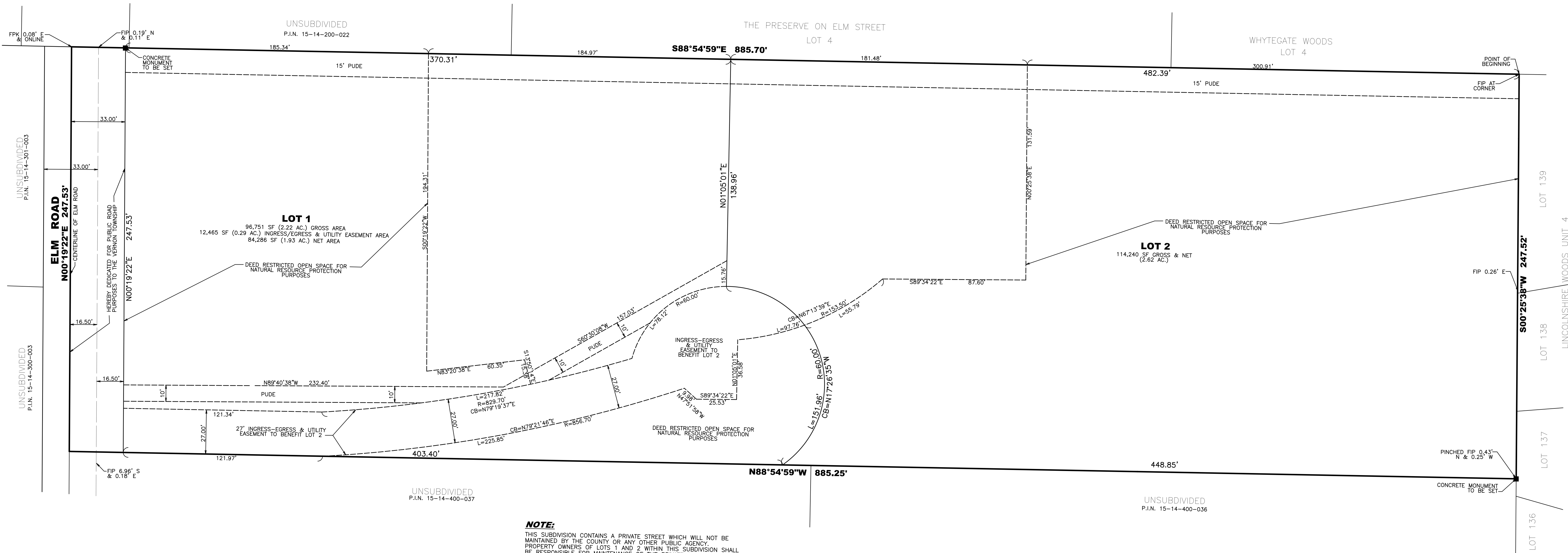
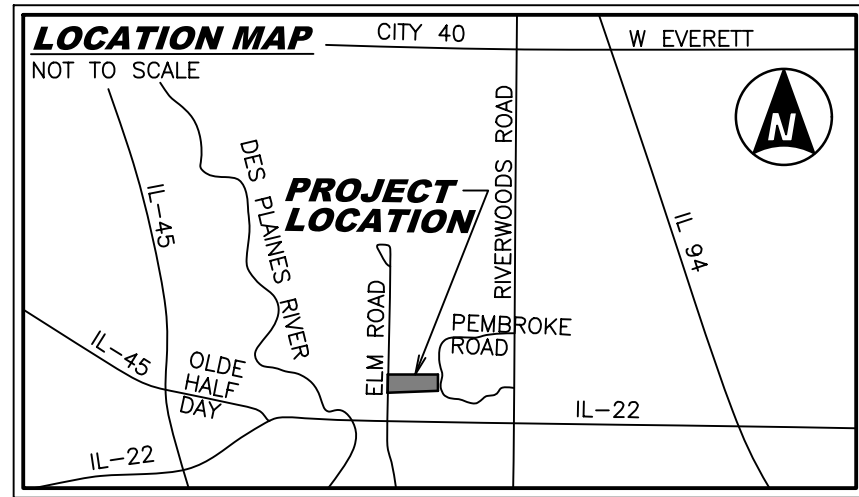
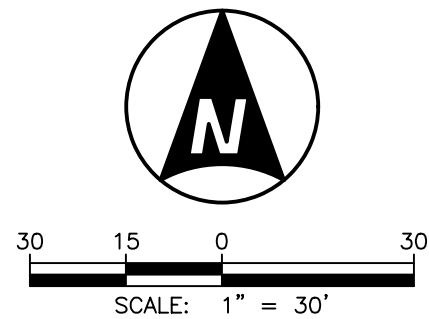


# ELM ESTATES SUBDIVISION

A CONVENTIONAL SINGLE-FAMILY RESIDENTIAL DETACHED HOUSE SUBDIVISION

BEING A PORTION OF THE NORTH QUARTER OF THE WEST 2/3 OF THE NORTH 15 CHAINS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.



**NOTE:**  
THIS SUBDIVISION CONTAINS A PRIVATE STREET WHICH WILL NOT BE MAINTAINED BY THE COUNTY OR ANY OTHER PUBLIC AGENCY. PROPERTY OWNERS OF LOTS 1 AND 2 WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD BASED ON A PRORATED DIVISION OF AREA USED BY EACH OWNER.

## LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- WETLANDS
- FPK FOUND PK SPIKE
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- CB CHORD BEARING
- (M) MEASURED
- (R) RECORD

## NOTES:

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 14-0909 WITH AN EFFECTIVE DATE OF APRIL 22, 2015, AND HAS BEEN USED FOR THE BASIS OF THE LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- ALL AREAS ARE MORE OR LESS.
- REAR BUILDING SETBACK IS 30 FEET AND SIDE YARD BUILDING SETBACKS ARE A MINIMUM OF 19 FEET WITH 48 FEET TOTAL.
- CURVES ARE TANGENT TO PRECEDING LINE UNLESS INDICATED BY CHORD BEARING.



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:

## ICON BUILDING GROUP

2413 WEST ALGONQUIN ROAD  
SUITE 247  
ALGONQUIN, ILLINOIS 60102

DATE	DESCRIPTION OF REVISION	RPO	BY
10-16-18	REMOVED BSL/MODIFIED EASEMENT PROVISIONS	RPO	
08-08-18	REVIEW COMMENTS/ADDED PUDE	RPO	
08-02-18	REVIEW COMMENTS/RECONFIGURED LOTS	RPO	
DATE	DESCRIPTION OF REVISION	RPO	BY

## FINAL PLAT OF ELM ESTATES SUBDIVISION LINCOLNSHIRE, ILLINOIS

SHEET

1 OF 2

PROJECT NUMBER: 3146  
© MACKIE CONSULTANTS LLC, 2018  
ILLINOIS FIRM LICENSE 184-002694

# ELM ESTATES SUBDIVISION

A CONVENTIONAL SINGLE-FAMILY RESIDENTIAL DETACHED HOUSE SUBDIVISION

## COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
I, \_\_\_\_\_, 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  
PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

LAKE COUNTY CLERK

## COUNTY RECORDER'S CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS  
FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_M., IN BOOK OF PLATS \_\_\_\_\_, PAGE \_\_\_\_\_.

LAKE COUNTY RECORDER

## CERTIFICATE OF THE COUNTY ENGINEER:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
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 SUBDIVIDED LANDS ADOPTED BY THE COUNTY BOARD OF LAKE COUNTY, ILLINOIS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

COUNTY ENGINEER

## OWNER AND SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
THIS IS TO CERTIFY THAT I THE UNDERSIGNED AM THE SOLE OWNER OF THE LAND DESCRIBED IN THE  
ANNEXED PLAT HEREIN, THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND AND  
THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES  
AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE  
TITLE HEREON INDICATED AND HAVE DETERMINED TO THE BEST OF KNOWLEDGE THE SCHOOL DISTRICTS IN  
WHICH EACH OF THE LOTS LAY.

SIGNATURE OF OWNER

LINCOLNSHIRE — PRAIRIEVIEW SCHOOL DISTRICT 103  
ADLAI E. STEVENSON DISTRICT 125

LOT NUMBERS: SCHOOL DISTRICTS:  
1 & 2 ELEMENTARY: 103 HIGH SCHOOL: 125

## NOTARY CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
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  
WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS  
DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS 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.

NOTARY SIGNATURE

## TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
I, \_\_\_\_\_, HIGHWAY COMMISSIONER OF THE TOWNSHIP OF  
VERNON HILLS, 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

HIGHWAY COMMISSIONER

## CERTIFICATE OF MUNICIPALITY:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
I, \_\_\_\_\_, CLERK OF THE VILLAGE OF LINCOLNSHIRE, DO  
HEREBY CERTIFY THAT THE PLAT WAS DULY APPROVED BY THE VILLAGE OF LINCOLNSHIRE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

CLERK

## PLANNING BUILDING AND ZONING COMMITTEE CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

LAKE COUNTY PLAT COMMITTEE

CHAIRMAN

## CERTIFICATE OF REGIONAL SUPERINTENDENT OF SCHOOLS:

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
I, \_\_\_\_\_, REGIONAL SUPERINTENDENT OF SCHOOLS, LAKE  
COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT ALL AGREEMENTS AND REQUIREMENTS  
REQUIRED BY THE LAKE COUNTY CODE, ILLINOIS HAVE BEEN REACHED AND MET BY THE  
DEVELOPER. I HAVE ON FILE THE TERMS OF SUCH AGREEMENTS OR CONDITIONS BY  
WHICH SUCH REQUIREMENTS HAVE BEEN MET. AGREEMENTS TO CONTRIBUTE CASH ARE  
ATTACHED AND RECORDED TOGETHER WITH THE SUBJECT PLAT AS DOCUMENT NUMBER \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

REGIONAL SUPERINTENDENT OF SCHOOLS

## EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND  
COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH  
EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEES, 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  
SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF  
THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT, AND MARKED  
"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", 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 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE  
PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN  
CONSENT OF GRANTEES. 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 FOR SUCH TERM IN THE  
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), 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, PARCELS 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 GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## DEED RESTRICTED OPEN SPACE FOR NATURAL RESOURCE PROTECTION PURPOSES PROVISIONS:

i. PURPOSE. THE PURPOSE OF THIS RESTRICTIVE COVENANT IS TO PERPETUALLY  
PRESERVE THE WETLAND(S) AND ASSOCIATED BUFFER(S) WITHIN THE AREAS DESIGNATED  
IN THIS PLAT AS "DEED RESTRICTED OPEN SPACE FOR NATURAL RESOURCE PROTECTION  
PURPOSES" IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS COVENANT WILL SERVE TO  
PROTECT THE WETLAND AND BUFFER AREAS IDENTIFIED IN LAKE COUNTY WATERSHED  
DEVELOPMENT PERMIT # S-010523-2017.

2. PROHIBITED ACTIONS. ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT  
IS INCONSISTENT WITH THE PURPOSE OF THIS COVENANT IS EXPRESSLY PROHIBITED. BY  
WAY OF EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES  
ARE EXPLICITLY PROHIBITED:

i. DIVISION. ANY FURTHER DIVISION OR SUBDIVISION OF THE WETLAND AND BUFFER AREAS  
IS PROHIBITED.

ii. COMMERCIAL ACTIVITIES. ANY COMMERCIAL ACTIVITY ON THE WETLAND AND BUFFER  
AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.

iii. INDUSTRIAL ACTIVITIES. ANY INDUSTRIAL ACTIVITY ON THE WETLAND AND BUFFER  
AREAS IS PROHIBITED.

iv. CONSTRUCTION. THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE  
STRUCTURE OR FEATURE ON THE WETLAND AND BUFFER AREAS INCLUDING, BUT NOT  
LIMITED TO, BUILDINGS, FENCES, ROADS, AND PARKING LOTS IS PROHIBITED.

v. VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER  
VEGETATION IN THE WETLAND IS PROHIBITED, EXCEPT FOR THE CUTTING OR REMOVAL OF  
TREES WHICH POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF NON-NATIVE  
VEGETATION FROM THE WETLAND IS PERMITTED, IF CONDUCTED IN ACCORDANCE WITH AN  
APPROVED MAINTENANCE PLAN.

VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER  
VEGETATION IN THE BUFFER AREAS IS PERMITTED, IF CONDUCTED IN ACCORDANCE WITH AN  
APPROVED MAINTENANCE PLAN.

vi. LAND SURFACE ALTERATION (UNLESS INCLUDED AS PART OF THE PERMITTED PLANS).  
ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND AND BUFFER AREAS IS  
PROHIBITED, INCLUDING, BUT NOT LIMITED TO, THE PLACEMENT OF DREDGED OR FILL  
MATERIAL, EXCAVATION, AND GRADING. IN ADDITION, MINING OF ANY SUBSTANCE THAT  
MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR DEplete THE  
SURFACE ESTATE, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL, SAND,  
GRAVEL, ROCK, AND PEAL, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL, GAS,  
HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE  
WETLAND AND BUFFER AREAS.

vii. UTILITIES. UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND  
OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND AND BUFFER AREAS,  
INCLUDING, BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND  
CABLE TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK  
REQUIRING INTRUD INTO WETLAND AND BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN  
AUTHORIZATION FROM THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION ("SMC"),  
EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN  
HEALTH AND SAFETY.

viii. DUMPING, WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED  
AND MAY NOT BE ACCUMULATED ON THE WETLAND AND BUFFER AREAS.

ix. WATER COURSES. NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES OF  
WATER MAY NOT BE ALTERED.

x. OFF-ROAD RECREATIONAL VEHICLES. MOTORIZED OFF-ROAD VEHICLES INCLUDING, BUT  
NOT LIMITED TO, SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN VEHICLES, AND  
MOTORCYCLES MAY NOT BE OPERATED ON THE WETLAND AND BUFFER AREAS, EXCEPT ON  
DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.

xi. SIGNS AND BILLBOARDS. BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED,  
EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME  
AND ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A  
PROTECTED WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY  
OR USE; OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.

3. TERM. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL  
PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL  
PUBLIC AGENCIES, FOR PERPETUITY FROM THE DATE THESE COVENANTS ARE RECORDED.

4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY  
AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE, ANY COVENANT EITHER TO  
RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY  
ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY PROPERTY OWNER IN THE  
SUBDIVISION, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY  
EFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS COVENANT, THE HOST  
MUNICIPALITY, THE SMC, OR THE U.S. ARMY CORPS OF ENGINEERS ("USACE").

5. REFERENCE. THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON THE DEED OR  
OTHER INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

## INGRESS -EGRESS & UTILITY EASEMENT PROVISION:

A RECIPROCAL EASEMENT FOR CROSS ACCESS AND UTILITY SERVICE PURPOSES ARE  
HEREBY RESERVED AND GRANTED TO THE OWNERS OF LOTS 1 AND 2, THEIR  
SUCCESSORS AND ASSIGNS IN, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE  
PROPERTY FALLING WITHIN THE DASHED LINES ON THE PLAT MARKED "INGRESS-EGRESS  
& UTILITY EASEMENT".

## EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED  
AREAS HEREON NOTED AS "PUBLIC UTILITY & DRAINAGE EASEMENT" TO AMERITECH  
TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, JONES  
CABLE COMPANY AND THE COUNTY OF LAKE 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 TELEPHONE, COMMUNICATIONS, ELECTRICITY, SEWER, GAS, 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,  
OPERATE AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID CONDUITS, 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  
THROUGHOUT THE SAID REAL ESTATE OF EMERGENCY OR ANY AND ALL TYPES, FOR  
ANY PURPOSE WHATSOEVER. NO PERMANENT BUILDING SHALL HEREAFTER BE PLACED ON  
THE SAID EASEMENT, AS DETERMINED, 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 RIGHT HEREIN GRANTED.

## SURFACE WATER DRAINAGE STATEMENT:

STATE OF ILLINOIS )  
COUNTY OF COOK )

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 CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE  
COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH  
THE DEVELOPER 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  
SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

OWNER OR ATTORNEY

ENGINEER

## SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT I, RUSSELL P. ORY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO.  
035-002753, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED:

A SUBDIVISION OF THE NORTH QUARTER OF THE WEST 2/3 OF THE NORTH 15 CHAINS OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43, RANGE 11 EAST OF  
THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 139 IN LINCOLNSHIRE WOODS UNIT 4 PER DOCUMENT  
2001330 RECORDED JUNE 19, 1979; THENCE SOUTH 00 DEGREES 25 MINUTES 38 SECONDS WEST ALONG  
THE WEST LINE OF SAID UNIT 4 A DISTANCE OF 247.52 FEET TO A LINE PARALLEL WITH AND 247.50  
FEET SOUTHERLY OF THE MOST SOUTHERLY LINES OF WHYTEGATE WOODS AND THE PRESERVE ON ELM  
STREET SUBDIVISIONS RECORDED PER DOCUMENTS 2368033 AND 4756214, RESPECTIVELY; THENCE NORTH  
88 DEGREES 54 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE 885.25 FEET TO THE  
CENTERLINE OF ELM ROAD; THENCE NORTH 00 DEGREES 19 MINUTES 22 SECONDS EAST ALONG SAID  
CENTERLINE 247.53 FEET TO THE WESTERLY EXTENSION OF THE MOST SOUTHERLY LINE OF THE  
PRESERVE ON ELM STREET; THENCE SOUTH 88 DEGREES 54 MINUTES 59 SECONDS EAST ALONG SAID  
WESTERLY EXTENSION, THE MOST SOUTHERLY LINE OF THE PRESERVE ON ELM AND THE SOUTH LINE OF  
WHYTEGATE WOODS 885.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.031 ACRES, MORE OR  
LESS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND  
SUBDIVISION. ALL DISTANCES ARE SHOWN 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 SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE  
DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

PARTS OF THE ABOVE DESCRIBED TRACT ARE LOCATED WITHIN AN AREA DESIGNATED AS A ZONE X -  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS  
OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED  
BY LEVEES FROM 1% ANNUAL FLOOD CHANCE AND PARTS OF THE ABOVE DESCRIBED TRACT ARE LOCATED  
WITHIN AN AREA DESIGNATED AS A ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN FLOOD HAZARD AS SHOWN IN THE FLOOD INSURANCE RATE MAP NO. 17097C0258K,  
DATED SEPTEMBER 16, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

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

RUSSELL P. ORY  
EMAIL: rory@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753  
LICENSE EXPIRES: NOVEMBER 30, 2018

## PERMISSION TO RECORD:

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT I, RUSSELL P. ORY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO.  
035-002753, HEREBY GRANT PERMISSION TO SEAN BURKE OF ICON BUILDING GROUP TO RECORD THIS  
PLAT AFTER PROVIDING PROPER IDENTIFICATION, AND DELIVER TO THIS SURVEYOR A RECORDED COPY OF  
SAID PLAT.

DATED THIS DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_,

RUSSELL P. ORY  
EMAIL: rory@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753  
LICENSE EXPIRES: NOVEMBER 30, 2018

## PLAT SUBMITTED BY:

SEAN BURKE  
ICON BUILDING GROUP  
23103 SANCTUARY CLUB DRIVE  
KILDEET, ILLINOIS 60047

CLIENT:

## ICON BUILDING GROUP

2413 WEST ALGONQUIN ROAD  
SUITE 247  
ALGONQUIN, ILLINOIS 60102



**Mackie Consultants, LLC**  
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Rosemont, IL 60018  
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DESIGNED

DRAWN KMF

APPROVED RPO

DATE 7-2-18

SCALE 1"=30'

## FINAL PLAT OF ELM ESTATES SUBDIVISION LINCOLNSHIRE, ILLINOIS

SHEET

2 OF 2

PROJECT NUMBER: 3146  
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