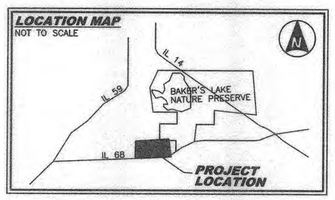
FINAL PLAT OF SUBDIVISION
BRENTWOOD SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

LOCATION MAP
NOT TO SCALE



50 25 0 50
SCALE: 1" = 50'

AREA:
PROPERTY CONTAINS 493,403.85 SQUARE FEET OR 11.327 ACRES, MORE OR LESS

P.I.N.'S:
PIN: 01-12-400-005
PIN: 01-12-400-006

Doc# 1729929050 Fee #170.00
RHSP FEE:59.00 RPRF FEE: 51.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/26/2017 11:59 AM PG: 8

LEGEND:

	BOUNDARY LINE	LSR	LINE OF SIGHT RESTRICTION AREA
	PROPOSED LOT LINE	CB=	CHORD BEARING
	BUILDING SETBACK LINE (BSL)	CH=	CHORD LENGTH
	EASEMENT LINE	(D)	DEED
	EXISTING RIGHT-OF-WAY LINE	FIR	FOUND IRON ROD
	EXISTING LOT LINE	FIP	FOUND IRON PIPE
	UNDERLYING LOT LINE	L=	ARC LENGTH
	SECTION LINE	(M)	MEASURED
	EDGE OF WATER	R=	RADIUS
	WETLANDS	(R)	RECORD
		VE	VILLAGE EASEMENT
		PUE	PUBLIC UTILITY EASEMENT

VEHICULAR ACCESS NOTES:

1. THERE SHALL BE NO VEHICULAR ACCESS TO IL ROUTE 68 (DUNDEE ROAD) ACROSS OUTLOT A.
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION

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

CLIENT:
M/I HOMES OF CHICAGO, LLC.
400 EAST DIEL ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563
P: 630-577-5213 F: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
10-13-17	REVISED PER IDOT COMMENTS	KJM
08-10-17	REVISED PER VILLAGE COMMENTS	KMF
05-10-17	REVISED PER VILLAGE COMMENTS	KJM
04-05-17	REVISED PER VILLAGE COMMENTS	SMC

DESIGNED	KJM
DRAWN	KMF
APPROVED	RPO
DATE	02-16-17
SCALE	1"=50'

FINAL PLAT OF SUBDIVISION
BRENTWOOD SUBDIVISION
BARRINGTON ILLINOIS

SHEET 1 OF 2
PROJECT NUMBER: 3162
© MACKIE CONSULTANTS LLC, 2017
ILLINOIS FIRM LICENSE 184-002694

10/17/2017 3:45:35 PM
N:\3162\Survey\Proposed\Final\3162-FinalPlat.plt

FINAL PLAT OF SUBDIVISION
BRENTWOOD SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

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 ORR (ED)
COUNTY CLERK

DATE IN Oct. 26, 17

COUNTY CLERK'S CERTIFICATE

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

I, _____ COUNTY CLERK OF [COOK COUNTY] [LAKE 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 DESCRIBED ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS THIS _____ DAY OF _____ A.D. 20____.

_____
BY: COUNTY CLERK
PLAN COMMISSION CERTIFICATE

VILLAGE PRESIDENT CERTIFICATE

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON, COOK AND LAKE COUNTY, ILLINOIS.

THIS 11 DAY OF October A.D., 2017

Karen Darch
BY: VILLAGE PRESIDENT

Jan Cigarek by Deborah
ATTEST: VILLAGE CLERK Deputy Clerk

PLAN COMMISSION CERTIFICATE

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BARRINGTON, COOK AND LAKE COUNTIES, ILLINOIS.

THIS 12 DAY OF October A.D., 2017

BY: CHAIRMAN

ATTEST: SECRETARY

VILLAGE TREASURER'S CERTIFICATE

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

APPROVED BY THE VILLAGE TREASURER OF THE VILLAGE OF BARRINGTON, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS 13th DAY OF October A.D., 2017

Jason Hayden
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

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

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BARRINGTON, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS 11 DAY OF October A.D., 2017

VILLAGE ENGINEER

OWNER'S CERTIFICATE

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

THIS IS TO CERTIFY THAT Curtis VanHyfte, M/I Homes of Chicago LLC AND _____ ARE OWNERS OF THE PROPERTY

DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 4 DAY OF OCTOBER A.D., 2017

OWNER

_____
OWNER

NOTARY PUBLIC

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

I, Laura Baucom, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT Curtis VanHyfte AND _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4th DAY OF OCTOBER A.D., 2017.

Laura Baucom
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/2020

"OFFICIAL SEAL" LAURA BAUCOM NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/17/2020

VILLAGE CLERK'S CERTIFICATE

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

I, Jan Cigarek VILLAGE CLERK OF THE VILLAGE OF BARRINGTON, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO, AND BY RESOLUTION, ONLY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 20_____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF BARRINGTON:

DATED THIS 11 DAY OF October A.D., 2017

Jan Cigarek by Deborah
VILLAGE CLERK

LINE OF SIGHT RESTRICTION :

LINE OF SIGHT RESTRICTION AREAS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON LIMITING THE HEIGHT OF VEGITATES, AND/OR STRUCTURES NOT TO BE LOCATED BETWEEN 18" AND 96" IN HEIGHT ABOVE FINISHED PAVEMENT ELEVATION WITHIN THE AREAS SHOWN ON THIS PLAT.

MAINTENANCE OF THESE AREAS WILL BE THE RESPONSIBILITY OF THE BRENTWOOD SUBDIVISION PROPERTY OWNERS ASSOCIATION AND ANY CONFLICTS IN THE USE OF SUCH AREAS SHALL BE RESOLVED BY A FINAL DETERMINATION FROM THE VILLAGE MANAGER, OR HIS DESIGNEE.

PUBLIC UTILITY EASEMENT:

A PERMANENT, NON-EXCLUSIVE EASEMENT (THE "PUBLIC UTILITY EASEMENT(S)") IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY COMPANIES (INCLUDING BUT NOT LIMITED TO FRANCHISED CABLE TV COMPANIES) AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE PUBLIC UTILITY EASEMENT(S) AS SHOWN AND SO LABELED OR NOTED ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES AND CABLE TV SERVICE FRANCHISED BY THE VILLAGE, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH THEIR RESPECTIVE PUBLIC UTILITY SERVICES TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND/OR TO ANY OTHER PROPERTY IN THE VICINITY, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT OF SAID PUBLIC UTILITIES AND THEIR RESPECTIVE EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO THE VILLAGE TO DO ANY OR ALL OF THE ABOVE WORK.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OR TO THE RESPECTIVE PUBLIC UTILITY COMPANIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID VILLAGE UTILITY EASEMENTS, BUT SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID PUBLIC UTILITY EASEMENTS. IN THE EVENT THE OWNER FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE OR THE RESPECTIVE PUBLIC UTILITY MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES.

UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID PUBLIC UTILITY EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME TO TIME OF THE SURFACE AREA, WHETHER GRASS, LANDSCAPING AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID PUBLIC UTILITY EASEMENTS. IN THE EVENT THE OWNER FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE OR THE RESPECTIVE PUBLIC UTILITY MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES.

ANY CONFLICTS IN THE USE OF SUCH PUBLIC UTILITY EASEMENT(S) SHALL BE RESOLVED BY A FINAL DETERMINATION BY THE VILLAGE MANAGER, OR HIS DESIGNEE.

STORMWATER MANAGEMENT EASEMENT:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR STORMWATER MANAGEMENT (THE "STORMWATER MANAGEMENT EASEMENT(S)") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON ("THE VILLAGE") AND ITS SUCCESSORS AND ASSIGNS TO INSTALL, REPAIR, MAINTAIN, CONSTRUCT, RECONSTRUCT, ALTER AND OPERATE STORM SEWERS, STORM DRAINS, DITCHES, AND SWALES, DETENTION AND/OR RETENTION PONDS OR AREAS, OUTLET STRUCTURES OR ANY OTHER STORMWATER MANAGEMENT IMPROVEMENTS AND STRUCTURES (ALL COLLECTIVELY REFERRED TO HEREIN AS "STORMWATER IMPROVEMENTS") IN, INTO, UPON, OVER, ACROSS AND UNDER THE PROPERTY EMBRACED WITHIN THE AREA(S) SO SHOWN AND LABELED ON THE PLAT AND FOR THE PURPOSES OF THE OPERATION AND MAINTENANCE OF SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THIS STORM WATER MANAGEMENT EASEMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT OF THE VILLAGE AND ITS EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE RIGHT, BUT NOT THE OBLIGATION, IS HEREBY GRANTED TO THE VILLAGE TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS, STRUCTURES, OR TREES SHALL BE PLACED UPON SAID STORMWATER MANAGEMENT EASEMENT, OTHER THAN THOSE STRUCTURES NECESSARY FOR THE MANAGEMENT OF STORMWATER AS APPROVED BY THE VILLAGE. UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID STORMWATER MANAGEMENT EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME TO TIME OF THE STORMWATER MANAGEMENT EASEMENT, WHETHER GRASS, LANDSCAPING, AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID STORM WATER MANAGEMENT EASEMENT, AND THE COSTS THEREFOR SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY. IN THE EVENT THE OWNER(S) FAIL TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES. THE VILLAGE MAY BRING AN ACTION AT LAW AGAINST THE DELINQUENT OWNER OR OWNERS OF RECORD OF SAID PROPERTY TO COLLECT SUCH COSTS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND OTHER COSTS OF LITIGATION.

ANY CONFLICTS IN THE USE OF SUCH STORMWATER MANAGEMENT EASEMENT(S) SHALL BE RESOLVED BY A FINAL DETERMINATION BY THE VILLAGE MANAGER, OR HIS DESIGNEE.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

DATED THIS 25 DAY OF OCTOBER 20 17

BY: ANTHONY J. RUDLEY, PE
REGION ONE ENGINEER

COMBINED VILLAGE & PUBLIC UTILITY EASEMENT:

A PERMANENT, NON-EXCLUSIVE EASEMENT (THE "PUBLIC UTILITY EASEMENT(S)") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON ("THE VILLAGE") AND PUBLIC UTILITY COMPANIES (INCLUDING BUT NOT LIMITED TO FRANCHISED CABLE TV COMPANIES) AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE PUBLIC UTILITY EASEMENT(S) AS SHOWN AND SO LABELED OR NOTED ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES AND CABLE TV SERVICE FRANCHISED BY THE VILLAGE, WATER MAINS, SANITARY SEWERS, STORM SEWERS, STORM DRAINS, DITCHES, SWALES, AND OTHER DRAINAGE IMPROVEMENTS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITIES, WATER, SANITARY SEWER AND STORM SEWER SERVICES TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND/OR TO ANY OTHER PROPERTY IN THE VICINITY, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT OF THE VILLAGE AND ITS EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO THE VILLAGE TO DO ANY OR ALL OF THE ABOVE WORK.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH SAID PUBLIC UTILITY EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID VILLAGE UTILITY EASEMENTS, BUT SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID VILLAGE EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME TO TIME OF THE SURFACE AREA, WHETHER GRASS, LANDSCAPING AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID VILLAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES. THE VILLAGE MAY BRING AN ACTION AT LAW AGAINST THE DELINQUENT OWNER OR OWNERS OF RECORD OF SAID PROPERTY TO COLLECT SUCH COSTS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND OTHER COSTS OF COLLECTION.

ANY CONFLICTS IN THE USE OF SUCH VILLAGE EASEMENT(S) SHALL BE RESOLVED BY A FINAL DETERMINATION BY THE VILLAGE MANAGER, OR HIS DESIGNEE.

VILLAGE EASEMENT:

A PERMANENT, NON-EXCLUSIVE EASEMENT (THE "VILLAGE EASEMENT(S)") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON ("THE VILLAGE") AND TO ITS SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE VILLAGE EASEMENTS SHOWN ON THE PLAT OR NOTED FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING WATER MAINS, SANITARY SEWERS, STORM SEWERS, STORM DRAINS, DITCHES, SWALES AND OTHER DRAINAGE IMPROVEMENTS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH WATER, SANITARY SEWER, STORM SEWER SERVICE, AND DRAINAGE TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND/OR TO ANY OTHER PROPERTY IN THE VICINITY, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID VILLAGE EASEMENTS FOR THE NECESSARY PERSONNEL AND EQUIPMENT OF THE VILLAGE AND ITS EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO THE VILLAGE TO DO ANY OR ALL OF THE ABOVE WORK.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY VILLAGE FACILITIES AND/OR IMPROVEMENTS IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID VILLAGE EASEMENTS. NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID VILLAGE EASEMENTS, BUT SOME PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID VILLAGE EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME TO TIME OF THE SURFACE AREA, WHETHER GRASS, LANDSCAPING AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID VILLAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES. THE VILLAGE MAY BRING AN ACTION AT LAW AGAINST THE DELINQUENT OWNER OR OWNERS OF RECORD OF SAID PROPERTY TO COLLECT SUCH COSTS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND OTHER COSTS OF COLLECTION.

ANY CONFLICTS IN THE USE OF SUCH VILLAGE EASEMENT(S) SHALL BE RESOLVED BY A FINAL DETERMINATION BY THE VILLAGE MANAGER, OR HIS DESIGNEE.

EASEMENT NOTES:

1. A BLANKET EASEMENT IS HEREBY GRANTED OVER LOTS 1 THROUGH 18 FOR PUBLIC UTILITIES AND DRAINAGE EXCEPTING THEREFROM THOSE PARTS FALLING WITHIN THE PROPOSED OR EXISTING MULTI-FAMILY BUILDING FOUNDATIONS AND IMPROVEMENTS THERETO.
2. A BLANKET EASEMENT IS HEREBY GRANTED OVER OUTLOTS A THROUGH E FOR PUBLIC UTILITIES AND DRAINAGE, COMBINED VILLAGE & PUBLIC EASEMENT, ALONG WITH INGRESS/EGRESS OF RESIDENTS AND THEIR GUESTS.

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. SC16037631 WITH AN EFFECTIVE DATE OF JANUARY 12, 2017, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS THEREIN.
2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
6. 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.
7. DIMENSIONAL TIES TO LOTS 1 THROUGH 18 ARE PERPENDICULAR OR RADIAL TO BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON.
8. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.

PRIVATE STREET EASEMENT:

PRIVATE STREET EASEMENT PROVISIONS FOR OUTLOT F A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON, ILLINOIS, BARRINGTON FIRE PROTECTION DISTRICT, BARRINGTON PARK DISTRICT, SBC/AMERITECH, A COMMONWEALTH EDISON CO. - MCOR COMPANIES, THE CABLE TELEVISION COMPANY(IES) AND GARBAGE HAULING COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF BARRINGTON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE PRIVATE STREET AREAS CONSTRUCTED ON OUTLOT F, FOR THE PERPETUAL RIGHT AND PRIVILEGE OF INGRESS AND EGRESS OVER AND UPON OUTLOT F FOR WORKERS AND EQUIPMENT AS WELL AS TO PROVIDE MUNICIPAL SUPPORT SERVICES. GRANTEES ARE ALSO HEREBY GRANTED THE RIGHT TO INSTALL CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE, AND EXTEND WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER COLLECTION SYSTEMS, STORMWATER CONVEYANCE SYSTEMS, DRAIN LINES, SURFACE DRAINAGE COURSES, MANHOLES, CATCH BASINS, INLETS, VALVES, VAULTS, AND APPURTENANCES, GAS MAINS, TELEPHONE LINES, TV CABLES, ELECTRICAL CONDUITS, CABLES, WIRES, POLES, PEDESTALS, TRANSFORMERS, AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF PROVIDING AND SUSTAINING SUCH RELATED SERVICES. THE RIGHT IS ALSO GRANTED TO CUT, TRIM, OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREBY GRANTED, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN.

THE RIGHT OF ACCESS AND INGRESS AND EGRESS IS ALSO HEREBY GRANTED TO EMPLOYEES OF AND PERSONS AUTHORIZED UNDER THE AUSPICES OF OR THROUGH CONTRACTS WITH THE VILLAGE OF BARRINGTON OR BARRINGTON FIRE PROTECTION DISTRICT, FOR ALL PRIVATE STREET AREAS CONSTRUCTED ON OUTLOT F, FOR PURPOSES OF CONDUCTING VILLAGE OR DISTRICT BUSINESSES OR MUNICIPAL SUPPORT AND PUBLIC SAFETY SERVICES FUNCTIONS.

A PERPETUAL NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL RESIDENTIAL LOTS PLATTED IN BRENTWOOD SUBDIVISION (LOTS 1-18, BOTH INCLUSIVE) AND THE BRENTWOOD SUBDIVISION PROPERTY OWNERS ASSOCIATION INCLUDING THEIR GUESTS, LESSEES, OCCUPANTS, CONTRACTORS, SUPPLIERS, DELIVERY PERSONNEL AND INVITEES FOR THE RIGHT OF ACCESS, PARKING AND INGRESS AND EGRESS OVER AND UPON THE PRIVATE STREETS AND PARKING STALLS CONSTRUCTED ON OUTLOT F BY MOTORIZED VEHICLES, PEDESTRIANS, BICYCLES AND OTHER MODES OF TRANSPORT UTILIZED BY SAID OWNERS AND THEIR DESIGNEES. THE RIGHTS, DUTIES, LIMITATIONS, POWER AND AUTHORITIES PERTAINING TO THE CONSTRUCTION, RECONSTRUCTION, USE, CARE, MAINTENANCE AND OPERATION OF THE EASEMENT PREMISES GRANTED HERE UNDER SHALL BE AS FURTHER SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BRENTWOOD SUBDIVISION PROPERTY OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

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

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 01 MINUTE, 27 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 447.22 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 58 MINUTES, 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 331.12 FEET; THENCE SOUTH 59 DEGREES, 12 MINUTES, 41 SECONDS WEST ALONG A LINE THAT IS PERPENDICULAR TO AN EASTERLY LINE OF GROVE AVENUE AS DEDICATED BY DOCUMENT 2261830, RECORDED FEBRUARY 4, 1974, A DISTANCE OF 482.77 FEET TO SAID EASTERLY LINE; THENCE SOUTH 30 DEGREES, 47 MINUTES, 16 SECONDS EAST ALONG SAID EASTERLY LINE, PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 194.11 FEET TO A POINT OF CURVATURE THEREIN; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID EASTERLY LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 577.52 FEET FOR AN ARC LENGTH OF 310.48 FEET AND A CHORD BEARING SOUTH 15 DEGREES, 23 MINUTES, 11 SECONDS EAST TO A POINT OF TANGENCY THEREIN; THENCE SOUTH 00 DEGREES, 00 MINUTES, 54 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 107.38 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS DESCRIBED AS PARCEL 0FA00009A IN DOCUMENT 05147449038, RECORDED MAY 27, 2005; THENCE SOUTH 46 DEGREES, 03 MINUTES, 52 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL A DISTANCE OF 34.71 FEET; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL AND ITS EASTERLY EXTENTION AND ALONG THE NORTHERLY LINE OF TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS DESCRIBED BY DOCUMENT 0415639034, RECORDED JUNE 4, 2004, A DISTANCE OF 124.63 FEET TO THE WEST LINE OF THE EAST 415.94 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES, 01 MINUTE, 27 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 5.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS DESCRIBED AS PARCEL 0FA00009B IN DOCUMENT 05147449038, RECORDED MAY 27, 2005; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT A DISTANCE OF 157.01 FEET TO A NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 02 DEGREES, 04 MINUTES, 22 SECONDS EAST ALONG AN EASTERLY LINE OF SAID PARCEL A DISTANCE OF 10.00 FEET; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG A NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 258.84 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES, 01 MINUTE, 27 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 826.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND CONTAINING 11.327ACRES MORE OR LESS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BARRINGTON, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0020J, WITH A MAP REVISED DATE OF AUGUST 19, 2008. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF SEPTEMBER 2017 IN ROSEMONT, ILLINOIS,

Russell P. Ory
RUSSELL P. ORY
EMAIL: rory@mackieconsult