Send tax bill to Robert F. & KATHRYN K. Ard
522 Prairie Avenue
Barrington, Il. 60010

1-P

PIN # 01-01-216-060-0000

00058067
9321/0112 33 001 Page 1 of 1
2000-01-24 14:19:34
Cook County Recorder 109.00

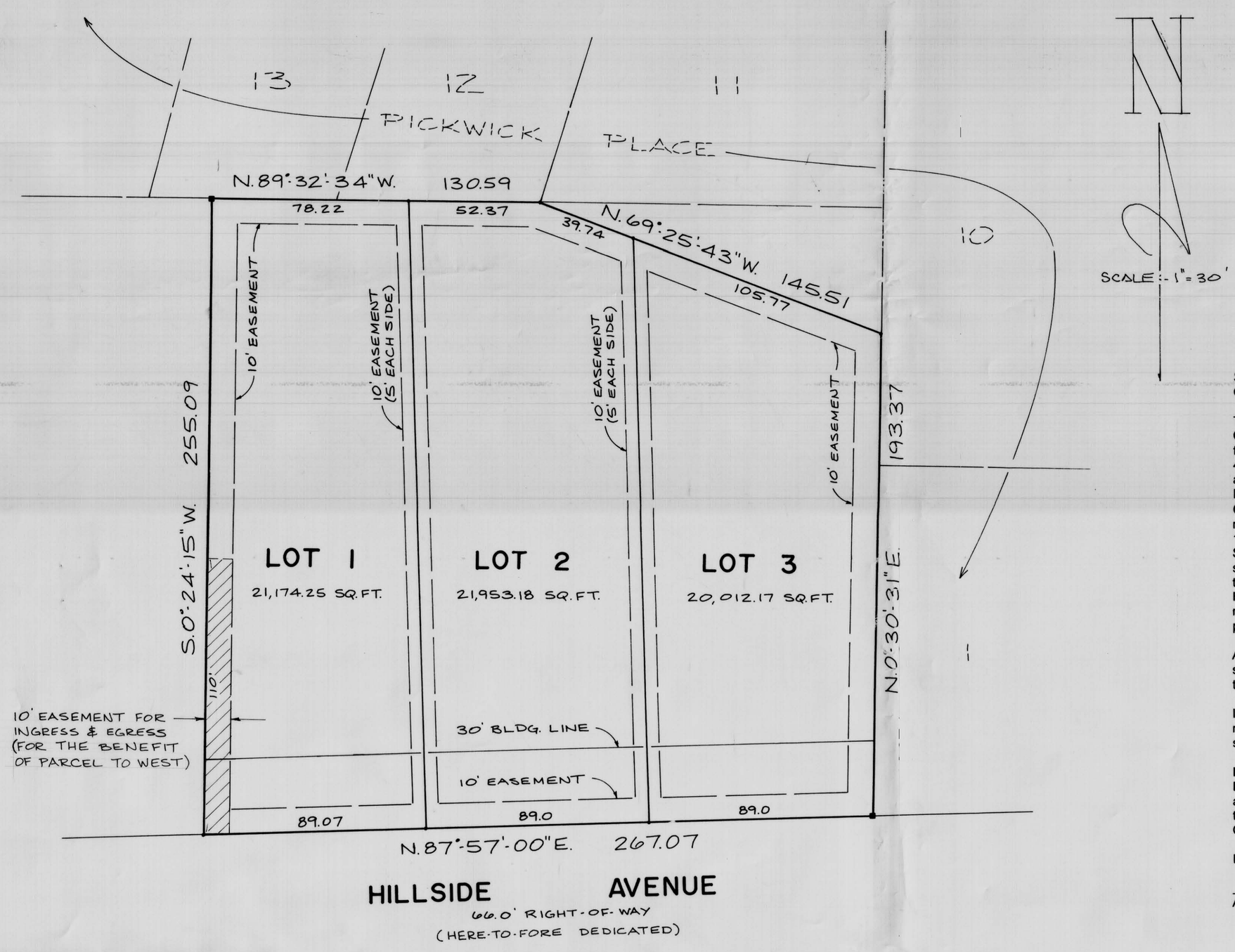
00058067

FINAL PLAT

SAVANNA VIEW SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

RECORDING FEE $ 109.00
DATE 1/24/00 COPIES 5
OK SMM



GENERAL NOTES:

- ■ Indicates concrete monument.
- • Indicates iron pipe

Bearings are based on assumed datum.

Dimensions shown are given in feet and decimal parts thereof.

Zoning: R-7

School District: BARRINGTON CUSD 220

Total Area of Subdivision: 1.4495 Acres
63,139.60 sq.ft.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)ss

This is to certify that I, Alan J. Coulson, a Professional Land Surveyor in the State and County aforesaid have surveyed, subdivided, and platted for the owners thereof the following described property: That part of the Northeast Quarter of Section 1, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of Lot 1 in Pickwick Place, being a subdivision of part of said Northeast Quarter, according to the plat. registered in the Office of Registrar of Titles of Cook County on July 17, 1964 as Document No. 2160938; thence North 0 degrees 30 minutes 31 seconds East along the West line of Lots 1 and 10 in said Pickwick Place, 193.37 feet; thence North 69 degrees 25 minutes 43 seconds West, 145.51 feet to the Southwest corner of Lot 11 in said subdivision; thence North 89 degrees 32 minutes 34 seconds West along the South line of Lots 12 and 13 in said subdivision, 130.59 feet; thence South 0 degrees 24 minutes 15 seconds West, 255.09 feet to the North line of Hillside Avenue as platted on aforesaid Pickwick Place; thence North 87 degrees 57 minutes 00 seconds East along said North line of Hillside Avenue, 267.07 feet to the point of beginning, in Cook County, Illinois.

As shown by the annexed plat which is a correct representation of said survey and subdivision. I further certify that all regulations enacted by the Board of Trustees relative to plats and subdivisions have been complied with on the preparation of this plat.

I further certify that iron stakes have been set at all lot corners, except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

I further certify that the foregoing property falls within the corporate limits of Village of Barrington, and I further certify that said property is not situated within a flood hazard area, as identified for Cook County, by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Community Panel Number 170057-0001-C effective date October 16, 1984.

Dated at Dundee, Illinois, this 18th Day of October, A.D., 1999.

Alan J. Coulson - I.P.L.S. #2155

ALAN J. COULSON 35-2155 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DUNDEE, IL

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)ss

We, the undersigned, Robert F. Ard and Kathryn Ard, owners of the real estate shown and described herein, do hereby lay off plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as "Savanna View Subdivision", an addition to the Village of Barrington.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

There are strips of ground, 10 feet in width, as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

WITNESS our Hands and Seals this 11 Day of DECEMBER, 1999.

Robert F. Ard

Kathryn Ard

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK)ss

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Robert F. Ard and Kathryn Ard, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my Hand and Notarial Seal this 11TH Day of DECEMBER, 1999.

Maria G. Ward
Notary Public

"OFFICIAL SEAL"
MARIA G. WARD
Notary Public, State of Illinois
My Commission Expires 02/09/2001

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)ss

I, Denise M. Pieroni Village Treasurer of the Village of Barrington, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Barrington, Cook County, Illinois, this 10th Day of January, ~~1999~~. 2000

Denise M. Pieroni
Village Treasurer

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

David D. Orr
COUNTY CLERK

DATE 1-24-00

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)ss

This instrument filed for record in the Recorder's Office of Cook County, Illinois, on the _____Day of _____, 1999, as Document No._____.

County Recorder

UTILITY EASEMENT PROVISIONS

(1) Gas Company

An Easement is hereby reserved and granted to the NICOR GAS COMPANY, and its successors and assigns, in all streets, alleys and other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation and removal of gas facilities.

(2) Electric, Telephone and Cable TV Companies

An Easement is hereby reserved for and granted to AMERITECH TELEPHONE COMPANY and COMMONWEALTH EDISON COMPANY, CABLE T.V. COMPANY and any other utility companies providing electric or communication services and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easements", to install, lay, construct, renew, operate and maintain conduits, cables, poles, and wires underground, with all necessary above ground appurtenances for the purpose of serving the subdivision and other property with telephone, cable T.V. and electric services; the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduit, cables, and other equipment for underground installations; and finally the right is hereby granted to cut down and remove or trim any trees, shrubs, or saplings that interfere with any of the said underground public utility equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses of the rights granted herein.

NON-EXCLUSIVE PERPETUAL PUBLIC UTILITY EASEMENT PROVISIONS

A "non-exclusive perpetual public utility easement" is hereby reserved for and granted to the Village of Barrington, Cook and Lake Counties, Illinois, and to those utility and other entities operating now or in the future, under franchise from the Village of Barrington, in, on, upon, across, over, under, and through the areas shown on this plat of subdivision, such easements granting and reserving for the said village utilities and other entities the perpetual right, privilege, and authority to construct, reconstruct, inspect, operate, replace, renew, alter, enlarge, remove, repair, clear, maintain the sanitary sewer system, and any and all necessary pipes, connections, manholes, and without limitation, such other installation as may be required for the sanitary sewer system and such appurtenances and additions thereto as village and similar entities may deem necessary, together with the right of access across the lots and real estate included in the attached document for the necessary persons and equipment to do any or all of the above work. The right is also hereby granted to said village and similar entities to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said installations, in, on, upon, across, over, under or through said easements. No permanent buildings or trees shall be placed in said easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Where an easement is used for municipal owner utilities, other installation of utilities and other entities shall be subject to the prior approval, as to location and design, of the said Village of Barrington so as not to interfere with the municipal utilities. In the event that the Village, including its personnel or designees, enters upon any easement for the benefit of the Village for maintenance or similar purposes, the Village shall be responsible only for restoring grade of and seeding the affected areas within a reasonable time thereafter.

Under the authority provided by Chapter 24, Illinois Revised Statutes, 1948, enacted by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Barrington, Illinois, this plat was given approval by the Village of Barrington, as follows:

Approved by the Planning Commission at a meeting held December 14 1999.

Chairman

Secretary

Approved by the Village Board at a meeting held January 10, 2000.

President

Carol J. Smith
Village Clerk

Approved by the Administrative Officer

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)ss

I,_____County Clerk of Cook 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.

Given under my hand and seal at _____, Cook County, Illinois this _____ Day of _____1999.

County Clerk

This plat is being recorded by:

Robert F. Ard & KATHRYN Ard
Name

522 Prairie Avenue
Address
Barrington, IL 60010

RETURN TO:
VILLAGE OF BARRINGTON
1301 S. GROVE AVE SUITE 200
BARRINGTON, IL 60010
ATTN: BUILDING & PLANNING.

JOB NO. C49,964

PREPARED BY
ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
205 WEST MAIN STREET, WEST DUNDEE, ILLINOIS 60118
PHONE: (847) 426-2911