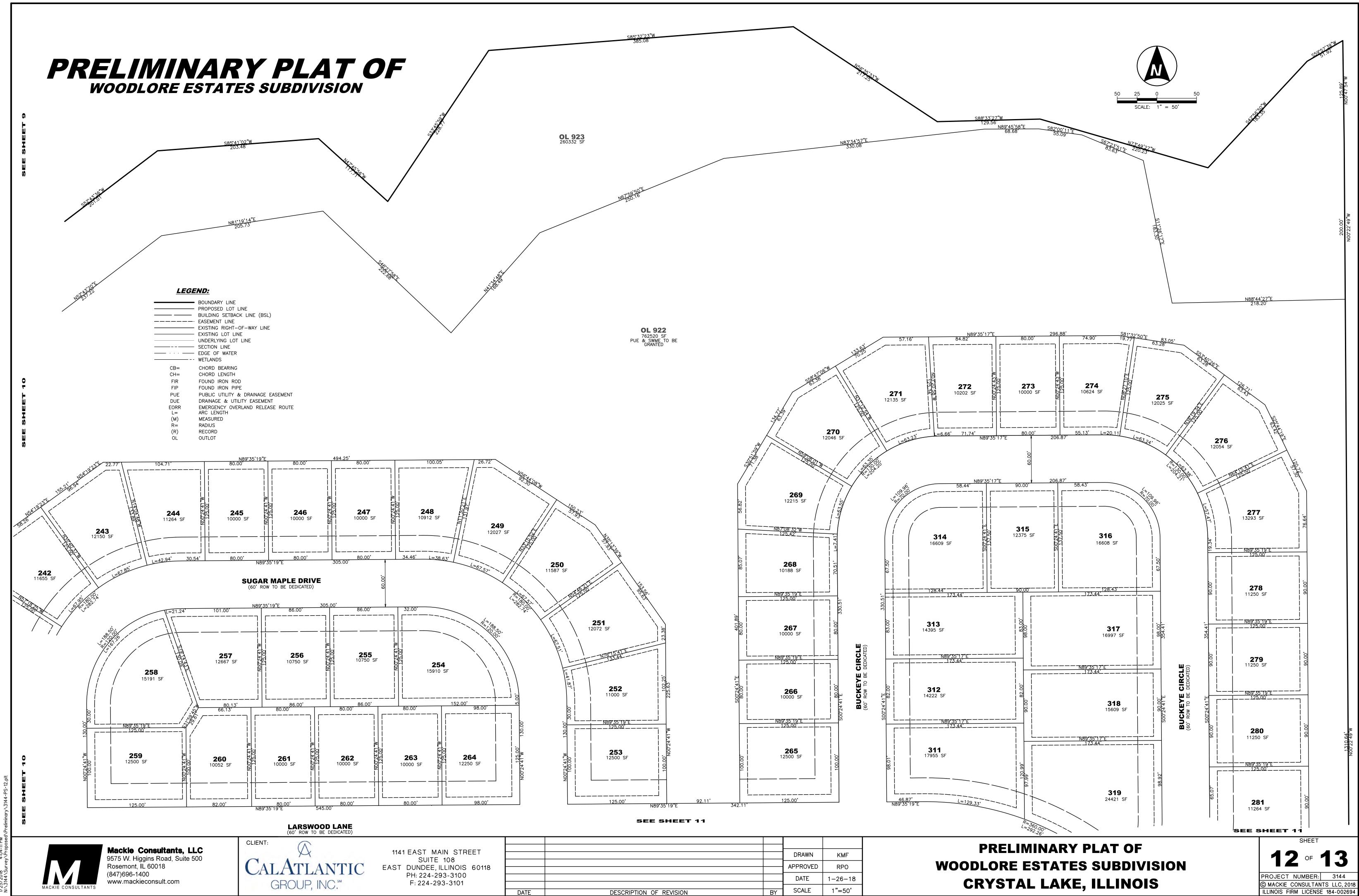


1/25/2018 4:00:31 Pl



PRELIMINARY PLAT OF

WOODLORE ESTATES SUBDIVISION LEGAL DESCRIPTION & CERTIFICATES

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:

A RESUBDIVISION OF LOT 12, 13, 14, 15, 16 AND 17, OUTLOT 20 AND PART OF OUTLOT 19 TOGETHER WITH VACATED LOCUST DRIVE, SASSAFRAS LANE AND PART OF CARPATHIAN DRIVE IN PRESTON PINES-UNIT 2 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 2007R0046152 TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF SECTION 23, PART OF THE WEST HALF OF SECTION 26 AND PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAST HALF AND THE SOUTH LINE OF PRESTON PINES-UNIT 2, AFORESAID, A DISTANCE OF 918.52 FEET TO THE WEST LINE OF CARPATHIAN DRIVE IN SAID UNIT 2; THENCE NORTH 00 DEGREES 22 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF CARPATHIAN DRIVE 167.75 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 22 SECONDS WEST 435.37 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 13 SECONDS WEST PARALLEL WITH THE EAST LINE OF CIMMARON CIRCLE IN SAID UNIT 2 A DISTANCE OF 123.46 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS 118.57 FEET TO THE EAST LINE OF SAID CIMMARON CIRCLE; THENCE NORTH OO DEGREES 23 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE 305.00 FEET TO A SOUTH LINE OF RIVER BIRCH BOULEVARD IN PRESTON PINES-UNIT 1, AFORESAID; THENCE NORTH 89 DEGREES 36 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID BOULEVARD 614.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PRESTON PINES-UNIT 1, AFORESAID; THENCE NORTH 00 DEGREES 22 MINUTES 38 SECONDS WEST ALONG A WEST LINE OF SAID UNIT 1 A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID BOULEVARD AND THE SOUTH LINE OF LOT 14 IN CANTERBURY PLACE, AFORESAID; THENCE NORTH 89 DEGREES 36 MINUTES 46 SECONDS EAST ALONG THE SAID SOUTH LINE OF LOT 14 A DISTANCE OF 116.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH OO DEGREES OO MINUTES OO SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 37.34 FEET TO A NORTH LINE OF PARCEL 5 IN SAID UNIT 1; THENCE NORTH 77 DEGREES 07 MINUTES 29 SECONDS WEST ALONG A NORTH LINE OF SAID PARCEL 5 A DISTANCE OF 130.50 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 67 DEGREES 52 MINUTES 13 SECONDS WEST ALONG A NORTH LINE OF SAID PARCEL 5 IN SAID UNIT 1 A DISTANCE OF 109.04 FEET TO THE SOUTHEAST CORNER OF LOT 16 IN SAID UNIT 1; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS WEST ALONG SAID EAST LINE 204.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE NORTH 13 DEGREES 52 MINUTES 21 SECONDS WEST 67.37 FEET ALONG AN EAST LINE OF SAID UNIT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN SAID UNIT 1; THENCE NORTH 09 DEGREES 50 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 207.87 FEET TO THE NORTHEAST CORNER OF SAID LOT BEING ON THE SOUTH LINE OF COLLEGE HILL BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN NUNDA TOWNSHIP, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 505979; THENCE NORTH 89 DEGREES 32 MINUTES 39 SECONDS EAST ALONG SAID SOUTH LINE 209.03 FEET TO AN EAST LINE OF SAID COLLEGE HILL: THENCE NORTH OO DEGREES OO MINUTES 36 SECONDS EAST ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 15 IN SAID COLLEGE HILL; THENCE SOUTH 89 DEGREES 31 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 15 AND ITS WESTERLY EXTENSION 397.92 FEET TO A WEST LINE OF LOT 16 IN CANTERBURY PLACE, AFORESAID; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE 661.35 FEET TO A SOUTH LINE OF SAID LOT 16; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS WEST 1264.15 FEET TO THE EAST LINE OF ILLINOIS STATE ROUTE 31; THENCE NORTH 00 DEGREES 26 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 268.01 FEET THE SOUTHWEST CORNER OF LOT 2 IN CANTERBURY PLACE, AFORESAID; THENCE NORTH 89 DEGREES 41 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE 589.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2 AND ITS NORTHERLY EXTENSION 796.49 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN CANTERBURY PLACE, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 20 EAST ALONG THE SOUTH LINE OF LOT 4 AND 5 IN SAID CANTERBURY 846.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 10 MINUTES 39 SECONDS WEST ALONG THE EAST LINES OF LOT 5 AND 7 IN CANTERBURY PLACE, AFORESAID AND IT*S NORTHERLY EXTENSION 844.37 FEET TO THE WESTERLY EXTENSION OF THE TANGENTIAL NORTH LINE OF LOT 11 IN CANTERBURY PLACE, AFORESAID; THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ALONG SAID EXTENSION 197.00 FEET TO A POINT OF CURVATURE IN THE NORTH LINE OF SAID LOT 11; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG A NORTHWESTERLY LINE OF SAID LOT 11 BEING A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 173.00 FEET FOR AN ARC DISTANCE OF 271.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH OO DEGREES 10 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF LOT 11 AND 10 A DISTANCE OF 1056.00 FEET TO A POINT OF CURVATURE THEREIN; THENCE SOUTHERLY SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 10 BEING A CURVE TO CONCAVE TO THE NORTHEAST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 173.00 FOR AN ARC DISTANCE OF 271.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 10 A DISTANCE OF 337.47 FEET TO A POINT OF CURVATURE THEREIN; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 173.00 FEET FOR AN ARC DISTANCE OF 14.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 10 A DISTANCE OF 357.26 FEET TO AN ANGLE THEREIN; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 10 A DISTANCE OF 185.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST 143.00 FEET TO AN ANGLE THEREIN; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 10 A DISTANCE OF 50.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 10 A DISTANCE OF 50.00 FEET TO AN ANGLE THEREIN; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 10 A DISTANCE OF 70.00 FEET TO AN ANGLE THEREIN; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF LOT 10 AND 11 IN CANTERBURY PLACE, AFORESAID, A DISTANCE OF 120.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 11 A DISTANCE OF 50.00 FEET TO AN ANGLE THEREIN; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 11 A DISTANCE OF 142.25 FEET TO AN ANGLE THEREIN; THENCE SOUTH 89 DEGREES 49 MINUTES 16 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 11 A DISTANCE OF 33.74 FEET TO A SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE LAND CONSERVANCY OF MCHENRY COUNTY BY DOCUMENT 2007R0083141; THENCE NORTH 00 DEGREES 10 MINUTES 39 SECONDS WEST ALONG AN EAST LINE OF SAID CONSERVANCY TRACT 227.90 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 38 DEGREES 06 MINUTES 29 SECONDS EAST ALONG AN EAST LINE OF SAID TRACT 131.91 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 15 DEGREES 33 MINUTES 13 SECONDS EAST ALONG AN EAST LINE OF SAID TRACT 70.48 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 11 DEGREES 22 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID TRACT 78.71 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 14 DEGREES 21 MINUTES 41 SECONDS EAST ALONG AN EAST LINE OF SAID TRACT 96.58 FEET TO AN ANGLE THEREIN; THENCE SOUTH 87 DEGREES 50 MINUTES 45 SECONDS EAST ALONG A SOUTH LINE OF SAID TRACT 186.50 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 52 DEGREES 43 MINUTES 36 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID TRACT 201.01 FEET TO AN ANGLE THEREIN; THENCE NORTH 85 DEGREES 41 MINUTES 02 SECONDS EAST ALONG A SOUTH LINE OF SAID TRACT 203.48 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 47 DEGREES 45 MINUTES 56 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID TRACT 117.71 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 33 DEGREES 45 MINUTES 59 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID TRACT 228.77 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 85 DEGREES 32 MINUTES 23 SECONDS EAST ALONG A SOUTH LINE OF SAID TRACT 385.08 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 56 DEGREES 35 MINUTES 33 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID TRACT 217.25 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 88 DEGREES 33 MINUTES 27 SECONDS EAST ALONG A SOUTH LINE OF SAID TRACT 129.56 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 73 DEGREES 49 MINUTES 27 SECONDS EAST ALONG A SOUTH LINE OF SAID TRACT 220.23 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 42 DEGREES 56 MINUTES 50 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID TRACT 183.35 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 59 DEGREES 57 MINUTES 39 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID TRACT 51.92 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID CONSERVANCY TRACT; THENCE SOUTH 00 DEGREES 47 MINUTES 54 SECONDS EAST ALONG A LINE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF BAREVILLE HEIGHTS PER DOCUMENT 267499 A DISTANCE OF 125.89 FEET TO A POINT THAT IS 200.00 NORTHERLY (AS MEASURED ALONG SAID NORTHERLY EXTENSION) FROM THE NORTHWEST CORNER OF SAID BAREVILLE HEIGHTS; THENCE SOUTH 00 DEGREES 22 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID BAREVILLE HEIGHTS AND ALONG THE WEST LINE OF MICHAEL J. GRAFT'S HERITAGE HILLS SUBDIVISION PER DOCUMENT 98R00058509 A DISTANCE OF 2184.23 FEET TO THE INTERSECTION OF A SOUTH LINE OF LOT 16 IN CANTERBURY PLACE, AFORESAID; THENCE SOUTH 89 DEGREES 23 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE 335.84 FEET TO AN ANGLE THEREIN; THENCE SOUTH 00 DEGREES 36 MINUTES 51 SECONDS EAST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 68.80 FEET TO AN ANGLE THEREIN; THENCE SOUTH 89 DEGREES 23 MINUTES 09 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 51 SECONDS EAST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 365.90 FEET: THENCE NORTH 89 DEGREES 23 MINUTES 09 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET: THENCE SOUTH 00 DEGREES 36 MINUTES 51 SECONDS EAST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 32.84 FEET TO THE NORTH LINE OF OAKVIEW SUBDIVISION UNIT NO. 2 PER DOCUMENT 663019; THENCE SOUTH 89 DEGREES 23 MINUTES 45 SECONDS WEST 804.33 FEET TO THE NORTHWEST CORNER OF SAID UNIT NO. 2; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID UNIT NO. 2 AND THE EAST LINE OF OAKVIEW SUBDIVISION UNIT NO. 1 PER DOCUMENT 635960 A DISTANCE OF 1641.36 FEET TO AN IRON PIPE SET IN CONCRETE AT THE SOUTHWEST CORNER OF SAID UNIT NO. 1; THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID UNIT NO. 1 A DISTANCE OF 930.70 FEET TO AN EAST LINE OF LOT 16 IN CANTERBURY PLACE, AFORESAID BEING ALSO A WEST LINE OF BARREVILLE ROAD; THENCE SOUTH 26 DEGREES 28 MINUTES 12 SECONDS WEST ALONG SAID EAST LINE OF LINE OF LOT 16 A DISTANCE OF 136.66 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 26 DEGREES 20 MINUTES 00 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 320.68 FEET TO A POINT OF CURVATURE THEREIN; THENCE SOUTHERLY ALONG AN EAST LINE OF SAID LOT 16 BEING A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1131.94 FEET WITH A CHORD BEARING OF SOUTH 31 DEGREES 18 MINUTES 14 SECONDS WEST FOR AN ARC DISTANCE OF 196.39 FEET TO A POINT OF TANGENCY THEREIN; THENCE SOUTH 26 DEGREES 20 MINUTES 00 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 273.50 FEET TO MOST SOUTHERLY CORNER OF SAID LOT 16; THENCE NORTH 68 DEGREES 58 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 16 A DISTANCE OF 217.39 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 13 DEGREES 01 MINUTES 30 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 42.00 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 76 DEGREES 58 MINUTES 30 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 16 A DISTANCE OF 478.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 BEING ALSO A WEST LINE OF SAID LOT 16; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE 340.00 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS AND CONTAINING APPROXIMATELY 240.978 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN 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" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J. WITH A MAP EFFECTIVE DATE OF NOVEMBER 16, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__, IN ROSEMONT, ILLINOIS,

RUSSELL P. ORY EMAIL: rory@mackieconsult.com ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753 LICENSE EXPIRES: NOVEMBER 30, 2018

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND

COMMONWEALTH EDISON COMPANY. CABLE TELEVISION COMPANY OR FRANCHISES AND

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 DOTTED OR DASHED LINES ON THE PLAT AND MARKED "EASEMENT" OR "P.U.E." THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR THIS PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PROPERT THE PLAT FOR STREETS AND ALLEYS, WEATHER 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 SUBDIVISION PROPERTY FOR ALL SUCH URPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" OR "P.U.E." WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED ROPERTY 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 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30 PAR. 302(E)), AS AMENDED FROM TIME TO

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA 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 THROUGH SUCH AREAS MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INJUSTICE. 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 OR

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR, ITS SUCCESSORS AND ASSIGNS 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 WITHIN THE DOTTED OR DASHED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS, WEATHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR 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 NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS FOR UTILITY PURPOSES WITHOUT PRIOR WRITTEN CONSENT F NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE 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 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30 PAR. 302(E)), AS AMENDED FROM TIME TO

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF 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.

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS: PRAIRIE GROVE 46 AND CRYSTAL LAKE 155

DATED THIS _____, A.D., 20___.

CALATLANTIC HOMES 1141 EAST MAIN STREET, SUITE 108

NOTARY CERTIFICATE

EAST DUNDEE, ILLINOIS 60118

STATE OF ILLINOIS) COUNTY OF KANE)

COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, A.D., 20___, AT ______, ILLINOIS.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS COUNTY OF MCHENRY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS, AT A MEETING HELD THE ____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY)

, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT, AND THE PLANS AND SPECIFICATIONS, IF ANY, MEET THE MINIMUM

DATED AT CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS THIS _____

CITY ENGINEER

PLANNING & ZONNING COMMISION CERTIFICATE

STATE OF ILLINOIS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ON THE ANNEXED PLAT WAS PRESENTED TO THE ANNEXED PLAT WAS PRESENTED TO AND DULY APPROVED BY THE PLAN COMMISION OF THE CITY OF CRYSTAL LAKE, AND THAT SAID PLAT CONFORMS IN ALL RESPECTS TO THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY ENGINEER OF CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

CHAIRPERSON

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY)

McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID GENERAL TAXES, NO UNPAID ORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE

GIVEN UNDER MY HAND AND SEAL AT MCHENRY COUNTY, ILLINOIS, THIS

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

COUNTY OF McHENRY)

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS ON THIS ______ DAY OF O'CLOCK _____.M. AND RECORDED AS DOCUMENT NUMBER

McHENRY COUNTY RECORDER OF DEEDS

GRADING/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____, A.D., 20___

PROFESSIONAL ENGINEER OWNER OR ATTORNEY

AUTHORIZATION TO RECORD CERTIFICATE

COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694. HEREBY GRANT PERMISSION TO

____ TO RECORD THIS PLAT OF

DATED THIS _____, 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753 LICENSE EXPIRES: NOVEMBER 30, 2018

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



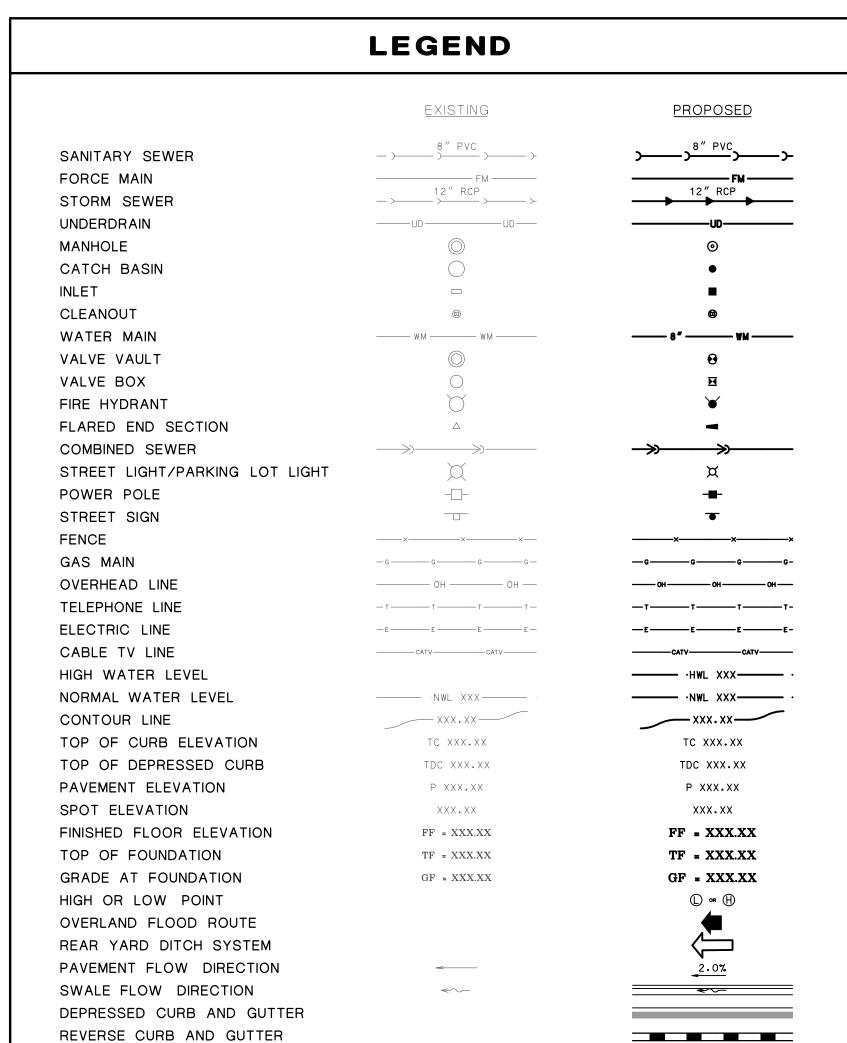
1141 EAST MAIN STREET SUITE 108 EAST DUNDEE, ILLINOIS 60118 PH: 224-293-3100 F: 224-293-3101

					┨
			DRAWN	KMF	
			APPROVED	RPO	1
				- " "	4
			DATE	01-26-18	
DATE	DESCRIPTION OF REVISION	BY	SCALE	1"=50'	

PRELIMINARY PLAT OF **WOODLORE ESTATES SUBDIVISION** CRYSTAL LAKE, ILLINOIS

PROJECT NUMBER: 3144 MACKIE CONSULTANTS LLC, 2018 LINOIS FIRM LICENSE 184-002694

PRELIMINARY ENGINEERING PLANS FOR WOODLORE ESTATES CRYSTAL LAKE, ILLINOIS



ABBREVIATIONS SAN SANITARY SEWER HWL HIGH WATER ELEVATION BACK OF CURB INLET SMH SANITARY MANHOLE ВТМ BOTTOM STA STATION INVERT INV CB CATCH BASIN LINEAL FEET/FOOT STM STORM SEWER CUBIC FEET PER SECOND LP LIGHT POLE SQUARE YARD SWPP STORMWATER POLLUTION CUBIC YARD LEFT DIAMETER L/W LOWEST GRADE ADJACENT PREVENTION PLAN TDC TOP OF DEPRESSED CURB DIWM DUCTILE IRON WATER MAIN TO RETAINING WALL TOP OF CURB ELEVATION MAX MAXIMUM TOP OF FOUNDATION EDGE OF PAVEMENT STORM MANHOLE T/W TOP OF RETAINING WALL FINISHED FLOOR MINIMUM FLARED END SECTION NORMAL WATER ELEVATION TYP TYPICAL NWL FOOT/FEET OUTLET CONTROL STRUCTURE VB VALVE BOX **GUTTER ELEVATION** PAVEMENT ELEVATION VERTICAL CURVE PVC POLYVINYL CHLORIDE PIPE GRADE AT FOUNDATION VALVE VAULT ٧V GRADE RING ELEVATION RADIUS WALK ELEVATION RCP REINFORCED CONCRETE PIPE HDPE HIGH DENSITY WM WATER MAIN RIM ELEVATION RIM VPI VERTICAL POINT OF POLYETHYLENE PIPE RT RIGHT INTERSECTION FIRE HYDRANT HMA HOT MIX ASPHALT ROW RIGHT OF WAY

INDEX

- **COVER SHEET OVERALL SITE PLAN**
- **PLAN NORTHWEST**
- **PLAN NORTHEAST**
- PLAN CENTER EAST PLAN - CENTER SOUTH
- PLAN SOUTHWEST
- PLAN SOUTHEAST
- 10 CONSTRUCTION DETAILS



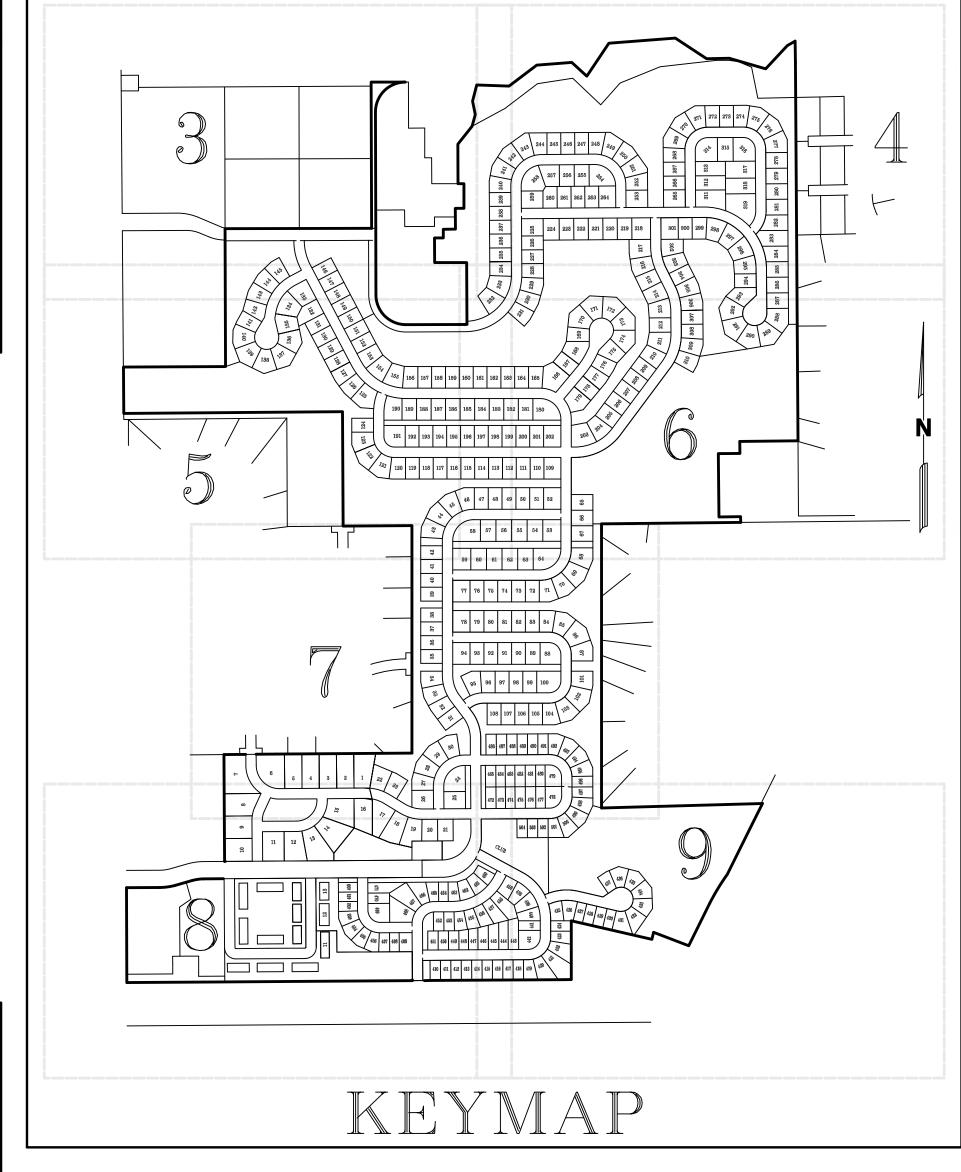
THIS PLAN WAS PREPARED FROM TOPOGRAPHIC INFORMATION PROVIDED BY CEMCON LTD AND RECORD DRAWINGS OF PRESTON PINES UNIT 1 PREPARED BY CEMCON LTD, DATED OCTOBER 22, 2007, AND RECORD DRAWINGS OF PRESTON PINES UNIT 2 PREPARED BY CEMCON DATED NOVEMBER 30, 2007. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND/OR UNCOVERED WHEN PERFORMING THE STANDARD JULIE LOCATES BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.

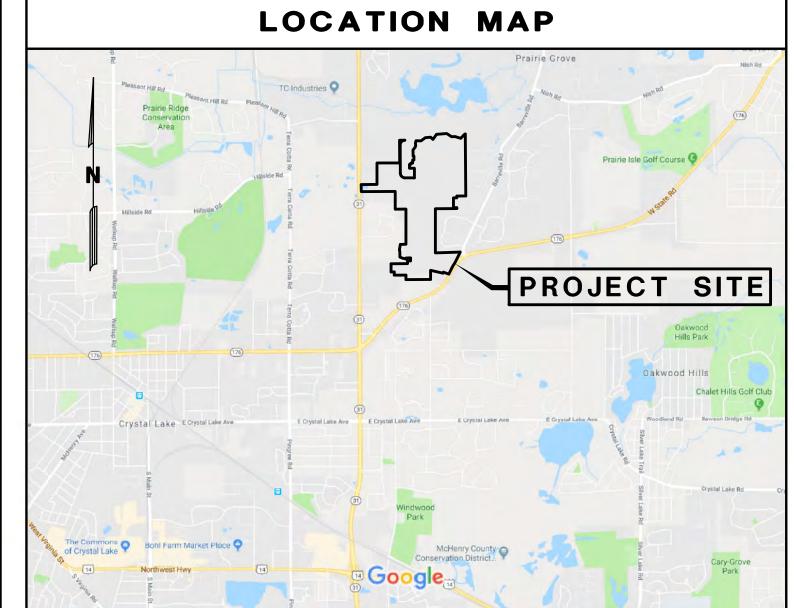
BENCHMARKS

SOURCE BENCHMARK:

NGS CONTROL MONUMENT DESIGNATED AS NUNDA RM2:

BRASS DISC IN CONCRETE 0.40 MILE SOUTH OF GRAY ROAD IN TREE GAP ALONG AN ABANDONED FENCE LINE. ELEVATION = 852.47 (NAVD 88)





THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION.

DRAINAGE CERTIFICATION

IHEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER

Received 1-30-18

ANTHONY MARTINI, PE, CFM ILLINOIS REGISTRATION NO. 062-060870 EXPIRATION DATE: 11/30/2019

ENGINEER'S SEAL



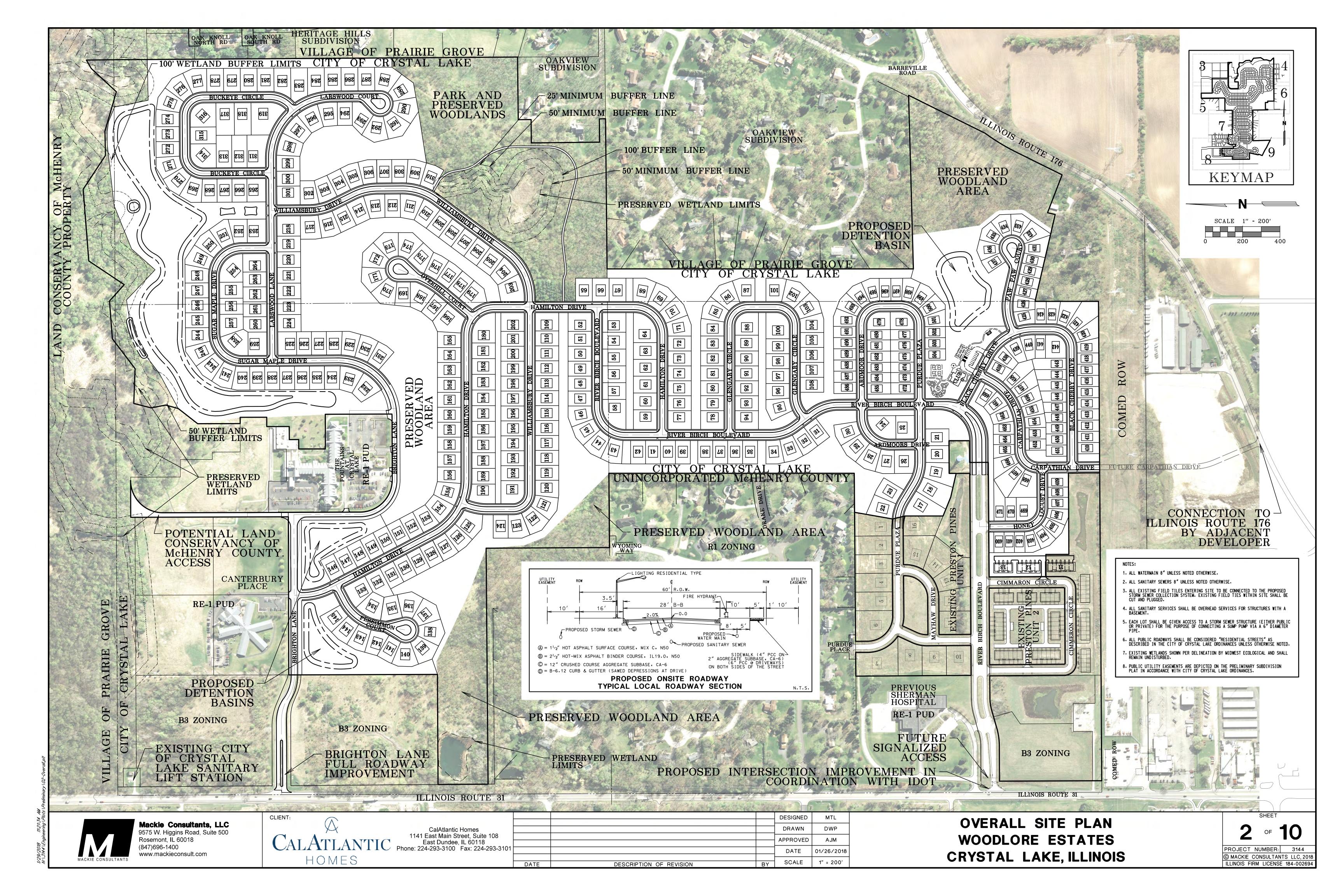
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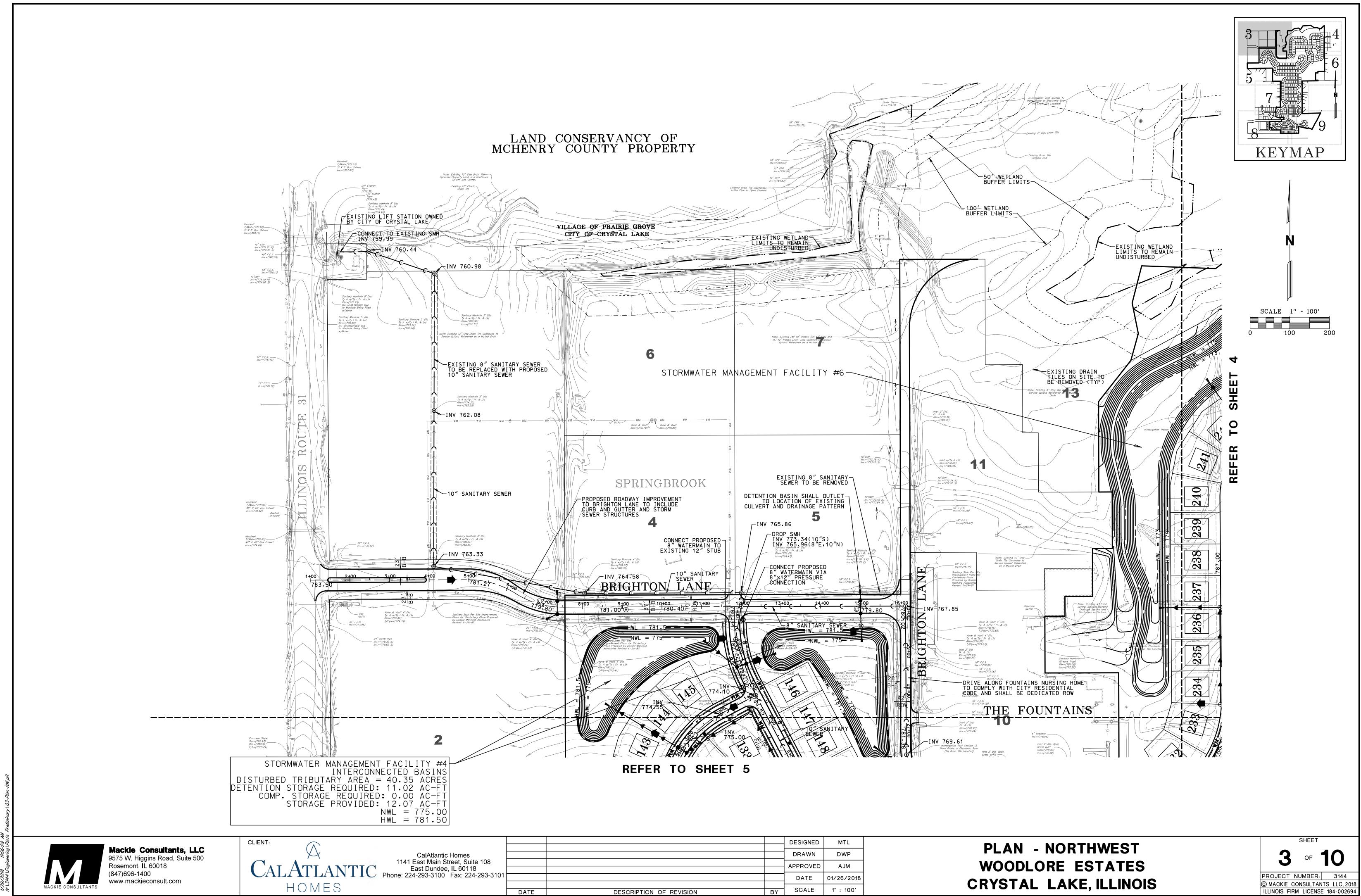


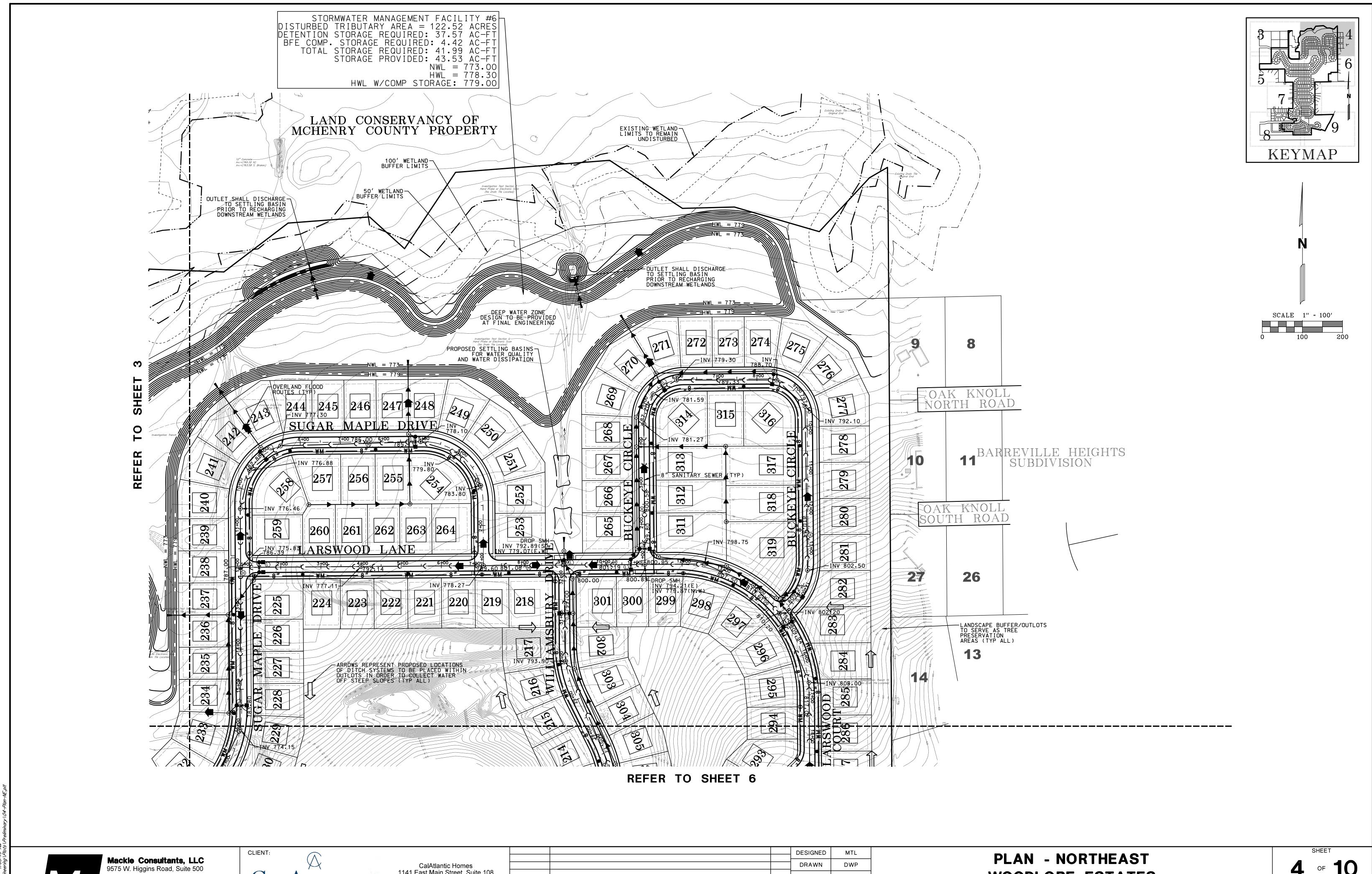
				DESIGNED	MTL	
				DRAWN	DWP	
				APPROVED	AJM	
)1				DATE	01/26/2018	
	DATE	DESCRIPTION OF REVISION	BY	SCALE	N.T.S.	

COVER SHEET WOODLORE ESTATES CRYSTAL LAKE, ILLINOIS SHEET OF

PROJECT NUMBER: 3144 © MACKIE CONSULTANTS LLC, 2018 ILLINOIS FIRM LICENSE 184-002694







Rosemont, IL 60018

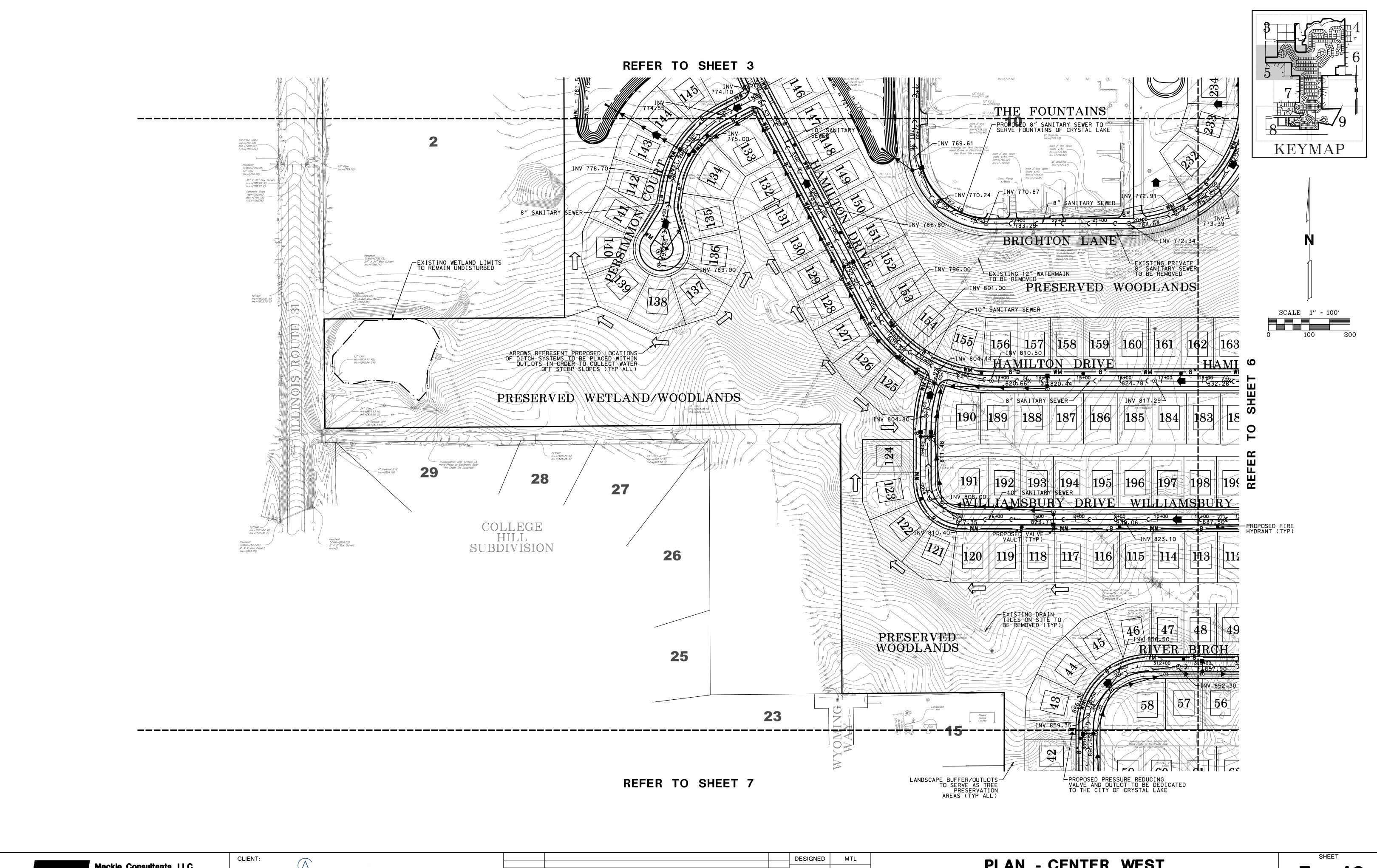
www.mackieconsult.com

CalAtlantic Homes
1141 East Main Street, Suite 108
TIC East Dundee, IL 60118
Phone: 224-293-3100 Fax: 224-293-3101 HOMES

APPROVED 01/26/2018 SCALE 1" = 100' DATE DESCRIPTION OF REVISION

WOODLORE ESTATES CRYSTAL LAKE, ILLINOIS

PROJECT NUMBER: 3144 MACKIE CONSULTANTS LLC, 2018 ILLINOIS FIRM LICENSE 184-002694



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

CALATLANTIC | CalAtlantic Homes | 1141 East Main Street, Suite 108 | East Dundee, IL 60118 | Phone: 224-293-3100 Fax: 224-293-3101 | DATE | DESCRIPTION OF REVISION | BY | SCALE | 1" = 100'

PLAN - CENTER WEST WOODLORE ESTATES CRYSTAL LAKE, ILLINOIS 5 of 10

PROJECT NUMBER: 3144

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