FINAL PLAT OF SUBDIVISION
ROSLYN MEADOWS

7432062
10/2/2017

BEING A RESUBDIVISION OF PART OF LOT 2 IN BOURNS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTIONS 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOURNS SUBDIVISION, RECORDED MARCH 6, 2006 AS DOCUMENT NUMBER 5957033, IN LAKE COUNTY, ILLINOIS.

Image# 056698100003 Type: PSB
Recorded: 10/02/2017 at 12:44:04 PM
Receipt#: 2017-00058848
Page 1 of 3
Fees: $78.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7432062

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT Roslyn Meadows, 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 25th OF SEPTEMBER A.D. 2017

BY: _____ TITLE: MEMBER

BY: _____ TITLE: _____

OWNER:
ROSLYN MEADOWS, LLC
605 N. MICHIGAN AVE., 4TH FLOOR
CHICAGO, ILLINOIS 60611
312-646-5360 BUSINESS
312-380-4643 FAX

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I ROSLYN HAMER, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT MOSES CHERMAN 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 25th OF September, A.D. 2017.

MY COMMISSION EXPIRES: _____

"OFFICIAL SEAL"
ROSLYN HAMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/8/2020

Roslyn Hamer
NOTARY PUBLIC

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN: CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008980589 D2
EFFECTIVE DATE: JANUARY 11, 2016
PIN AS LISTED IN TITLE COMMITMENT: 13-35-201-007 (ONLY PART OF SAID PIN IS BEING SUBDIVIDED)
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
DOCUMENT 3937539, RECORDED FEBRUARY 26, 1997 (RIGHT OF FIRST NEGOTIATION - NOT PLOTTABLE)
DOCUMENT 1305099, RECORDED MAY 26, 1966 (DECLARATION - NOT PLOTTABLE)
DOCUMENT 1079552, AUGUST 19, 1960 (GRANT OF EASEMENT - SHOWN ON PLAT)
DOCUMENT 5957033, RECORDED MARCH 6, 2006 (SUBDIVISION - SHOWN ON PLAT)
DOCUMENT 4125337, RECORDED APRIL 28, 1998 (GRANT OF EASEMENT - SHOWN ON PLAT)

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND LAKE) SS

I Tony Ciganek, 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 May 8, A.D. 2017 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 1st DAY OF August, A.D. 2017.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

SIGNED: Tony Ciganek by Deputy Clerk
VILLAGE CLERK

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND LAKE) SS

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

DATED THIS 3rd DAY OF August, A.D. 2017.

SIGNED: _____
VILLAGE TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND LAKE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BARRINGTON, COOK AND LAKE COUNTIES, ILLINOIS, THIS 3rd DAY OF August, A.D. 2017.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND LAKE) SS

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

THIS DAY 1st OF August, A.D. 2017.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

BY: _____
VILLAGE PRESIDENT

ATTEST: Tony Ciganek by Deputy Clerk
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK AND LAKE) SS

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

DATED THIS 1st OF August, A.D. 201__.

_____
VILLAGE ENGINEER

SEND TAX BILL TO:
Roslyn Meadows, LLC
605 North Michigan Ave.
4th Floor
Chicago, IL. 60611

SUBMITTED BY:
Roslyn Meadows, LLC
605 North Michigan Ave.
4th Floor
Chicago, IL. 60611

REVISION: JULY 25, 2017 (COMED PROVISIONS)
REVISION: JUNE 5, 2017 (REVISED SITE PLAN)
REVISION: JUNE 30, 2016 (VILLAGE COMMENTS) (160619)
REVISION: JUNE 13, 2016 (EASEMENT PROVISIONS)
DATE: JUNE 9, 2016
ORDER NO: 170519
PROJ. NO: 341.4
FOR: ILM HOMES, INC.
PROJ. NAME: ROSLYN MEADOWS

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Professional Design Firm Registration #184-002793.

SHEET 2 OF 2

PUBLIC UTILITY EASEMENT PROVISIONS
COMMONWEALTH EDISON COMPANY & SBC

BLANKET PUBLIC UTILITY EASEMENT GRANTED OVER ALL OF LOTS 7, 8, 9 AND 10.
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC 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", "P.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", and the property designated on the plat for streets and alleys, whether public or private, together with the rights 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. 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", "P.U.E" (or similar designation) 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 or as an apportionment 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 term "common area or areas", and "Common Elements" include 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, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY EASEMENT PROVISIONS
NORTHERN ILLINOIS GAS COMPANY

BLANKET PUBLIC UTILITY EASEMENT GRANTED OVER ALL OF LOTS 7, 8, 9 AND 10.
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 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 PUBLICUTILITY 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 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 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.

VILLAGE EASEMENT PROVISIONS

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 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.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON, PUBLIC AT LARGE, OWNERS AND OWNER'S GUESTS OVER THE AREAS DESIGNATED AS ACCESS EASEMENT.

SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NONEXCLUSIVE EASEMENT GRANTED TO THE VILLAGE OF BARRINGTON, PUBLIC AT LARGE, OWNERS AND OWNER'S GUESTS OVER THE AREAS DESIGNATED SIDEWALK EASEMENT (SE) FOR PURPOSES OF INGRESS AND EGRESS FOR PEDESTRIANS AND NON-MOTORIZED VEHICLES.

After Recording
Return To:
Daniel R. Bronson, Esq.
Bronson & Kahn, LLC
150 N. Wacker Drive, Suite 1400
Chicago, IL. 60606

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ~~COOK~~ LAKE SS

I Carla N. Wyckoff, COUNTY CLERK OF ~~COOK~~ 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 Waukegan, ILLINOIS
THIS 2nd OF October, A.D. 2017.

Carla N. Wyckoff / ATP
COUNTY CLERK

UTILITY CERTIFICATES

REVIEWED AND APPROVED BY:

ELECTRIC AND TELEPHONE

COMPANY: COMMONWEALTH EDISON COMPANY
NAME: Mark Coppi POSITION: Real Estate Rep.
DATED THIS 28 DAY OF July, A.D. 2017.

COMPANY: [redacted] Illinois Bell Telephone dba AT&T, IL
NAME: Jacalyn Frost POSITION: ROW MANAGER
DATED THIS 27th DAY OF July, A.D. 2017.

CABLE TELEVISION

COMPANY: COMCAST
NAME: Frank Lantis POSITION: R.O.W. ENGINEER
DATED THIS 28th DAY OF JULY, A.D. 2017.

GAS

COMPANY: NORTHERN ILLINOIS GAS COMPANY
NAME: _____ POSITION: Land Management Agent
DATED THIS 27th DAY OF July, A.D. 2017.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE M&R Title Services OF West 191st Street (street name) IN Mokena, IL (city, state) TO RECORD THIS SUBDIVISION PLAT WITH THE LAKE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 9th DAY OF JUNE, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2018

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LEGAL DESCRIPTION:
THAT PART OF LOT 2 IN BOURNS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTIONS 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2006 AS DOCUMENT NUMBER 5957033, AND THE CERTIFICATE OF CORRECTION RECORDED JUNE 13, 2006 AS DOCUMENT NUMBER 6008327, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 548.11 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 16 SECONDS WEST, 256.04 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, 548.35 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE, 258.62 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF VILLAGE OF BARRINGTON WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-2-6.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS: MAP NUMBER 17031C0038J, MAP REVISED: SEPTEMBER 18, 2013 AND MAP NUMBER 17097C0217K, MAP REVISED AUGUST 19, 2008
I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS.
I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDING, CONCRETE MONUMENTS, AS SHOWN, WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER BY HAND AND SEAL AT GRAYSLAKE, THIS 9th DAY OF JUNE, 2016.

THOMAS F. WASILEWSKI 35-2515 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRAYSLAKE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2018

TFW SURVEYING & MAPPING LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

FINAL PLAT OF SUBDIVISION OF ROSLYN MEADOWS

7432062
10/2/2017

BEING A RESUBDIVISION OF PART OF LOT 2 IN BOURNS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTIONS 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOURNS SUBDIVISION, RECORDED MARCH 6, 2006 AS DOCUMENT NUMBER 5957033, IN LAKE COUNTY, ILLINOIS.

Image# 056698100003 Type: PSB
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Page 1 of 3
Fees: $78.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7432062

LEGEND
BSL = BUILDING SETBACK LINE
BR = BEARING
CH = CHORD
IR = IRON ROD
IP = IRON PIPE
PUE = PUBLIC UTILITY EASEMENT
SE = SIDEWALK EASEMENT
VE = SIDEWALK EASEMENT

NORTH
1" = 30'

GRAPHIC SCALE
30 0 20 30 60 120
(IN FEET)
1 inch = 30 ft.

NUMBER	DISTANCE	BEARING
L1	1.06	S 88°36'27" E
L2	1.77	N 88°08'42" E
L3	22.56	N 00°05'45" W
L4	15.73	N 55°38'56" E
L5	3.36	S 85°58'09" E
L6	4.12	S 85°26'42" W
L7	8.50	S 89°54'15" W
L8	2.50	S 00°05'45" E
L9	2.50	S 00°05'45" E
L10	8.50	N 89°54'15" E
L11	8.50	S 89°54'15" W
L12	2.50	S 00°05'45" E
L13	2.50	S 00°05'45" E
L14	8.50	N 89°54'15" E

NUMBER	DISTANCE	BEARING
EL1	10.00	N 89°54'15" E
EL2	6.87'	N16°48'00"E
EL3	8.00	N 89°54'15" E

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	45.42	29.00	89°43'50"	40.92	N 44°57'40" W
C2	31.96	56.00	32°42'00"	31.53	S 16°26'45" E
C3	18.95	16.00	67°52'22"	17.86	S 01°08'26" W
C4	28.55	46.50	35°10'21"	28.10	S 17°29'26" W
C5	88.23	56.00	90°16'10"	79.38	S 45°02'20" W
C6	45.69	29.00	90°16'10"	41.11	N 45°02'20" E

NOTE V1: PART OF 20' UTILITY EASEMENT PER DOCUMENT 1079552 IS HEREBY ABROGATED, ABOLISHED AND VACATED.

NOTE L1: LOT LINE IS COINCIDENT WITH EASEMENT PER DOCUMENT 1079552.

LOT L2: NORTH TERMINUS OF EASEMENT IS COINCIDENT WITH LOT TIE.

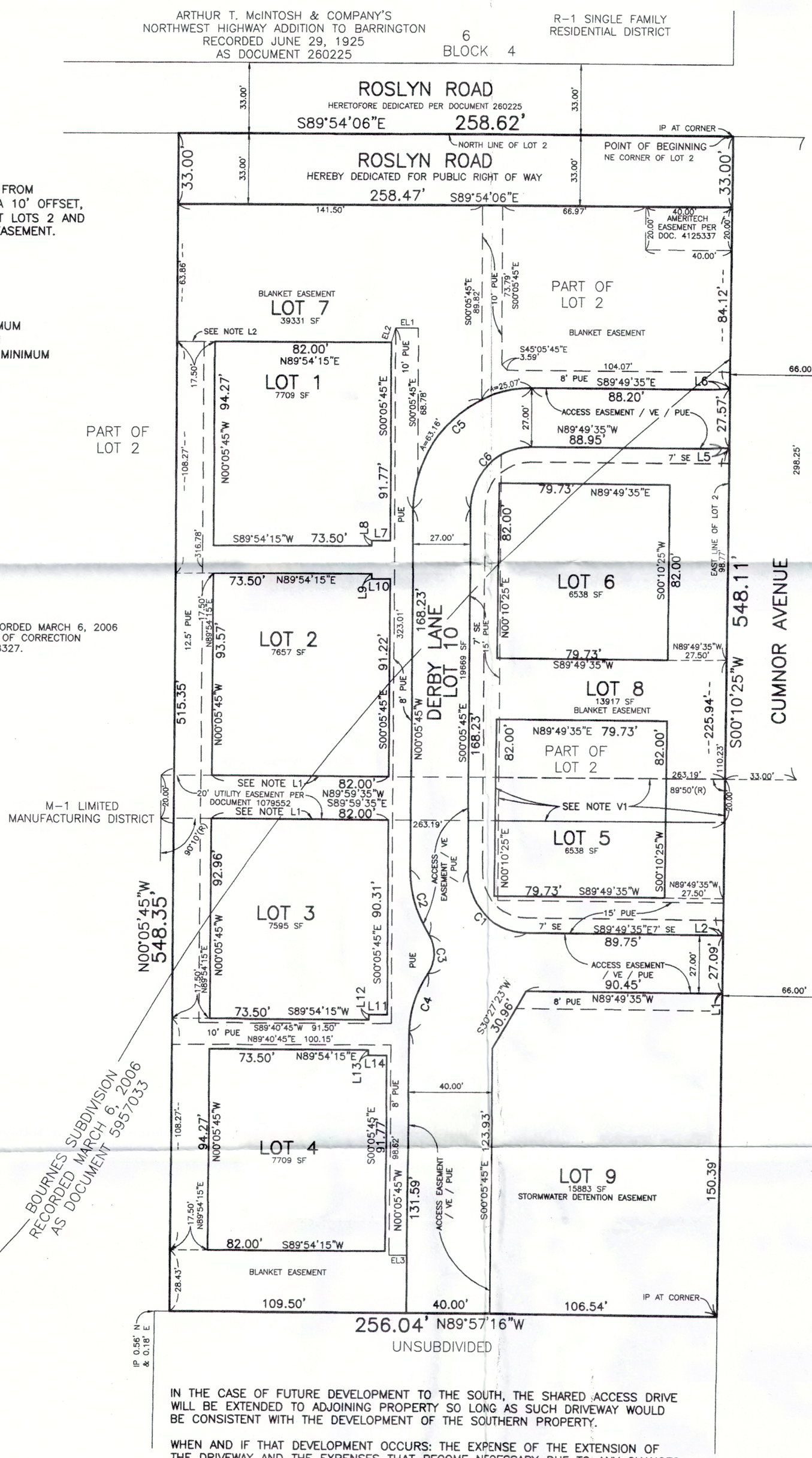
AREA SUMMARY

LOTS 1–9	112,877 SQUARE FEET OR	2.5913 ACRES
ROAD (LOT 10)	19,669 SQUARE FEET OR	0.4515 ACRES
DEDICATION ROSLYN ROAD	8,532 SQUARE FEET OR	0.1959 ACRES
TOTAL AREA	141,078 SQUARE FEET OR	3.2387 ACRES

PROPOSED LOT LINES ARE AN OFFSET FROM PROPOSED BUILDING FACE. THEY ARE A 10' OFFSET, FRONT AND REAR AND 3' SIDE, EXCEPT LOTS 2 AND 3. OFFSET IS TO LIMITS OF EXISTING EASEMENT.

SETBACK TABLE
CUMNOR AVENUE SETBACK = 20' MINIMUM
DERBY LANE SETBACK = 10' MINIMUM
SOUTH PROPERTY LINE SETBACK = 5' MINIMUM
REAR SETBACK = 20' MINIMUM
BUILDING TO BUILDING = 15' MINIMUM

BASIS OF BEARINGS:
BEARINGS BASED ON BOURNS SUBDIVISION RECORDED MARCH 6, 2006 AS DOCUMENT 5957033, AND THE CERTIFICATE OF CORRECTION RECORDED JUNE 13, 2006 AS DOCUMENT 6008327.



IN THE CASE OF FUTURE DEVELOPMENT TO THE SOUTH, THE SHARED ACCESS DRIVE WILL BE EXTENDED TO ADJOINING PROPERTY SO LONG AS SUCH DRIVEWAY WOULD BE CONSISTENT WITH THE DEVELOPMENT OF THE SOUTHERN PROPERTY.

WHEN AND IF THAT DEVELOPMENT OCCURS: THE EXPENSE OF THE EXTENSION OF THE DRIVEWAY AND THE EXPENSES THAT BECOME NECESSARY DUE TO ANY CHANGES THAT OCCUR FROM SUCH ACTION SHALL BE BORNE BY THE DEVELOPER OF THE SOUTHERN PARCEL(S).

OWNER:
ROSLYN MEADOWS, LLC
605 N. MICHIGAN AVE., 4TH FLOOR
CHICAGO, ILLINOIS 60611
312-646-5360 BUSINESS
312-380-4643 FAX

P.I.N.
13-35-201-007
(ONLY PART OF SAID PROPERTY IS INCLUDED.)

REVISION: JUNE 5, 2017 (REVISED SITE PLAN)
DATE: JUNE 9, 2016 (160619)
ORDER NO: 170519
PROJ. NO: 341.4
FOR: ILM HOMES, INC.
PROJ. NAME: ROSLYN MEADOWS

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