

CARRIAGE TRAIL SUBDIVISION

Being a Subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 25, and part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois.

3679749
6.1.95

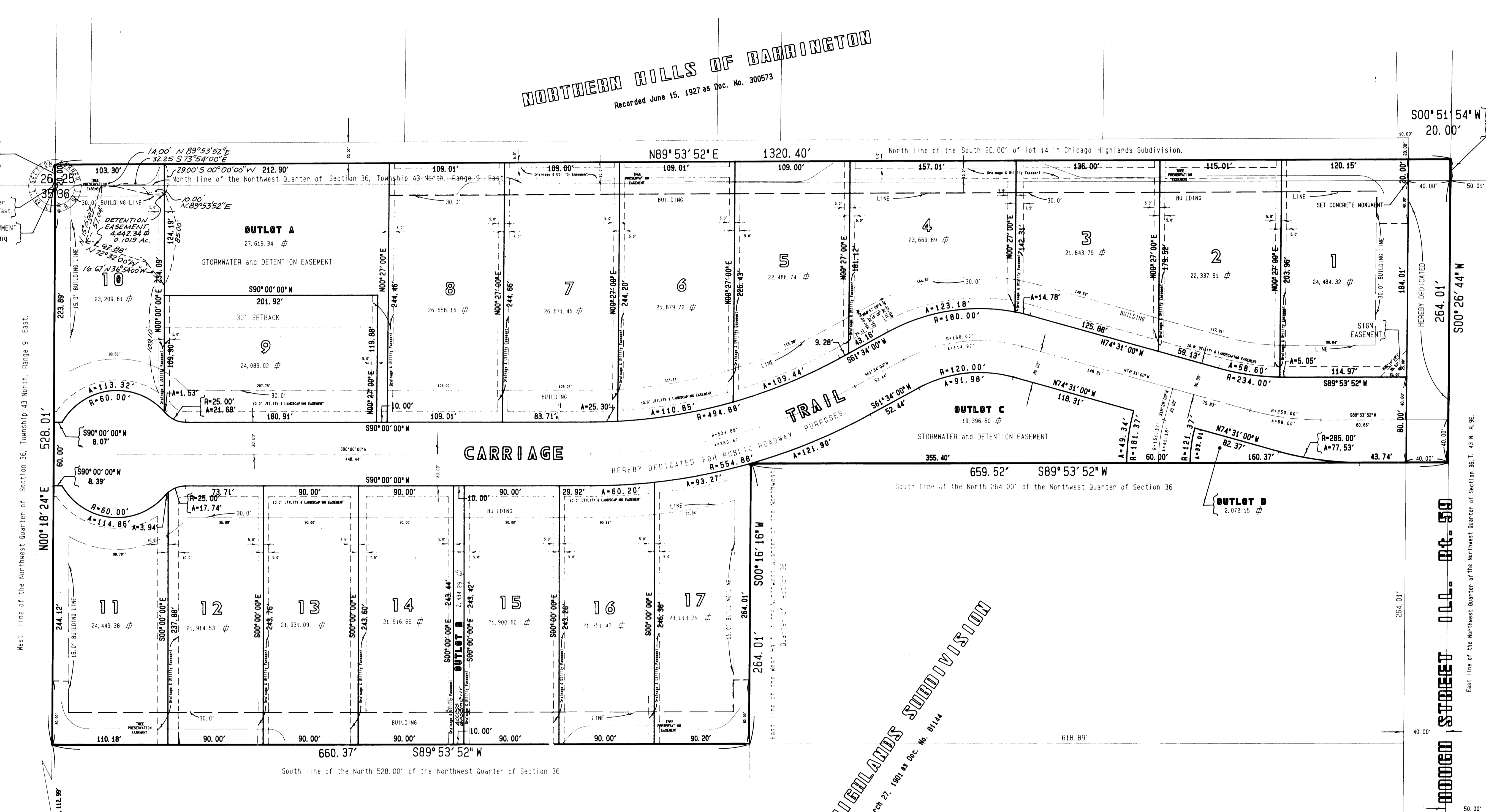
Recorded June 15, 1927 as Doc. No. 300573

SCALE: 1" = 50'

NORTHERN HILLS OF BARRINGTON
Recorded June 15, 1927 as Doc. No. 300573

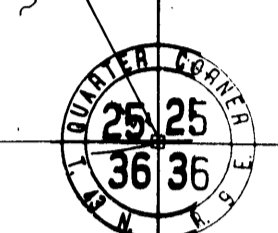
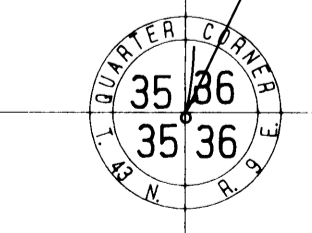
PROVIDENCE Rd.

CHICAGO HIGHLANDS SUBDIVISION
Recorded March 27, 1991 as Doc. No. 81144



West line of the Northwest Quarter of Section 36, Township 43 North, Range 9 East.

East line of the Northwest Quarter of the Northwest Quarter of Section 36, T. 43 N. R. 9E.



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
(708)577-8808 FAX: (708)577-0229

CARRIAGE

TRAIL

3679749
6.1.95

SUBDIVISION

Being a Subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 25, and part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois.

Provisions for Subdivision Easements

Utility & Drainage Easement / Utility & Landscaping Easement
Storm Water and Detention Easements
Access Easement

Utility & Drainage Easements and Utility & Landscaping Easements are hereby reserved for and granted to the Village of Barrington, an Illinois Illinois Municipal Corporation, in Cook and Lake Counties, Illinois; to those Public Utility Companies now or hereafter operating under franchise from the Village of Barrington; and to Commonwealth Edison Company, Illinois Bell Telephone Company, Multimedia Cable Co. and Northern Illinois Gas Company; and the successors and assigns of all of the foregoing parties, including the Village of Barrington (hereinafter sometimes collectively referred to as "the grantees") beneath, upon, and through all areas hereon platted as "Utility & Drainage Easement" or "Utility & Landscaping Easement" as the case may be for the separate, perpetual, non-exclusive right, privilege and authority to lay, install, construct, reconstruct, repair, inspect, maintain, alter, replace, move, remove and operate various underground utility transmissions and distribution systems including storm water sewer system, sanitary sewer system, and a potable water distribution system, together with any and all necessary manholes, catch basins, connection appliances and other structures and appurtenances as may be deemed necessary by each grantee, and also to convey storm waters over, upon, along, under and through said Easements, together with rights of access upon and across the property included in this Plat of Subdivision for necessary men and equipment to perform any of the above work. All utility transmission systems, including but not limited to, electrical, telephone, natural gas, water distribution and sanitary sewer service shall be installed beneath the ground.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the Easements that interfere with the operation of the sewers, utilities or the conveyances of storm waters. No permanent buildings shall be placed on said Easements, but same may be used for gardens, shrubs, landscaping, hard surfaced driveways, aisles and parking areas and such other purposes and aforesaid uses and rights. Wherever an Easement is used both by the Village of Barrington and any other grantee (s) herein other than the Village of Barrington for the purposes herein provided, the installations of such other grantee (s) shall be subject to the approval of the Village of Barrington as to design and location. All installations are subject to the ordinances of the Village of Barrington. Each utility provider, except the Village of Barrington, shall be responsible for backfilling and grading any excavation made in the course of installing, repairing, maintaining and operating its utility systems, and shall be required to restore or replace pavements, curbing, walkways or landscaping improvements disturbed in the performance of said activities. The Village of Barrington shall only be required to restore any Easement area which it has otherwise used as set forth in the Annexation Agreement recorded as Document No. 3661069 on April 5, 1995 with the Lake County Recorder of Deeds, and in Village of Barrington Rezoning and Residential Planned Development Ordinance No. 95-2554, including amendments thereto from time to time, if any.

The landscaping portions of the "Utility & Landscaping Easement" refer to rights established for the benefit of the Village of Barrington to plant, maintain and replace parkway trees as provided for in an Annexation Agreement recorded as document no. 3661069 on April 5, 1995 with the Lake County Recorder of Deeds and in Village of Barrington Rezoning and Residential Planned Development Ordinance No. 95-2554, including amendments thereto from time to time, if any.

Signed Easement Provision

A perpetual Sign Easement is hereby reserved for and granted to The Orchard Development Company, an Illinois corporation and to its successors and assigns for the purpose of construction, erection and maintenance of a Subdivision Sign as provided for in an Annexation Agreement recorded as Document No. 3361069 on April 5, 1995 with Lake County Recorder of Deeds and in Village of Barrington Rezoning and Residential Plan Development Ordinance No. 95-2554, including amendments thereto, if any. The Sign Easement encumbers Lot 1 as depicted on page 1 of this Plat of Subdivision.

Perpetual and nonexclusive Stormwater and Detention Easements are hereby reserved for and granted to the Village of Barrington, an Illinois Municipal Corporation in Cook and Lake Counties, Illinois on Outlots A and C as provided for in an Annexation Agreement recorded as Document Number 3661069 on April 5, 1995 with the Lake County Recorder of Deeds and in Village of Barrington Rezoning and Residential Development Ordinance No. 95-2554, including amendments thereto, if any.

A perpetual and nonexclusive Access Easement is hereby reserved for and granted to the Village of Barrington, an Illinois Municipal Corporation, in Cook and Lake Counties, Illinois on Outlot B as provided for in an Annexation Agreement recorded as Document Number 3661069 on April 5, 1995 with the Lake County Recorder of Deeds and in Village of Barrington Rezoning and Residential Development Ordinance No. 95-2554, including amendments thereto, if any.

Tree Preservation Easement

A perpetual and nonexclusive Tree Preservation Easement is hereby established on Lots 1 through 8 both inclusive, and on Lots 10 through 17 both inclusive, to aid in the preservation of existing trees and other vegetative materials which exist within the zones depicted on page 1 of this Plat of Subdivision, and as more fully described in a certain Annexation Agreement recorded as Document No. 3661069 on April 5, 1995 with the Lake County Recorder of Deeds, and in Village of Barrington Rezoning and Residential Planned Development Ordinance No. 95-2554, including amendments thereto from time to time, if any. The zones which comprise the Tree Preservation Easement consist of the rear 30 feet of each of the identified Lots and those portions of the side yards of Lots 1, 10, 11 and 17 as delineated and marked on page 1 of this Plat of Subdivision. No Tree Preservation Easement exists on Lot 9. Any portion of a Lot which is within the Tree Preservation Easement shall remain free of above ground structures being placed within the Tree Preservation Easement except for above ground structures, if any, reasonably necessary and otherwise permitted to serve the Lot and/or the Development with respect to utility and drainage easements which are within the Tree Preservation Easement. No construction activity other than that required to install, repair and maintain public and private utilities, storm sewers and sanitary sewers, and water lines will be permitted within the Tree Preservation Easements. Landscaping, including the installation of new plant materials and the care and maintenance of existing and new plant materials within the Tree Preservation Easement is permitted.

CARRIAGE TRAIL SUBDIVISION

3679749
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Being a Subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 25, and part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois.

OWNERS CERTIFICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

This is to certify that THE ORCHARD DEVELOPMENT COMPANY, AN ILLINOIS CORPORATION is the holder of record title to the property shown and described on the annexed plat, and has caused the same to be platted as shown on the annexed plat for the purposes and uses therein set forth and does hereby acknowledge and adopt the same under the style and title hereon shown.

Dated this 28th day of APRIL, A.D., 1995

By: [Signature]
Title: President
Attest: [Signature]
Title: Secretary

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

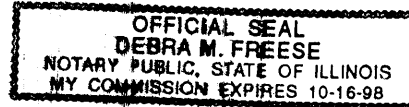
I, Debra M. Freese, a Notary Public in and for said County in the State aforesaid, do hereby certify that James Schaeffer, and Jeffrey D. Carlson of Orchard Development are personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act as owner(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of April, A.D., 1995.

[Signature]
Notary Public

My Commission Expires Oct 16 A.D., 1998.

(SEAL)



Public Utility and Drainage Easement Provisions (U.E)

Public Utility and Drainage Easements are hereby reserved for and granted to the Village of Barrington, an Illinois Municipal Corporation, in Lake and Cook County, Illinois, ("Grantee") and to those Public Utility Companies operating under franchise from the grantee including but not limited to Commonwealth Edison Company, Illinois Bell Telephone, Metromedia Cable Co., Northern Illinois Gas Company, and their successors and assigns over, upon, along, under and through all areas hereon platted as "U.E., Public Utility and Drainage Easement" for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various underground utility transmissions and distribution systems including storm and/or sanitary sewers, and water mains, together with any and all necessary manholes, catch basins, connection appliances and other structures and appurtenances as may be deemed necessary by grantee, and also to convey storm waters over, upon, along, under and through said easement, together with right of access across the property for necessary men and equipment to perform any of the above work.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easement that interfere with the operation of the sewers, utilities or the conveyances of storm waters. No permanent buildings shall be placed on said Easement, but same may be used for gardens, shrubs, landscaping, hard surfaced driveways, aisles and parking areas and such other purposes and improvements that do not then or later interfere with the aforesaid uses and rights. Where an easement is used both for sewer and other utilities, the other utility installation shall be subject to the approval of the grantee as to design and location. All installations are subject to the ordinances of the grantee. Grantee shall be responsible for backfilling and grading any trenches excavated in the course of installing, repairing, maintaining and operating said utility systems, but grantee shall not be required to restore or replace pavements, curbing, walkways or landscaping improvements disturbed in the performance of said activities.

Board of Trustees Certificate
Approved and accepted by the President and the Board of Trustees of the Village of Barrington, Lake and Cook County, Illinois, at a meeting held this 22nd day of May, A.D., 1995.

By: [Signature]
President of the Board of Trustees
Attest: [Signature]
Village Clerk

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE AND COOK)

I, Dennis P. Pivani, Collector for the Village of Barrington, Illinois, hereby certify that there are no unpaid or delinquent current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tracts of land incurred in the plat dated at Barrington, Illinois, this 22nd day of May, A.D., 1995.

[Signature]
Village Collector

Plan Commission Certificate

Approved by the Village Plan Commission of the Village of Barrington, Lake and Cook County, Illinois, this 22nd day of May, A.D., 1995.

By: [Signature]
Chairman of Plan Commission
Attest: [Signature]
Secretary

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE AND COOK)

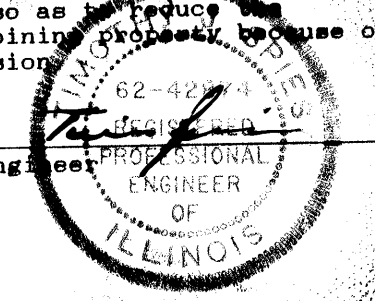
I, Brighto Berg, Village Engineer of the Village of Barrington, do hereby certify that all regulations governing plats adopted by the Village Board of Trustees of Barrington, Illinois, insofar as they pertain to the subject plat, have been complied with.

[Signature]
Village Engineer

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, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to produce no change of likelihood or damage to the adjoining property because of the construction of the subdivision.

Owner

Engineer



STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, [Signature] COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY LAND INCLUDED IN THE PLAT.

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 OF LAKE, ILLINOIS, THIS 28 DAY OF APRIL, A.D. 1995.

(SEAL)

CONSENT OF MORTGAGEE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THE PLAINS BANK OF ILLINOIS, N.A., AN ILLINOIS BANKING CORPORATION, HOLDER OF A MORTGAGE ON THE REAL PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREBY, CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT SAID MORTGAGE IS SUBJECT TO THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE Plains Bank of Illinois, N.A. HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 22nd DAY OF May, 1995.

By: [Signature] Vice President

Attest: [Signature] EVP

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, Dorothy R. Andrews, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT John G. Schaeffer Vice President and Donald L. Roberts Executive Vice President of Plains Bank of Illinois, N.A. WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND EXECUTIVE VICE PRESIDENT RESPECTIVELY, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID Mortgagee FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF May, 1995.

MY COMMISSION EXPIRES March 23, 1996

[Signature]
NOTARY PUBLIC



State of Illinois)
) S.S.
County of Cook)

I, Jeffrey D. Carlson, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided the following described property to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 25 and part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian, taken as a tract more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 25 aforesaid; thence North 00 degrees 46 minutes 45 seconds East along the west line of said Southwest Quarter 20.00 feet to the northing line of the south 20.00 feet of said Southwest Quarter; thence North 89 degrees 53 minutes 52 seconds East along said north line 1320.40 feet to the east line of the Southwest quarter of the Southwest Quarter of said Section 25; thence South 00 degrees 51 minutes 54 seconds West along said east line 20.00 feet; thence South 00 degrees 28 minutes 44 seconds West along the east line of the Northwest Quarter of the Northwest Quarter of aforesaid Section 36, 284.01 feet to the south line of the north 284.00 feet of the Northwest Quarter of said Section 36; thence South 89 degrees 53 minutes 52 seconds West along said south line 880.37 feet to the east line of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 36; thence South 00 degrees 16 minutes 16 seconds West along said east line 284.01 feet to the south line of the north 528.00 feet of said Northwest Quarter of Section 36; thence South 89 degrees 53 minutes 52 seconds West along said south line 880.37 feet to the west line of said Northwest Quarter of Section 36; thence North 00 degrees 18 minutes 14 seconds East along said west line 528.01 feet to the point of beginning, said parcel containing 12.6051 Acres, all in Lake County, Illinois.

I further certify that the plat hereon drawn is a correct representation of said survey. All dimensions are given in feet and decimal parts thereof. All dimensions shown along curves are ARC measure.

I further certify that the above described property is situated within the corporate limits of the Village of Barrington, Illinois, which has adopted and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as heretofore and hereinafter amended.

I further certify that all regulations enacted by the Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that Iron pipes have been set at all points of curve, angle points and lot corners at completion of underground utility construction.

I further certify that the property shown hereon is not within a special flood hazard area as defined by FEMA Map, Community Panel No. 170357 0130B effective date November 3, 1982.

Arlington Heights, Illinois this 28th day of April, A.D., 1995.

[Signature]
Jeffrey D. Carlson, I.P.L.S. # 2538



PLAT SUBMITTAL CERTIFICATE

CHICAGO TITLE INSURANCE COMPANY IS HEREBY GRANTED PERMISSION TO RECORD THIS DOCUMENT AS MY AGENT.

Name: _____
Address: _____
City: _____ State: _____ Zip: _____

4/28/95 Jeffrey D. Carlson, I.P.L.S. # 2538

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
(708)577-8808 FAX: (708)577-0229

SWEET 3 OF 3