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VILLAGE OF DOWNERS GROVE Report for the Village 4/17/2018

SUBJECT:	SUBMITTED BY:
3600 Lacey Road – Special Service Area	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An ordinance has been prepared proposing the establishment of Special Service Area #10 for the Bridgepoint Downers Grove Subdivision at 3600 Lacey Road.

STRATEGIC PLAN ALIGNMENT

The goals 2017-2019 include Exceptional Municipal Services.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the May 1, 2018 active agenda.

BACKGROUND

The Village is proposing the establishment of Special Service Area (SSA) #10 for the 3600 Lacey ("Bridgepoint") Subdivision which will serve as a safeguard in the event that the Association cannot or does not maintain the subdivision's common detention areas. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the common areas if the owner defaults and the Village is required to step in to provide such maintenance. The Village would then assume responsibility for maintaining the common areas

The 3600 Lacey ("Bridgepoint") Subdivision is located at the intersection of Finley Road and Lacey Road. The three lot and two outlot subdivision was approved on December 5, 2017 and recorded on March 23, 2018. The subdivision consists of three lots with a stormwater management basin on a dedicated outlot. The subdivision approval included the establishment of an Association that will be responsible for maintaining the stormwater management facilities (including but not limited to the detention basin, inlet and outlet structures and connecting storm sewers) and associated landscaping, swales and grass areas.

The Village proposes a maximum annual rate not to exceed 3% of the property's equalized Assessed Value (EAV) as a tax levy.

To establish the SSA the Village must first approve an ordinance proposing the establishment of the SSA. A public hearing must then be held at a Council meeting after notice is published in the paper and mailed to

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those properties which would be included in the SSA. There is then a 60-day objection period following the public hearing. If 51% of the property owners and electors residing within the boundaries of the proposed SSA file an objection, then the SSA cannot be created. If this threshold is not met, the Village can then approve an ordinance establishing the SSA. Staff is not anticipating an objection as the entire subdivision is still owned by the developer, Bridge Downers Grove, LLC.

ATTACHMENTS

Ordinance Aerial Map Recorded Final Plat of Subdivision for the 3600 Lacey ("Bridgepoint") Subdivision ORD 2017-7584 Page 3 of 11

ORDINANCE NO

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 10 IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. Authority to Establish Special Service Area.

Special Service Areas are established pursuant to Article VII, Section 6L of the Constitution of the State of Illinois in force July 1, 1971, which provides:

The General Assembly may not deny or limit the power of home rule units (1) to make local improvement by special assessment and to exercise this power jointly with other counties and municipalities, and other classes of units of local government having that power on the effective date of this Constitution, unless that power is subsequently denied by law to any such other local unit of government, or (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services and are established pursuant to the provision of an Act to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties pursuant to the Revenue Act of 1939.

<u>Section 2</u>. Findings. The Village Council finds:

- A. It is in the public interest that the creation of the area hereinafter described as a special service area for the purposes set forth herein be considered.
- B. That said area is compact and contiguous and constitutes the sole area to be benefitted from the maintenance and operation of said improvements.
- C. That said area is zoned for residential purposes and will benefit specially from the municipal services to be provided and that the proposed municipal services are in addition to municipal services provided to the Village of Downers Grove as a whole and it is, therefore, in the best interest of the Village of Downers Grove that the levy of special taxes against said area for the services to be provided be considered.

Section 3. Public Hearing – Tax Rates.

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That a public hearing be held on Tuesday, July 10, 2018 at 7:00 p.m. in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, to consider the creation of Special Service Area Number 10 of the Village of Downers Grove, in the territory described in the Notice set forth in Section 4 hereof. At the hearing, there will be considered the levy of an annual tax not to exceed an annual rate of three percent (3%) of the assessed value, as equalized, of the property in the Special Service Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Revenue Act of 1939. Notwithstanding the foregoing, taxes shall not be levied hereunder and said area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace part or all of the "Common Area" and stormwater management facilities and associated landscaping, retaining walls and grass areas, as hereinafter identified, and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost of said services, as said services become necessary and are provided for.

Section 4. Notice of Hearing.

Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in one or more newspapers in general circulation in the Village of Downers Grove. In addition, notice by mailing shall be given by depositing said notice in the U.S. Mail addressed to the person or persons in whose name the general taxes for the preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed Special Service Area. Said notices shall be mailed not less than ten (10) days prior to the time set for the public hearing. In the event the taxes for last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The Notice shall be in substantially the following form:

NOTICE OF HEARING

VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA NUMBER 10

NOTICE IS HEREBY GIVEN that on Tuesday, July 10, 2018 at 7:00 p.m., in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, a hearing will be held by the Village Council of the Village of Downers Grove, to consider forming a Special Service Area consisting of the following described territory:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 45 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE OF LACEY'S TRACT, 999.58 FEET TO AN INTERSECTION WITH A LINE 67.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE CENTERLINE OF OLD LACEY ROAD; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 706.49 FEET TO A POINT

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OF CURVATURE: THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 208.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 111.01 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 15 DEGREES 53 MINUTES 03 SECONDS EAST, 109.70 FEET); THENCE SOUTH 31 DEGREES 08 MINUTES 11 SECONDS EAST, ALONG THE SOUTHERLY LINE OF NEW LACEY ROAD, 75.14 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF OLD LACEY ROAD; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE CENTERLINE OF OLD LACEY ROAD, 281.93 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE CURVED WESTERLY LINE OF FINLEY ROAD (COUNTY ROAD 2) AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 21, 1959 AS DOCUMENT 940529; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF FINLEY ROAD AND ALONG SAID WESTERLY LINE EXTENDED, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 2471.12 FEET, AN ARC DISTANCE OF 467.35 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH 05 DEGREES 17 MINUTES 23 SECONDS WEST, 466.65 FEET); THENCE SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF FINLEY ROAD (COUNTY ROAD 2) AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 21, 1959 AS DOCUMENT 940529, 368.88 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE SOUTH 57 DEGREES 53 MINUTES 25 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, 303.18 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 873.46 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 3600 Lacey Road, 3700 Lacey Road, 3800 Finley Road,

Downers Grove, IL 60515

PIN: 06-31-300-009

The approximate street location for the area is at the intersection of Lacey Road and Finley Road. An accurate map of said territory is on file in the office of the Village Clerk and is available for public inspection.

All interested persons affected by the formation of Downers Grove Special Service Area Number 10, including all persons owning taxable real property within said special service area, will be given the opportunity to be heard regarding the formation and boundaries of the area and may object to the formation of the area and the levy of taxes affecting said area. The hearing may be adjourned by the Council to another date without further notice other than a Motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment. The purpose of the formation of Downers Grove Special Service Area Number 10 in general is to provide special municipal services to the area, including, but not limited to, municipal services in connection with the maintenance and operation of any "Common Area" of the subject property as defined in the Declaration of Covenants, Conditions, Easements and Restrictions for the Bridgepoint Subdivision, including but not limited to real property and improvements thereto owned or maintained by the Association, and the stormwater management facilities (including, but not limited to, stormwater detention and retention basin

areas, inlet and out structures, connection storm sewers, connecting surface drainage channels, subsurface drainage systems) and associated landscaping, retaining walls and grass areas located therein.

A special tax will be considered at the public hearing to be levied in an amount not to exceed an annual rate of three percent (3%) of the assessed value, as equalized to be levied against the real property included in the special service area. This tax may be levied for an indefinite period of time during and in the years subsequent to the date of this Ordinance. Notwithstanding the foregoing, taxes shall not be levied hereunder and said area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace part or all of the "Common Area" and stormwater management facilities and associated landscaping, retaining walls and grass areas, as hereinafter identified, and the Village chooses to assume some or all of said responsibilities.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the special service area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the Special Service Area is filed with the Village clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the special service district, the enlargement thereof, the levy or imposition of a tax for the provision of special services to the area, or to a proposed increase in the tax, no such district shall be created or enlarged, or tax may be levied or imposed nor the rate increased.

Dated this _____ day of ______.

	April Holden, Village Clerk
	That all ordinances or parts of ordinances in conflict with the provisions of this are hereby repealed.
	That this Ordinance shall be in full force and effect from and after its passage and as provided by law.
Passed:	Mayor
Published: Attest:	

1\mw\ord.18\SSA#10-Propose

Village Clerk

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Page 8 of 11 ORD 2017-7584 P.I.N.: 06-31-300-009 AREA TABLE FINAL PLAT OF SUBDIVISION OF SQ. FT. ACRES BRIDGEPOINT DOWNERS GROVE LOT 1 468,514 10.756 LOT 2 466,298 10.705 LOT 3 624,188 14.329 OUTLOT A 206,850 4.749 OUTLOT B 533,572 12.248 PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. TOTAL 2,299,422 52.787 **NEW LOT LAYOUT** (SEE SHEET 2 OF 4 FOR PROPOSED EASEMENT LAYOUT) DRAINAGE EASEMENT FOR STORM SEWER PER DOCUMENT R91-000186 N87°33′53′′E 999.89′ UNSUBDIVIDED LAND SCALE 1" - 80' -HEREBY GRANTED PUBLIC UTILITY EASEMENT -CONCRETE MONUMENT TO BE SET HEREBY GRANTED ACCESS EASEMENT BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE 67' CENTERLINE OF OLD LACEY ROAD HEREBY GRANTED -**DUPAGE COUNTY RECORDER** LOT 1 MAR. 23, 2018 RHSP 9:20 AM \$81.00 06-31-300-009 PLAT PAGE COUNT: 4 000 PAGES R2018-025167 LACEY ROAD
100' RIGHT OF WAY
HERETOFORE DEDICATED 706.49' S02°49'03"E -HEREBY GRANTED PUBLIC UTILITY EASEMENT LACEY ROAD PER DOCUMEN R96-206753 HEREBY GRANTED
ACCESS EASEMENT LOT 2 L=111.01' R=208.50' CH=109.70' S18°04'11"E 75.14′ S33°19′19″E HEREBY GRANTED
ACCESS EASEMENT 32.084 4.40' HEREBY GRANTED PUBLIC UTILITY EASEMENT HEREBY GRANTED
PUBLIC UTILITY EASEMENT LOT 3 -WEST LINE OF SOUTHWEST QUARTER OF SECTION 31-39-11 L=467.35' R=2471.12' S03°06'13''W CH=466.66' HEREBY GRANTED PUBLIC UTILITY EASEMENT L=45.71' R=66.50' CH=44.82' N70°38'00'E N87°48'36"E 771.87' L=94.25' R=60.00' CH=84.85' S47'11'24"E L=47.30' R=73.50' CH=46.49' N69°22'31"E 83.46' S89°40'24"E **OUTLOT A** S02*11′24″ 163.61′ HEREBY GRANTED
DRAINAGE EASEMENT
(OVER ENTIRE OUTLOT) 43.12'-153.02' 334.79' N87°48'36"E 98.70 251.72' N87°48'36"E 57399'34'E NICOR GAS EASEN PER DOCUMENT R 121.16' N87°48'36"E 368,92' S0218'52'E **OUTLOT B** -VILLAGE EASEMENT PER DOCUMENT R68-28310 HEREBY GRANTED
DRAINAGE EASEMENT
(OVER ENTIRE OUTLOT) CONCRETE— MONUMENT TO BE SET VILLAGE EASEMENT PER DOCUMENT R68-28310 875.24' N88°35'2"W SOUTH LINE OF— SOUTHWEST QUARTER OF SECTION 31-39-11 COMMONWEALTH EDISON COMPANY RIGHT OF WAY UPAGE OU RECORDER PAGE ____UF **CONSULTING ENGINEERS** REVISIONS: DATE: 09/15/2017 SITE DEVELOPMENT ENGINEERS 10/20/2017 JOB NO: 2529.03 01/24/2018 PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143 LAND SURVEYORS 02/12/2018 FILENAME: 2529.03SUB-01 02/16/2018 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 hone: (847) 696-4060 Fax: (847) 696-4065 03/09/2018 SHEET 1 OF 4 N:\DGN\2529\SURVEY\2529.03SUB-01.dgn Default User=jleskovisek

FINAL PLAT OF SUBDIVISION OF BRIDGEPOINT DOWNERS GROVE PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. PROPOSED EASEMENT LAYOUT DRAINAGE EASEMENT FOR STORM SEWER PER DOCUMENT R91-000186 N87°33′53″E 999.89′ UNSUBDIVIDED LAND SCALE 1" - 80' -HEREBY GRANTED PUBLIC UTILITY EASEMENT BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE - HEREBY GRANTED ACCESS EASEMENT HEREBY GRANTED
PUBLIC UTILITY EASEMENT N87°48′36″E 805J7′ PUBLIC UTILITY EASEMENT HEREBY GRANTED N87°48'36"E -CENTERLINE OF OLD LACEY ROAD CURVE TABLE CI = L=17.36' R=50.00' CH=17.27' N7158'37*E LOT 1 PLAT R2018 – 025167 MAR. 23, 2018 HEREBY GRANTED PUBLIC UTILITY EASEMENT 9:20 AM PLAT PAGE COUNT: 4
ACCOMPANYING PAPERS: N LACEY ROAD PER DOCUMENT R96-206753 830.17′ S87°48′36′W LOT 2 L=111.01' R=208.50' CH=109.70' S18°04'11"E HEREBY GRANTED
ACCESS EASEMENT —75**.**14′ S33**°**19′19″E 4.40' HEREBY GRANTED
PUBLIC UTILITY EASEMENT 281.93' S02°49'03"E HEREBY GRANTED PUBLIC UTILITY EASEMENT LOT 3 - WEST LINE OF SOUTHWEST QUARTER OF SECTION 31-39-11 L=467.35' R=2471.12' -S03°06'13"W CH=466.66' HEREBY GRANTED
PUBLIC UTILITY EASEMENT L=50.51' R=78.50' CH=49.65' -N69'22'31'E L=42.28' R=61.50' CH=41.45' N70"38'00"E-OUTLOT A

HEREBY GRANTED

DRAINAGE EASEMENT
(OVER ENTIRE OUTLOT) 5.00′ J S87°48′36″W 368.92' S0218'52"E -VILLAGE EASEMENT PER DOCUMENT R68-28310 OUTLOT B

HEREBY GRANTED

DRAINAGE EASEMENT
(OVER ENTIRE OUTLOT) VILLAGE EASEMENT PER
DOCUMENT R68-28310 875.24' N88°35'2"W SOUTH LINE OF— SOUTHWEST QUARTER OF SECTION 31-39-11 COMMONWEALTH EDISON COMPANY RIGHT OF WAY DUPAGE OF RECORDER PAGE 2 OF 4 **CONSULTING ENGINEERS** DATE: 09/15/201 **REVISIONS:** SITE DEVELOPMENT ENGINEERS 10/20/2017 JOB NO: 2529.03 11/27/2017 LAND SURVEYORS PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, ILLINOIS 60143 FILENAME: 2529.03SUB-01 02/12/2018 02/16/2018 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065 03/09/2018 SHEET 2 OF 4 N:\DGN\2529\SURVEY\2529.03SUB-01.dgn SHEET 2 User=jleskovisek

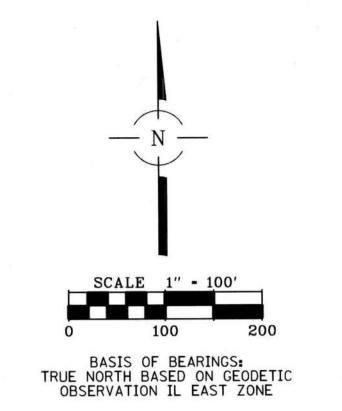
ORD 2017-7584

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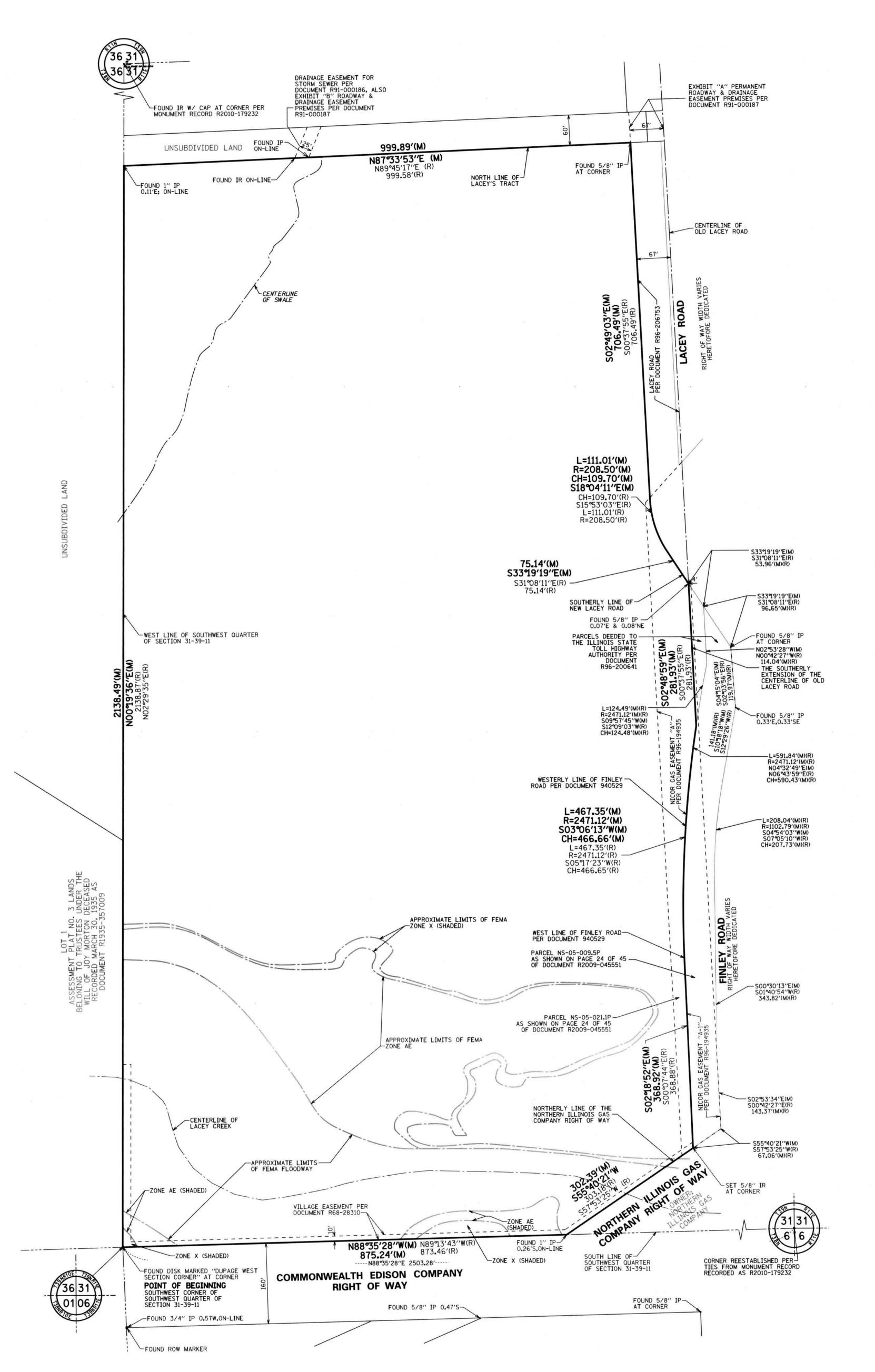
ORD 2017-7584

BRIDGEPOINT OF SUBDIVISION OF GROVE PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION



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R2018 - 025167 MAR. 23, 2018 9:20 AM PLAT PAGE COUNT: 4

ACCOMPANYING PAPERS: N

BRIDGE DEVELOPMENT PARTNERS LLC 1000 IRVING PARK ROAD SUITE 150 ITASCA, ILLINOIS 60143

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DUPAGE CO RECORDER PAGE 3 OF 4

REVISIONS: 10/20/2017 01/24/2018 02/12/2018 02/16/2018 03/09/2018



CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 700,

Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09/15/2017 JOB NO: 2529.03 FILENAME: 2529.03SUB-01 SHEET

3 OF 4

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FINAL PLAT OF SUBDIVISION OF BRIDGEPOINT DOWNERS GROVE

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

COUNTY OF DUPAGE)

OR IT) ARE THE OWNERS (OR OWNER) OF THE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON THIS IS TO ALSO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

DOWNERS GROVE GRADE SCHOOL DISTRICT 58 (ELEMENTARY) COMMUNITY HIGH SCHOOL DISTRICT 99 (HIGH SCHOOL)

John Madurs - Manager PRINTED NAME AND TITLE

1000 W. IRUCAX PARK RO Suine 150, FrASCA IL

60143

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, AM MEMANTA NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, 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 LAM DAY OF MORE A.D. 20 18.

D ... MALL Access A.

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES NOVEMBER 12, 2018

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF DOWNERS GROVE, DUPAGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION

DAY OF NOVEMBER, A.D. 2011

DRAINAGE CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE

THE OWNER OF THE LAND DEPICTED HEREON, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION. FURTHERMORE, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER STATE REGISTRATION NUMBER AND EXPIRATION DATE

DATED THIS 9th DAY OF March , A.D. 20 18 .

DATED THIS 21 DAY OF MARCH, A.D. 20/1.

DOWNERS GROVE VILLAGE COLLECTOR CERTIFICATE

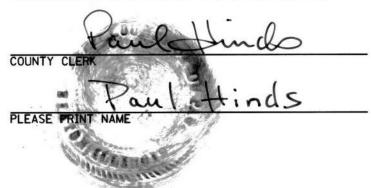
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, 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 THIS PLAT. THIS 14 DAY OF MATCH , A.D. 20 19

COUNTY CLERK CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DUPAGE)

I, THE UNDERSIGNED, COUNTY CLERK OF DUPAGE 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 THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT. THIS 23 DAY OF March, A.D. 20 18



COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 33 RD DAY OF MARCH A.D. 20 18 AT 9: 20 O'CLOCK A.M AS DOCUMENT NUMBER RADIS - 025/67

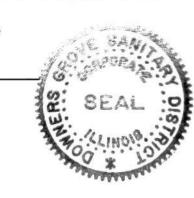
COUNTY RECORDER PLEASE PRINT NAME

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I NICK MENNING., COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HERBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY UNDEFERRED INSTALLMENT THEREOF

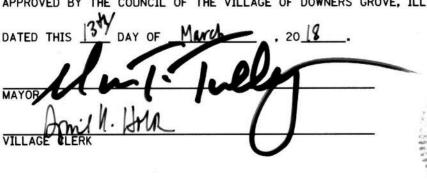
DATED THIS 2/ DAY OF March , 20 18.



VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.



COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 2 (FINLEY ROAD) PURSUANT TO ILLINOIS REV. STATE. 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

ACCESS EASEMENT PROVISIONS:

THE OWNER OF LOT 1 AND THE OWNER OF LOT 2 SHALL EACH HAVE A NON-EXCLUSIVE EASEMENT OVER THE OTHER LOT IN THE LOCATIONS DEPICTED ON THIS PLAT OF SUBDIVISION AS ACCESS EASEMENTS FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS, AS PRESENTLY OR HEREINAFTER CONSTRUCTED, FOR THE PURPOSE OF PROVIDING FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.

PUBLIC UTILITY EASEMENT PROVISIONS 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 AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL 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 "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", 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 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 SUFFACE 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. EXCEPT FOR PAVEMENT AND LANDSCAPING, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) "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

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 APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, 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 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 OF GRANTOR.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS: (A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, TOGETHER WITH 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. EXCEPT FOR PAVEMENT AND LANDSCAPING, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE PUBLIC UTILITY EASEMENT AND/OR DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS. 2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS. 3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS. DATED THIS 6 DAY OF MARCH . 20 18

AMY MCMURRAY
NOTARY PUBLIC, STATE OF ILLINOIS

MAR. 23, 2018

PLAT PAGE COUNT: 4

ACCOMPANYING PAPERS: N

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9:20 AM

STATE OF ILLINOIS)

COUNTY OF DUPAGE) I, C. BRIAN LOUNSBURY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2841, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;
THENCE NORTH 89 DEGREES 45 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE OF
LACEY'S TRACT, 999.58 FEET TO AN INTERSECTION WITH A LINE 67.00 FEET, AS MEASURED
AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE CENTERLINE OF OLD LACEY ROAD;
THENCE SOUTH OO DEGREES 37 MINUTES 55 SECONDS EAST ALONG SAID LAST DESCRIBED
PARALLEL LINE, 706.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A
CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 208.50 FEET AND BEING
TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC
DISTANCE OF 111.01 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH
15 DEGREES 53 MINUTES 03 SECONDS EAST, 109.70 FEET); THENCE SOUTH 31 DEGREES 08
MINUTES 11 SECONDS EAST, ALONG THE SOUTHERLY LINE OF NEW LACEY ROAD, 75.14 FEET
TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF OLD LACEY ROAD; THENCE SOUTH OO
DEGREES 37 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE
CENTERLINE OF OLD LACEY ROAD, 281.93 FEET TO AN INTERSECTION WITH THE
NORTHEASTERLY EXTENSION OF THE CURVED WESTERLY LINE OF FINLEY ROAD (COUNTY ROAD
2) AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 21, 1959 AS DOCUMENT 940529;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF FINLEY ROAD AND ALONG SAID
WESTERLY LINE EXTENDED, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A WESTERLY LINE EXTENDED, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 2471.12 FEET, AN ARC DISTANCE OF 467.35 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS SOUTH O5 DEGREES 17 MINUTES 23 SECONDS WEST, 466.65 FEET); THENCE SOUTH OO DEGREES OT MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF FINLEY ROAD (COUNTY ROAD 2) AS DEDICATED BY INSTRUMENT RECORDED SEPTEMBER 21, 1959 AS DOCUMENT 940529, 368.88 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE SOUTH 57 DEGREES 53 MINUTES 25 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, 303.18 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 13 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 873.46 FEET TO THE POINT OF REGINNING IN DUPAGE COUNTY. ILLINOIS. POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SAID PROPERTY CONTAINS 2,299,422 SQUARE FEET OR 52.787 ACRES, MORE OR LESS. WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF DOWNERS GROVE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS

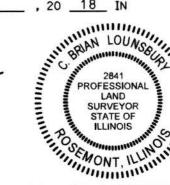
WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NUMBER 17043C0607H MAP REVISED DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN: ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE NILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS

IDENTIFIED BY SAID F.I.R.M. MAP. ZONE AE BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY SAID F.I.R.M. MAP. FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD

APPROXIMATE LIMITS OF SAID FLOOD ZONES SHOWN HEREON FROM SCALED INSURANCE RATE WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS 9th DAY OF ____MARCH_ ROSEMONT, ILLINOIS. llam C. BRIAN LOUNSBURY, I.P.L.S. No. 035-284 blounsbury@spacecoinc.com LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)



DATE: 09/15/2017

DUPAGE CO RECORDER PAGE 4 OF 4

9575 W. HIGGINSRD SUITE 700

THIS PLAT SUBMITTED FOR RECORDING BY: 9575 WHIGGINS RD SUITE 700 ROSEMONT, IL 60018

REVISIONS: 10/20/2017 01/24/2018 02/12/2018 02/16/2018 03/09/2018

CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 700,

JOB NO: 2529.03 FILENAME: 2529.03SUB-01 Rosemont, Illinois 60018 SHEET Phone: (847) 696-4060 Fax: (847) 696-4065 4 OF 4

PREPARED FOR: BRIDGE DEVELOPMENT PARTNERS LLC 1000 IRVING PARK ROAD SUITE 150 ITASCA, ILLINOIS 60143

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RETURN TO: SPACE CO, FNC OSEMONT, IL 60018

(SPACECO, INC)

SUBMITTED BY