOCUMENT NUMBER\_\_\_\_\_

WARREN TOWNSHIP HIGH SCHOOL DISTRICT NO. 121 DOCUMENT NUMBER \_\_\_\_\_ COVENANTS DOCUMENT NUMBER \_\_\_\_\_\_

#### SURFACE WATER STATEMENT

STATE OF ILLINOIS ) COUNTY OF DUPAGE)

> TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 15TH DAY OF SEPTEMBER A.D., 2016.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-062135 LICENSE EXPIRES: NOVEMBER 30, 2017

LICENSED PROFESSIONAL ENGINEER 🕌

062-062135

OF /

3699

PROFESSIONAL

LAND

SURVEYOR

STATE ØF

ILMNOIS

#### PLAT SUBMITTED CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE )

OWNER OR ATTORNEY

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE PERSON LISTED IN THE FOLLOWING NOTE TO RECORD THIS PLAT ON MY BEHALF

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699

DATED THIS 15TH DAY OF SEPTEMBER, A.D. 2016.

THIS PLAT SUBMITTED FOR RECORDING BY:

LICENSE EXPIRES NOVEMBER 30, 2016

NAME: \_\_\_\_\_ BUSINESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_\_

#### SURVEYORS CERTIFICATE

AND DECIMAL PARTS THEREOF.

STATE OF ILLINOIS COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, A PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN BY THE ANNEXED 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. DESCRIBED AS FOLLOWS:

THE SOUTH 1/3'S OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS. SUBDIVIDED PROPERTY CONTAINS 34.413 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET

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

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.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17097C0152K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699 LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2017 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DATE OF FIELD SURVEY: NOVEMBER 6, 2015

**PROFESSIONAL** SURVEYOR STATE OF ILLINOIS