02-06-200-083

00482377

FINAL PLAT OF SUBDIVISION OF
HILLSIDE FARMS SUBDIVISION

,BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS.

AFTER RECORDING RETURN PLAT TO:
VILLAGE OF BARRINGTON
DEPARTMENT OF BUILDING AND PLANNING.
1301 S. GROVE AVENUE
SUITE 200
BARRINGTON, IL 60010

OWNER'S CONSENT

STATE OF ILLINOIS }
COUNTY OF COOK } (Hillside Farms LLC.)

THIS IS TO CERTIFY THAT Greg Crowther IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, AND SUCH OWNER HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS 28th DAY OF April A.D. 2000.

BY: Greg Crowther
OWNER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Melanie M Marcordes A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Greg Crowther

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 28 DAY OF April A.D. 2000.

Melanie M Marcordes
NOTARY PUBLIC

OFFICIAL SEAL
MELANIE M MARCORDES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/18/02

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

(Hillside Farms, LLC)

THIS IS TO CERTIFY THAT I Greg Crowther AS OWNER OF THE PROPERTY DESCRIBED AS HILLSIDE FARMS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBERS	SCHOOL DISTRICTS	
	ELEMENTARY	HIGH SCHOOL
1–8	District 200	District 220

I, Melanie M Marcordes, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT Greg Crowther, OWNER OF THE PROPERTY COMMONLY KNOWN AS HILLSIDE FARMS SUBDIVISION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 28 DAY OF April A.D. 2000.

Melanie M Marcordes
NOTARY PUBLIC

OFFICIAL SEAL
MELANIE M MARCORDES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/18/02

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the 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 that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

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", and the property designated on the plat for streets and alleys, whether public or private, 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(e), 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.

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, POTABLE WATER SYSTEM, AND ANY AND ALL NECESSARY PIPES, CONNECTIONS, MANHOLES, WATER VALVES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED FOR THE SANITARY SEWER SYSTEM AND POTABLE WATER 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 INSTALLATION, IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDING OR TRESS 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 OWNED 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.

OUTLOT A STORMWATER CONTROL AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BARRINGTON, OVER OUTLOT A FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF STORM DRAINS, OVERLAND DRAINAGE SWALES AND TEMPORARY STORAGE OF STORMWATER RUNOFF TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, BUSHES, VEGETATION AND DEBRIS WITHIN SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SET FORTH. NO BUILDINGS, SHEDS, OR OBJECTS AND EQUIPMENT SHALL BE PLACED OR ERECTED IN SAID OUTLOT AND NO EARTH FILL OR EXTRANEOUS MATERIALS SHALL BE DEPOSITED ON OR REGRADING WORK UNDERTAKEN WITHIN SAID OUTLOT WITHOUT PRIOR VILLAGE APPROVAL. SAID OUTLOT MAY BE USED HOWEVER, FOR SHRUBS, TREES, PLANTS, LAWNS, AND OTHER LANDSCAPE IMPROVEMENTS OR FENCING APPROVED BY THE VILLAGE OF BARRINGTON THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.

THE VILLAGE HAS THE RIGHT BUT NOT THE DUTY TO MAINTAIN THE OUTLOT. THE HOMEOWNERS SHALL BE PERPETUALLY RESPONSIBLE FOR MAINTAINING THE OUTLOT. NO MODIFICATIONS TO THE GRADE OF THE LAND OR PLACEMENT OF THE DRAINAGE PIPES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE VILLAGE. THE HOMEOWNERS ACKNOWLEDGE THAT THE STORMWATER DRAINAGE FROM THE SITE IS HIGHLY DEPENDENT ON THE CONTINUATION OF THE DRAINAGE SYSTEM AS DESIGNED.

THE VILLAGE, IN ADDITION TO ANY OTHER RIGHTS IS MAY HAVE UNDER THE EASEMENT, SHALL HAVE THE RIGHT TO FILE SUIT IN ANY COURT OF COMPETENT JURISDICTION TO ENFORCE AND REQUIRE THE PERFORMANCE OF THE OBLIGATIONS UNDER THE PROVISIONS OF THIS EASEMENT, AND TO ENFORCE BY ANY PROCEEDING IN LAW OR IN EQUITY ALL OTHER RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIENS AND CHARGES NOW OR HEREAFTER IMPOSED BY THE PROVISIONS OF THE EASEMENT AGAINST THE OWNERS. IN THE EVENT THE HOMEOWNER FAILS TO FULFILL THE RESPONSIBILITIES OUTLINED HEREIN, THE VILLAGE MAY, BUT SHALL NOT BE OBLIGATED TO FULFILL THEM, AND THE COSTS THEREOF MAYBE RECORDED AS A LIEN OR LIENS ON THE TITLE TO SAID HOMEOWNERS LOTS.

RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ AT _____ O'CLOCK _____M AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

BY: _____
RECORDER OF DEEDS

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.

COUNTY CLERK

DATE 6-27-00

END OF RECORDED PLATS

00482377 Page 2 of 2

THIS PLAT SUBMITTED FOR RECORDING BY:
NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, Denise M. Pieroni, COLLECTOR OF THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SPECIAL ASSESSMENT RECORDS OF SAID VILLAGE AND THAT I FIND ALL DEFERRED INSTALLMENTS, NOW DUE, OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS RELATING TO THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION HAVE BEEN PAID.

BARRINGTON, COOK COUNTY, ILLINOIS, DATED THIS 10th DAY OF April A.D. 2000

BY: Denise M. Pieroni
VILLAGE COLLECTOR

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS, THIS 14th DAY OF December A.D. 1999

BY: _____
CHAIRMAN

ATTEST: _____
RECORDING SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS, DATED THIS 6th DAY OF APRIL A.D. 2000.

BY: _____
VILLAGE ENGINEER

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, COUNTY CLERK OF COOK COUNTY ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

CHICAGO, ILLINOIS, DATED THIS _____ DAY OF _____ A.D. 20__.

BY: _____
COUNTY CLERK

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS 10th DAY OF APRIL A.D. 2000.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

THIS IS TO STATE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THE EAST 325 FEET OF THE WEST 986 FEET OF THE SOUTH 670.20 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 23.82 CHAINS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 20.91 CHAINS; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 9.57 CHAINS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 19.09 CHAINS TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG THE SAID NORTH LINE 14.25 CHAINS TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED PREMISES LYING NORTH OF A LINE DRAWN 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 6, IN COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CONTAINING 4.627 ACRES, MORE OR LESS.

THIS IS ALSO TO STATE THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT CHANGES IN ALIGNMENT, WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS.

THIS IS ALSO TO STATE THAT FROM OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE PROPERTY DESCRIBED HEREIN FALLS WITHIN ZONE "C", AN AREA DETERMINED TO BE AN AREA OF MINIMAL FLOODING.

SOURCE:
FLOOD INSURANCE RATE MAP NUMBER 170054 0010 B,
– HAVING A MAP EFFECTIVE DATE OF APRIL 15, 1981.

GIVEN UNDER MY HAND AND SEAL AT LINCOLNSHIRE, ILLINOIS, THIS 6th DAY OF April, A.D. 2000.

GREENGARD, INC.
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS 60069–2906

Kevin D. Discher
KEVIN D. DISCHER
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 2796

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF BARRINGTON AND/OR ITS DESIGNATED AGENTS TO RECORD SAID FINAL PLAT OF SUBDIVISION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

DATED THIS 6th DAY OF April, A.D. 2000.

GREENGARD, INC.
231 OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS 60069–2906

Kevin D. Discher
KEVIN D. DISCHER
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 2796

		DESIGNED BY: MRT	DATE: 3–10–00
		CHECKED BY:	DATE:
KDD DRAWN BY:	4–6–00 DATE:	OUTLOT A – PROVISIONS REVISIONS	APPROVED BY: DATE:

GREENGARD, INC.
Engineers • Surveyors • Planners
231 Olde Half Day Road, Lincolnshire, Illinois 60069–2906
847/634–3883 E–MAIL: 231@GREENGARDINC.COM FAX: 347/634–0687

SCALE:	NONE
DRAWING No.	4469
SHEET	2 OF 2

HILLSIDE FARMS SUBDIVISION – BARRINGTON, ILL.
PLAT OF SUBDIVISION

Drawing File: G:\Working Projects\3dsk\proj\4469\PLATS\4469SP2.dwg Apr 06,2000–9:48am

4/6/00 mlr Signed

1

02-06-200-083

2-P
00482377

FINAL PLAT OF SUBDIVISION OF
HILLSIDE FARMS SUBDIVISION

,BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ROTH AVENUE

2ND. ADDITION TO BARRINGTON HILLCREST ACRES
RECORDED MARCH 4, 1955 PER DOCUMENT # 16165646

BRIAR PLACE

LINDER LANE
(UNIMPROVED)
66.00'

N 89°30'59" E 325.00'

116.48' 51.47' 157.05'

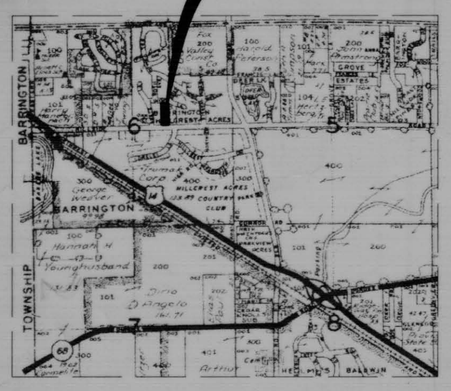
FOUND DRILL HOLE IN CONC. MONUMENT

NORTH LINE OF THE SOUTH 670.20' OF SECTION 6-24-10 (AS MONUMENTED AND OCCUPIED)

30' 10' DRAINAGE & PUBLIC UTILITY EASEMENT

FOUND IRON PIPE

PROJECT LOCATION



LOCATION MAP

OUTLOT "A"
14,679 S.F.

12' PUBLIC UTILITY EASEMENT

LOT 3
20,000 S.F.

LOT 2
20,000 S.F.

N 26°38'17" E 180.47'
110.58'
30'
N 27°08'36" W 195.50'
11'
220.00'

249.35'
WEST LINE OF THE EAST 325' OF THE WEST 986' OF SECTION 6-24-10 (AS MONUMENTED AND OCCUPIED)
69.89'
12'
24'
N 55°36'59" W 193.39'
5'
5'
65'
65'
L=47.97'
L=96.80'
20' DRAINAGE, PUBLIC UTILITY & SIDEWALK EASEMENT

10' PUBLIC UTILITY EASEMENT

LOT 4
20,000 S.F.

N 09°54'47" E 90.40'
30'
R=50' R.O.W.
N 90°00'00" E 25.00'
N 00°00'00" W 28.99'
28.99'
65'
L=45.00'
20.00'
12'
215.30'
N 89°55'25" W 235.30'
7.5'
7.5'

15' DRAINAGE & PUBLIC UTILITY EASEMENT
8'
40'
L=25.95'
R=25.00'
L=34.37'

LOT 5
20,000 S.F.

46.44'
N 00°00'00" E 670.20'
83.06'
8'
9'
N 76°43'49" W 255.20'
L=65.04'
L=152.95'
R=250.00'
L=168.24'

LOT 6
20,000 S.F.

BUILDING SETBACK LINE (TYP.)
40'
L=27.14'
L=98.80'
50' R.O.W.
DRIVE
10' DRAINAGE & PUBLIC UTILITY EASEMENT
N 73°39'10" W 210.60'
10'
9'
126.12'
20' DRAINAGE & PUBLIC UTILITY EASEMENT
20'
369.21'
EAST LINE OF THE WEST 986' OF SECTION 6-24-10 (AS MONUMENTED AND OCCUPIED)

LOT 7
20,000 S.F.

EXISTING BUILDINGS TO BE RAZED.
40'
L=87.24'
L=155.06'
R=250.00'
HEREBY DEDICATED FOR ROAD PURPOSES
L=139.55'
10' PUBLIC UTILITY EASEMENT

10'
N 86°12'28" W 185.31'
11'
L=20.52'

LOT 1
20,000 S.F.

30'
LOT 8
20,000 S.F.
40'
115.23'
80.91'
HAVEN
80.91'
N 00°29'01" W 130.91'
10' DRAINAGE & PUBLIC UTILITY EASEMENT
LANDSCAPE & PUBLIC UTILITY EASEMENT
LANDSCAPE & PUBLIC UTILITY EASEMENT
30'
20'
185.00'
10'
90.00'
N 89°30'59" E
N 89°30'59" E
FOUND IRON PIPE 50.82' N & ON LINE
RECORD= 84.97'
FOUND IRON PIPE 49.72' N & 0.89' W SET CONCRETE MONUMENT AT CORNER
EAST LINE OF GRACE LANE
GRACE LANE
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 6-24-10
HEREBY DEDICATED OR REDEDICATED
50.00'
50' R.O.W.
50.00'
HILLSIDE ROAD
114.58'
N 89°30'59" E 325.00'
50' R.O.W.
LANDSCAPE & PUBLIC UTILITY EASEMENT TO BE MAINTAINED BY HOMEOWNER'S ASSOC.

00482377
4328/0095 34 001 Page 1 of 2
2000-06-28 13:11:40
Cook County Recorder 121.00

RECORDING FEE 121
DATE 6-28-00
OK BY MB

SURVEYORS NOTES:

1. DIRECT ACCESS TO AND FROM HILLSIDE ROAD FROM LOTS 1 AND 8 IS HEREBY PROHIBITED.
2. THERE WILL EXIST A CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HILLSIDE FARMS SUBDIVISION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, DETENTION AREAS, AND OTHER MATTERS OF RECORD.

SEND TAX BILL TO
GREG CROWTHER
GREAT HAVEN DEVELOPMENT
51 OAK RIDGE LANE
DEER PARK, IL 60010

Drawing File: G:\Working Projects\sdsk\proj\4469\PLATS\4469SP1-R2.dwg May 05,2000-2:29pm

		DESIGNED BY: MRT	DATE: 3/10/00
MRT	5-5-00 REVISE LANDSCAPE EASEMENT	CHECKED BY: KDD	DATE: 3/10/00
MRT	4-27-00 REVISE LOT 2/3 EASEMENT TO 24 FEET	APPROVED BY:	DATE:
DRAWN BY:	DATE: REVISIONS		

GREENGARD, INC.
Engineers • Surveyors • Planners
231 Olde Half Day Road, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@GREENGARDINC.COM FAX: 847/634-0687

SCALE:	1"=30'
DRAWING No.	4469
SHEET	1 OF 2

HILLSIDE FARMS SUBDIVISION – BARRINGTON, ILL.

PLAT OF SUBDIVISION