

#2018-45

Woodlore Estates – Final Plat & PUD Amendment Project Review for Planning and Zoning Commission

Meeting Date: September 5, 2018

Request: 1. Woodlore Estates Final Plat of Subdivision for 90 single-

family lots (active adult), 294 single-family lots and 34

outlots.

2. Planned Unit Development Amendment for various street

standard variations.

Location: River Birch Boulevard and Carpathian Drive

Acreage: Approximately 235 acres

Zoning: RE PUD – Residential Estate Planned Unit Development

R-1 PUD - Single-Family Residential Planned Unit

Development

R-3B PUD - Multi-Family Residential Planned Unit

Development

Surrounding Properties: North: B, OSR – Prairie Grove

South: B-2 PUD - General Commercial Planned Unit

Development

East: E-1, E-3 – Prairie Grove

West: RE PUD – Single-Family Residential Planned Unit

Development & (A-1, E-3) McHenry County

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- The subject property received Final PUD Amendment and Preliminary Plat of Subdivision approval on March 6, 2018.
- The previous approval including variations to allow the active-adult lots to have the following bulk standards:
 - o Minimum lot area: 6,050 square feet
 - o Minimum lot width: 55 feet
 - o Minimum front yard setback: 20 feet
 - o Minimum interior side yard setback: 5 feet
 - o Minimum combined side yard setback: 10 feet
 - o Minimum rear yard setback: 25 feet
 - o Minimum yard abutting a street setback: 20 feet

- The previous approval including a variation to allow R-1 zoning district dimensional standards for the single-family lots in the RE zoning district.
- The final plat of subdivision is for the resubdivision of the land for the active-adult homes and single-family homes, which complies with the preliminary plat of subdivision approval.

Development Analysis:

FINAL PLAT

- Carpathian Drive has been straightened to meet the condition of approval from the Final PUD Amendment/Preliminary Plat of Subdivision.
- Final landscape plans and engineering plans have been submitted and reviewed by city staff. The plans are in compliance with the Final PUD Amendment approvals. It was determined that variations to the street standards would provide for smoother transitions and meet the overall intent of the ordinance. The petitioner is requesting variations at this time.

PLANNED UNIT DEVELOPMENT AMENDMENT

- A condition of approval from the Final PUD Amendment and Preliminary Plat of Subdivision for Woodlore Estates required the straightening of Carpathian Drive at River Birch Boulevard. The straightening caused a need for a variation from the requirement to have centerline offsets at a minimum of 200 feet. The centerline offset between Honey Locust Drive and Oak Bluff Road is 110 feet.
- The site has an overall elevation change of over 150 feet. The site plan gradually steps the development down the elevation change.
- Due to the extreme elevation change, the petitioner is requesting variations from the minimum allowable tangent curve between vertical curves and the requirement that slopes within 100 feet of a stop bar be 2% or less.
 - o <u>50-foot tangent between vertical curves</u>: Larger vertical curves provide for smoother transitions and softening of larger overall slopes. Neither the American Association of State Highway Transportation Officials nor IDOT require a minimum tangent between vertical curves. The proposed variations meet the ASHTO and IDOT standards.
 - Maximum 2% slope within 100 feet of a stop bar: The intent of this requirement is to minimize cars sliding through a stop sign due to the slope of the roadway. In all instances where the variation is being request, the intent of the ordinance is being met.

Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for the remainder of Woodlore Estates. The lots meet the dimensional standards approved with the Final PUD Amendment and Preliminary Plat of Subdivision approval. Carpathian Drive has also been extended north to meet River Birch Boulevard directly, satisfying the condition of approval.

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow variations to the street standards. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

- 1. Article 4-100(D)(1)(c)(ii) Center-line offsets to allow a 110-foot offset, a variation of 90 feet.
- 2. Article 4-100(D)(1)(c)(vii) 50-foot minimum tangent between vertical curves to allow zero foot tangents at various locations within the subdivision.
- 3. Article 4-100(D)(1)(c)(viii)(III) Gradient of streets to allow gradients up to 3% within 100 feet of a stop bar, a variation of 1% at various locations within the subdivision.

The proposed streets have been designed to help reduce sharp angles between the homeowner lots and the public right-of-way and create a smoother street slope throughout the subdivision. The variation from the centerline offset is required to comply with the Final PUD Amendment condition of approval.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

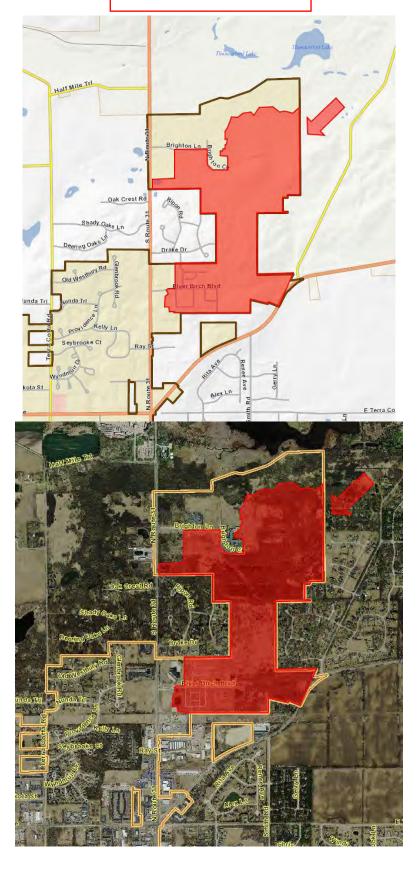
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Lennar, dated 06/18/18, received 06/19/18)
 - B. Final Plat of Subdivision (Mackie Consultants, dated 08/30/18, received 08/31/18)
 - C. Engineering Plan (Mackie Consultants, dated 08/13/18, received 08/15/18)
 - D. Landscape Plan (Gary R. Weber & Associates, dated 08/10/18, received 08/15/18)
- 2. Fencing on the water tower lot must be along the property line, except where the landscape easement is located.
- 3. Landscape Plan:
 - A. Verify outlot numbering correctly corresponds with the plat of subdivision.
 - B. Work with City Staff on the locations of the split rail fence for separation between outlots and home lots.
- 4. Engineering Plan:
 - A. Driveways must be designed with a maximum 6% slope between the sidewalk and garage to ensure that the 8% slope requirement outlined in the City Code is met when constructed in the field.
 - B. Driveway approaches must be designed for a maximum 6% slope between the street and the sidewalk.
 - C. No residential sump pump discharge shall run overland. All sump pump connections must be completed by the Developer at the time of construction, unless approved by the City Engineer.
 - D. Yard slopes on single family residential lots shall not exceed 25% with the exception of a Stormwater Maintenance Easement area on the lot which is landscaped with the appropriate plantings to maintain erosion, unless approved by the City Engineer.
- 5. Submit a plat of easement for the landscape easement on the water tower lot for City signature.

- 6. Work with City staff to finalize the Covenants, Codes and Restrictions for the subdivision.
- 7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering.

2018-45 Woodlore Estates



City of Crystal Lake Development Application

Office Us	se Only	_
File #		

Project Title: Woodlore Estates Subdivis	ion - Full Site RECEIVE
Action Requested	JUN 1 9 2018
Annexation	Preliminary PUD
Comprehensive Plan Amendment	Preliminary Plat of Subdivision
Conceptual PUD Review	Rezoning
Final PUD	Special Use Permit
Final PUD Amendment	Variation
Final Plat of Subdivision	Other
Petitioner Information	Owner Information (if different)
Name: Alan Eriksson	Name:
1141 E. Main Street Suite 108 Address:	Address:
East Dundee	
Phone: 224-293-3100	Phone:
Fax:	
E-mail: alan.eriksson@lennar.com	
Property Information	
Project Description: Final Plat of Subdivision	n for Woodlore Estates Subdivision -Full Site
	family active adult "Andare Series" lots and
303 standard single family lots as well as t	he underground and surface infrastructure
associated with this type of development.	
Project Address/Location: east of RTE 31, w	rest of Barreville Road, north of RTE 176
PIN Number(s): see attached	

Development Team	Please include address, phone, tax and e-mail
Developer:	
Architect: CalAtlantic Homes	
Lisa Waggoner Crystal L	
*	- Rosemont, IL - 847-696-1400
	Associates - Wheaton, IL - 630-668-7197
	- Wheaton, IL - 630-668-7197
Surveyor:Mackie Consultants LLC	
Other:	
Signatures CA	ALANEERIKGON 6-18-18
PLTITIONER: Print and Sign name	
As owner of the property in question. I	hereby authorize the seeking of the above requested action.
	- AUTH AGENT 6/18/18
OWNER: Print and Sign name	Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Woodlore Estates Final Plat of Subdivision – dated 06/07/2018

PINS:

14-26-101-009	14-26-101-010
14-27-476-010	14-27-202-002
14-27-476-011	14-27-203-002
14-27-203-003	14-27-226-008
14-27-226-011	14-27-226-013
14-27-276-010	14-27-478-004
14-27-276-011	14-27-479-001
14-27-276-012	14-27-479-002
14-27-276-013	14-27-456-008
14-27-479-003	14-27-276-014
14-27-479-004	14-27-276-015
14-27-479-005	14-27-479-006
14-27-476-007	14-27-476-008
14-27-476-009	

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF

Lennar formerly known as CalAtlantic Group, Inc., as Owner **LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development

Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crys-

tal Lake upon the application of the Lennar f/k/a CalAtlantic Group. Inc., as Owner, for approval of an Amendment to a Final Planned Unit

Development Plan relating to the property located east of IL Route 31, north of Route 176, and west of Barreville Road all in Crystal Lake.

Illinois, and having the following permanent index numbers: 14-26-101-009; 14-26-101-010; 14-27-202-002; 14-27-203-002: 14-27-203-003: 14-27-226-008: 14-27-226-011: 14-27-

226-013; 14-27-276-010; 14-27-276-011; 14-27-276-012;

27-276-013; 14-27-276-014; 14-27-276-015; 14-27-452-001; 14-27-452-002; 14-27-452-003; 14-27-452-004; 14-27-453-

001; 14-27-453-002; 14-27-453-003; 14-27-453-004; 14-27-454-001: 14-27-455-001: 14-27-455-002: 14-27-455-003: 14-

27-455-004: 14-27-456-002: 14-27-456-003: 14-27-456-004: 14-27-456-005; 14-27-456-006; 14-27-456-007; 14-27-456-

008; 14-27-457-001; 14-27-457-002; 14-27-457-003; 14-27-457-004: 14-27-457-005: 14-27-457-006: 14-27-457-007: 14-27-457-008; 14-27-476-007; 14-27-476-008; 14-27-476-009;

14-27-476-010: 14-27-476-011: 14-27-477-001: 14-27-477-002: 14-27-478-001: 14-27-478-002: 14-27-478-003: 14-27-478-004; 14-27-479-001; 14-27-479-002; 14-27-479-003; 14-27-479-004: 14-27-479-005: 14-27-479-006

This application is filed for the purposes of seeking an Amendment to a Final Planned Unit Development Plan to allow for variations from Section 4-100 Street Standards for the a center line off-set to be less than 200 feet, the requirement that the tangent between vertical curves be 50 feet and the gradient of streets requirement of 2% or less within 100 feet of a stop bar, as well as any other variations necessary to

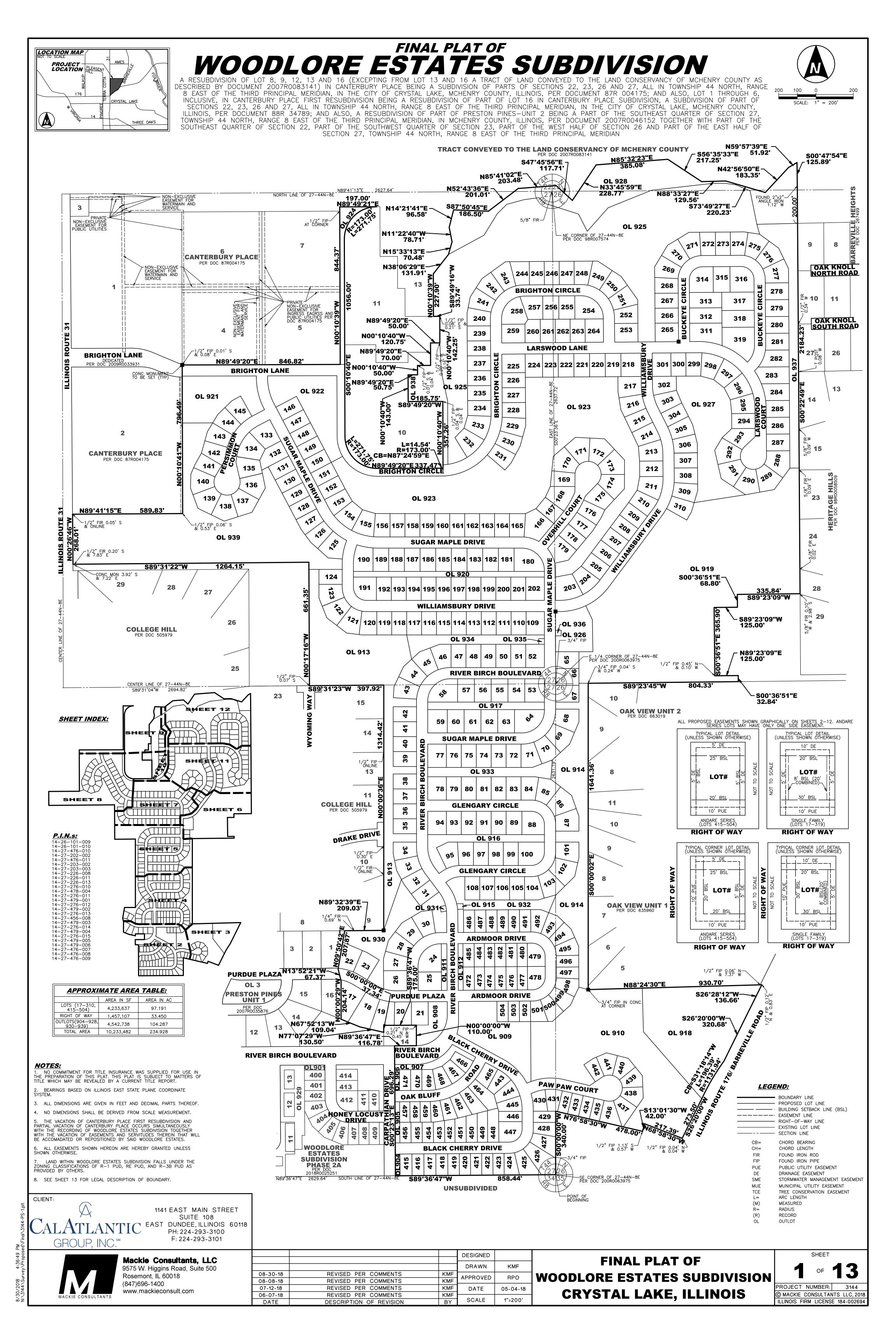
complete the project as presented, pursuant to Section 9-200 of the Crystal Lake Zoning Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on August 15, 2018,

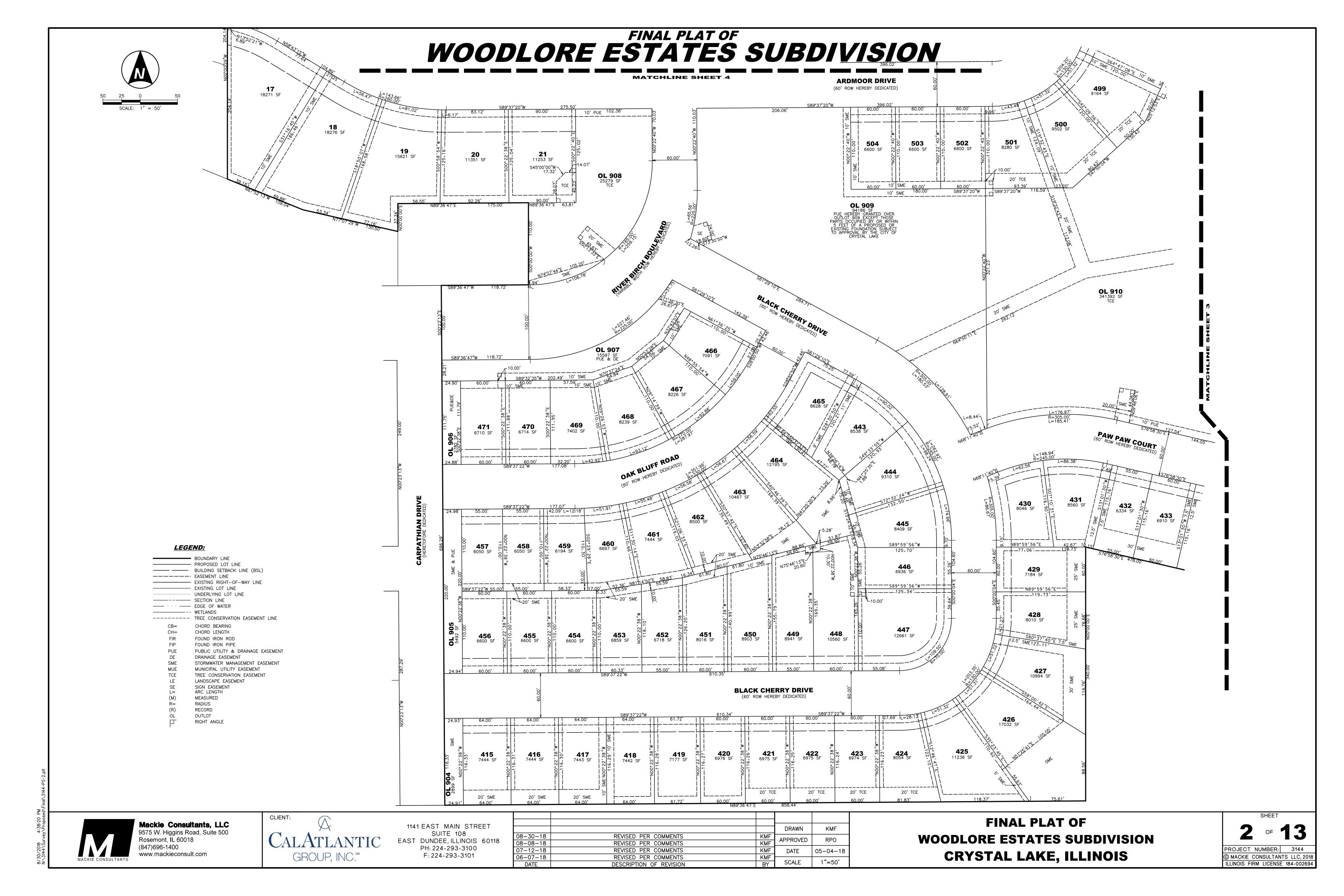
at the City of Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

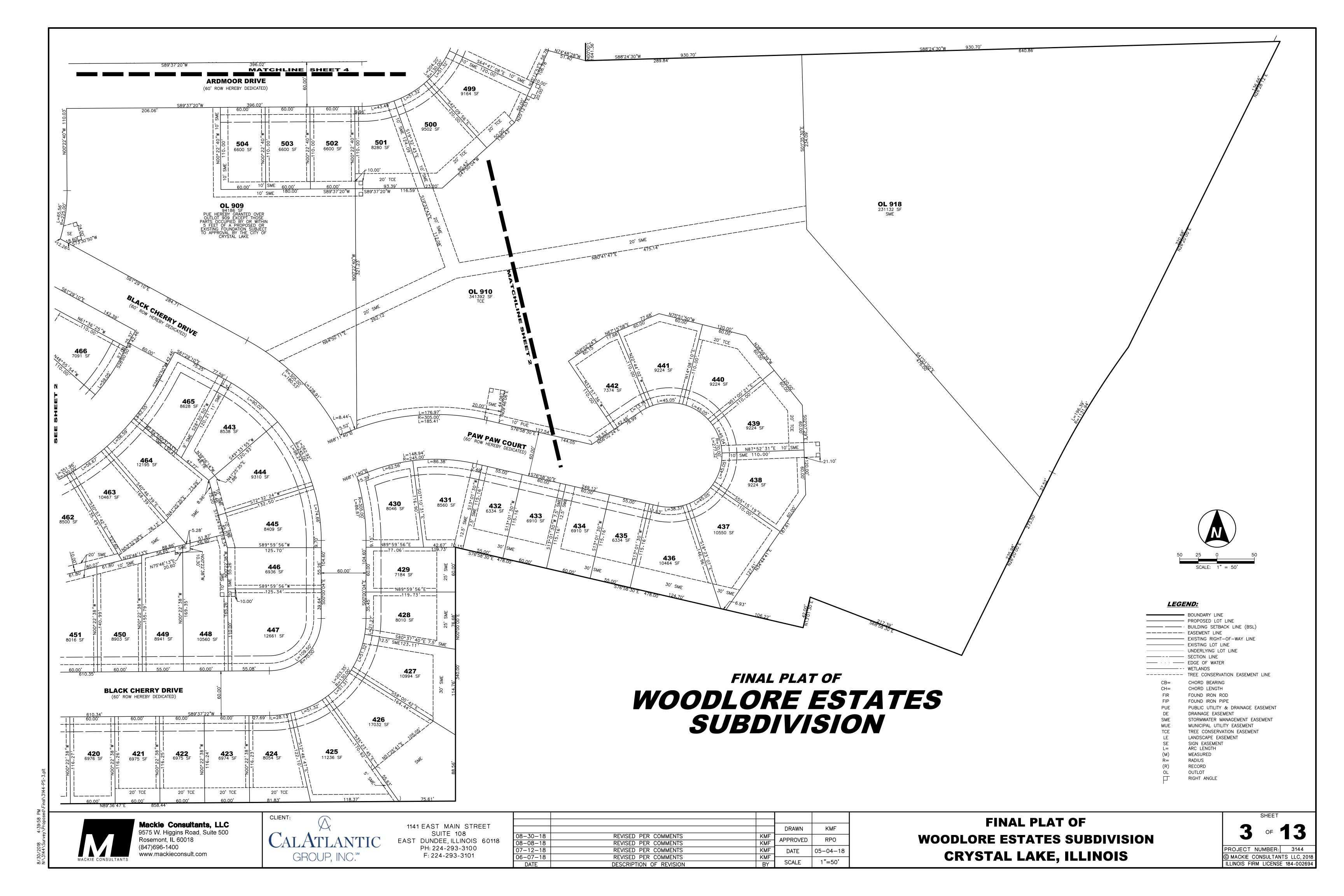
> Planning and Zoning Commission City of Crystal Lake

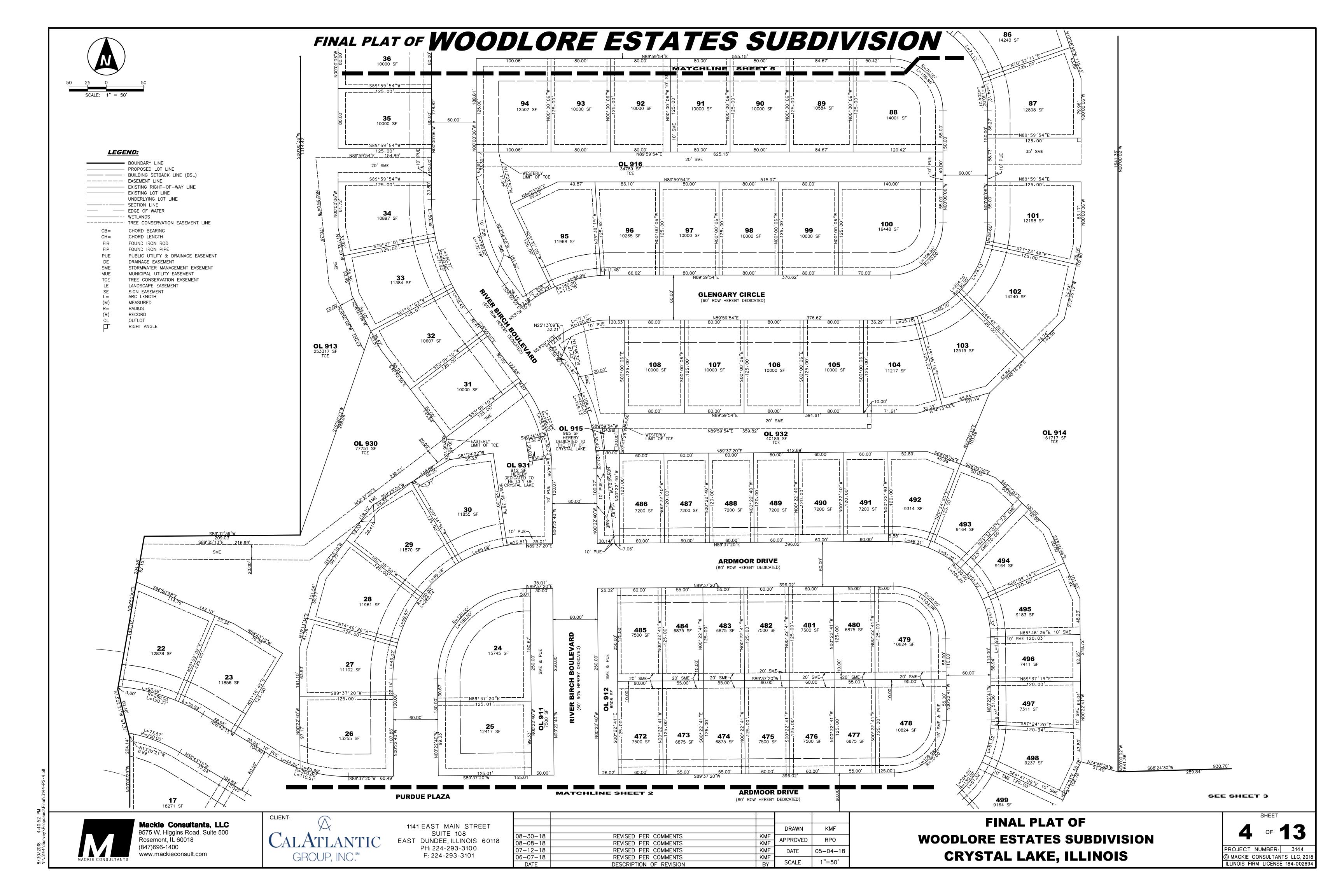
Thomas Hayden, Chair

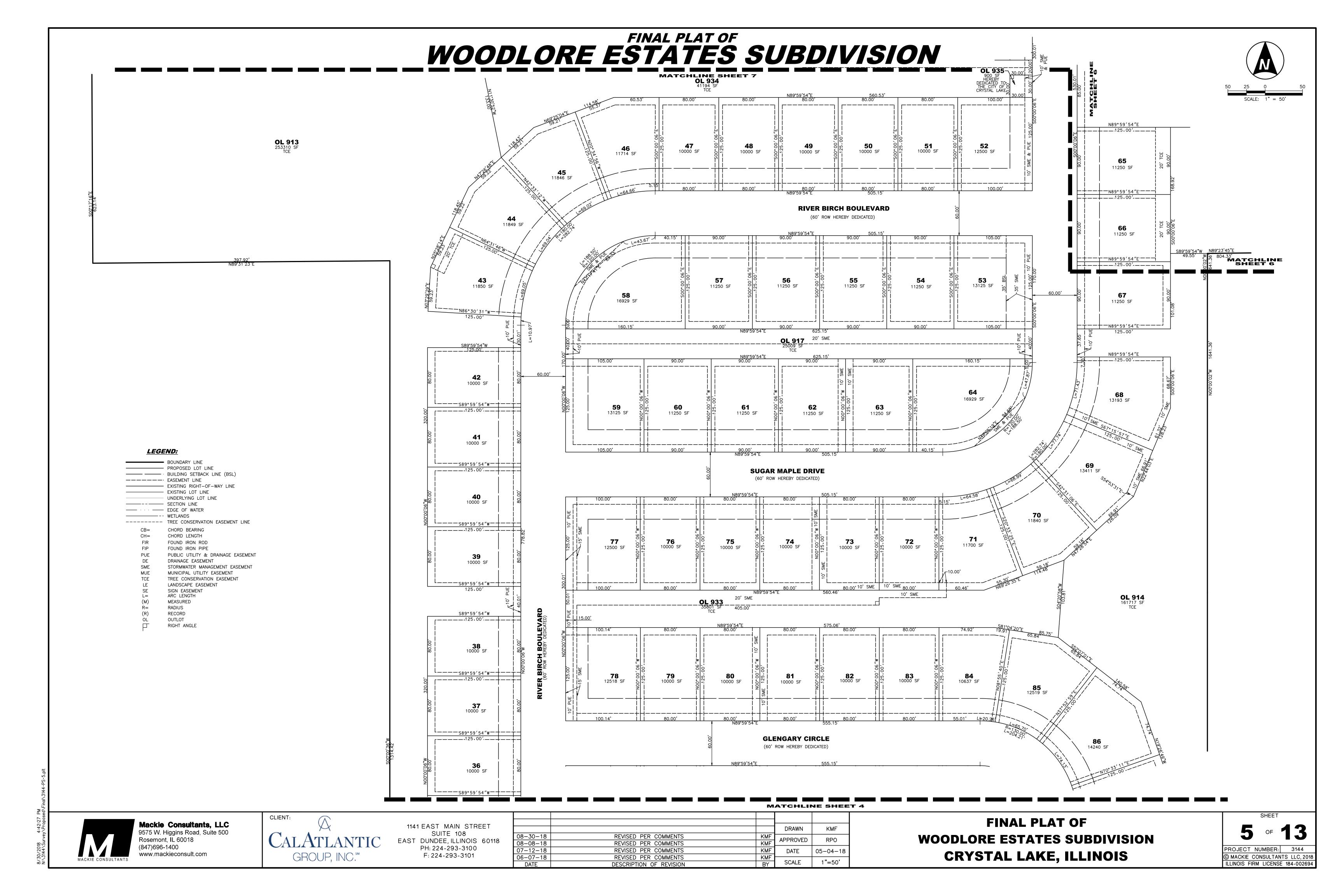
(Published in the Northwest Herald July 29, 2018) 1563864

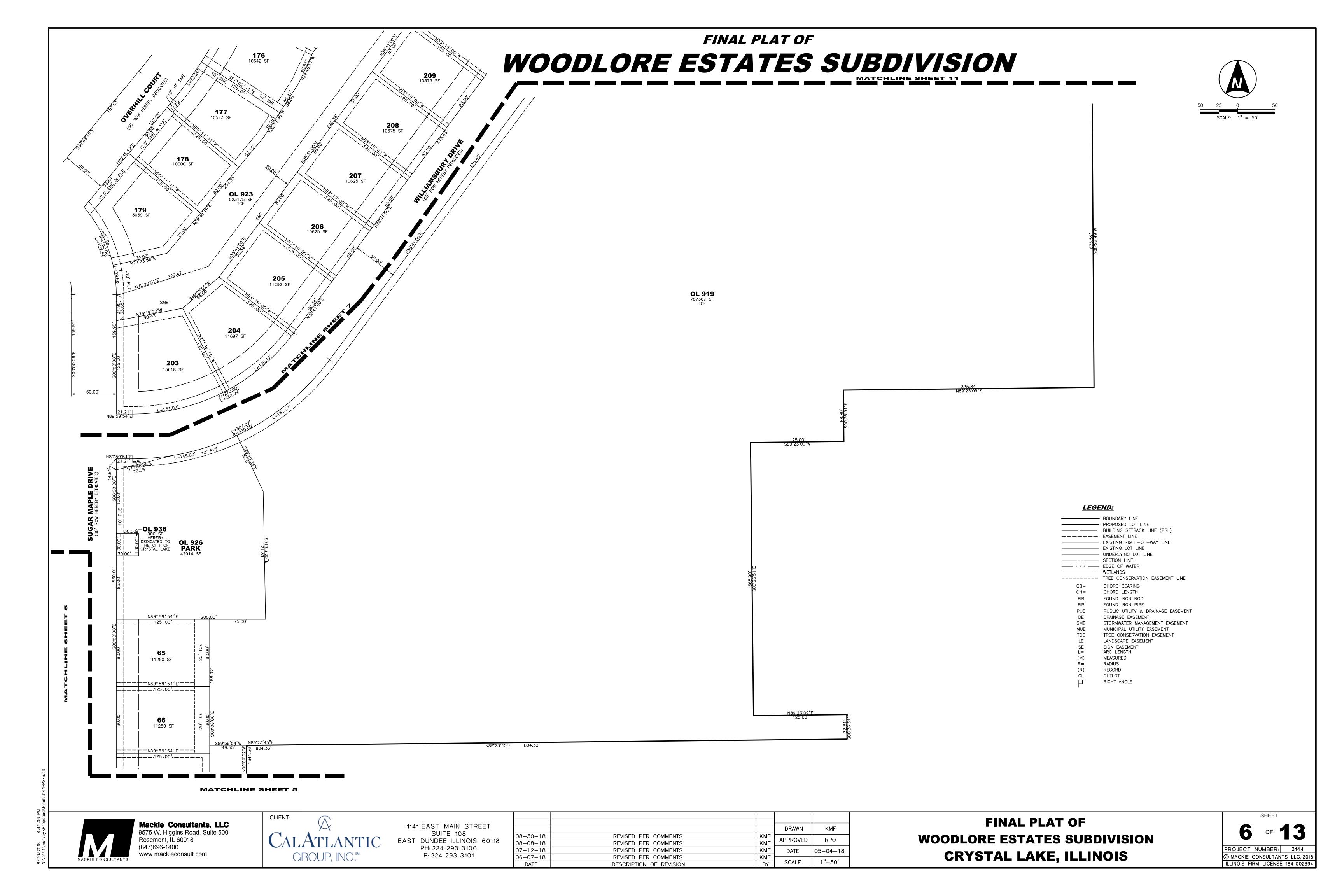


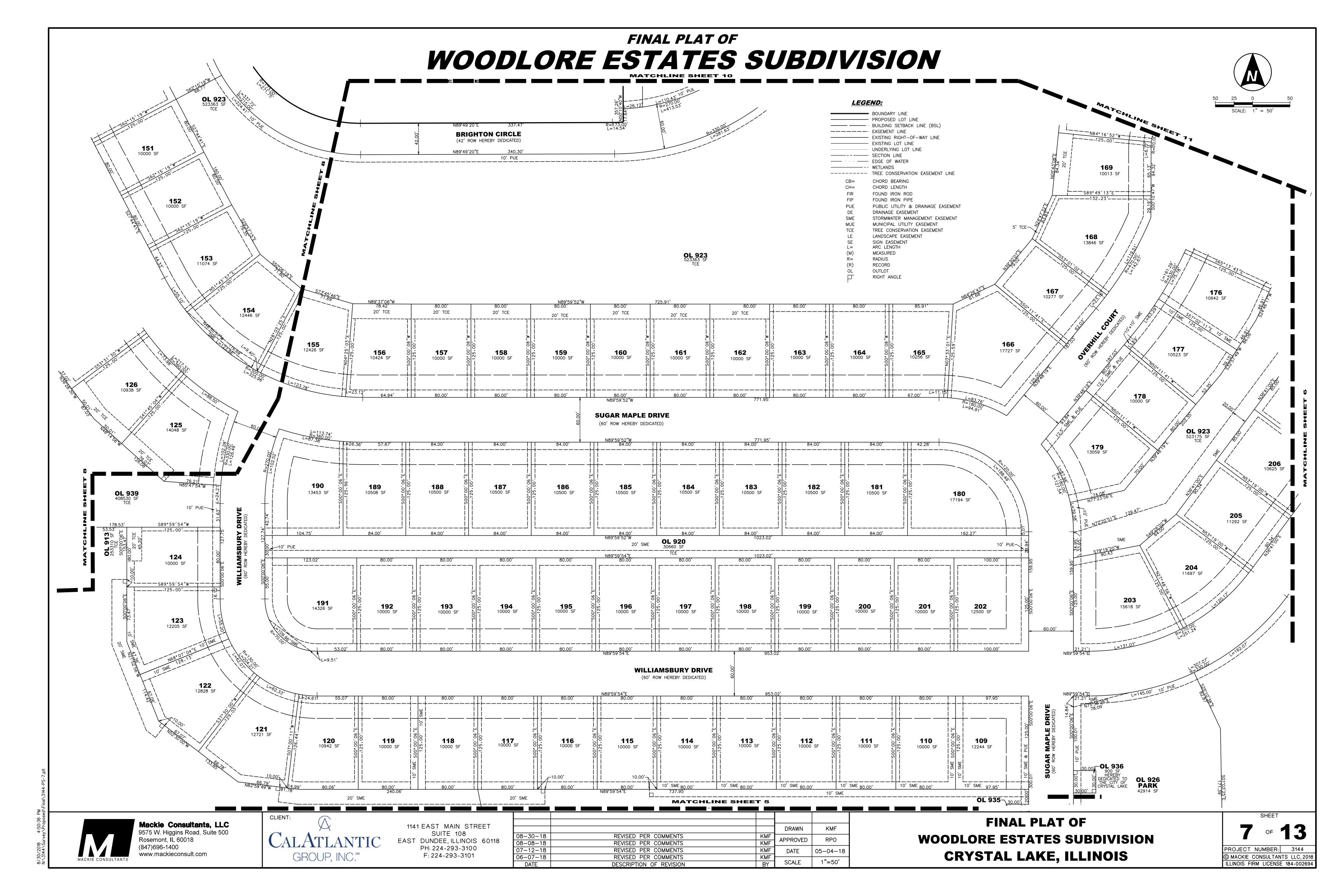


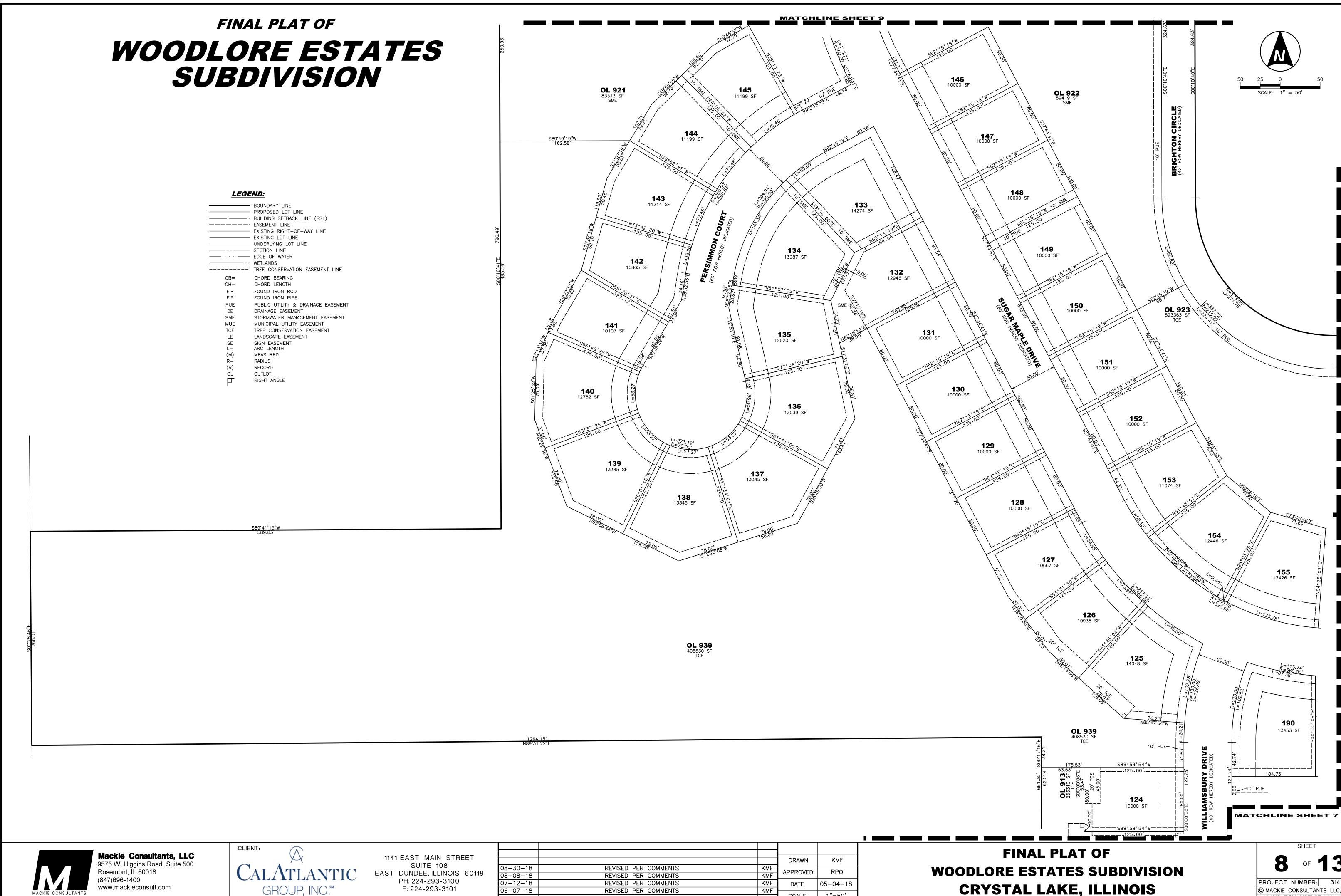










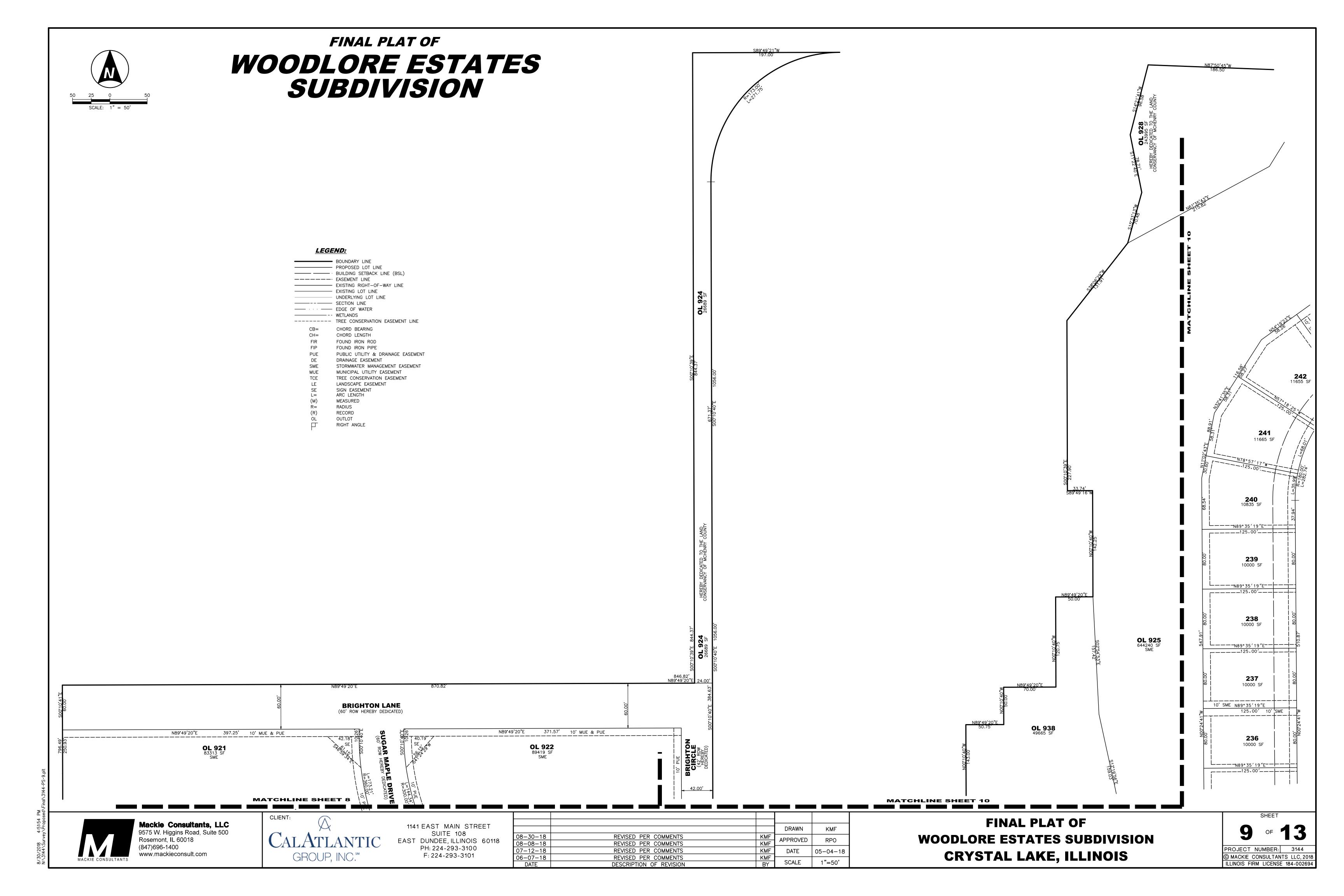


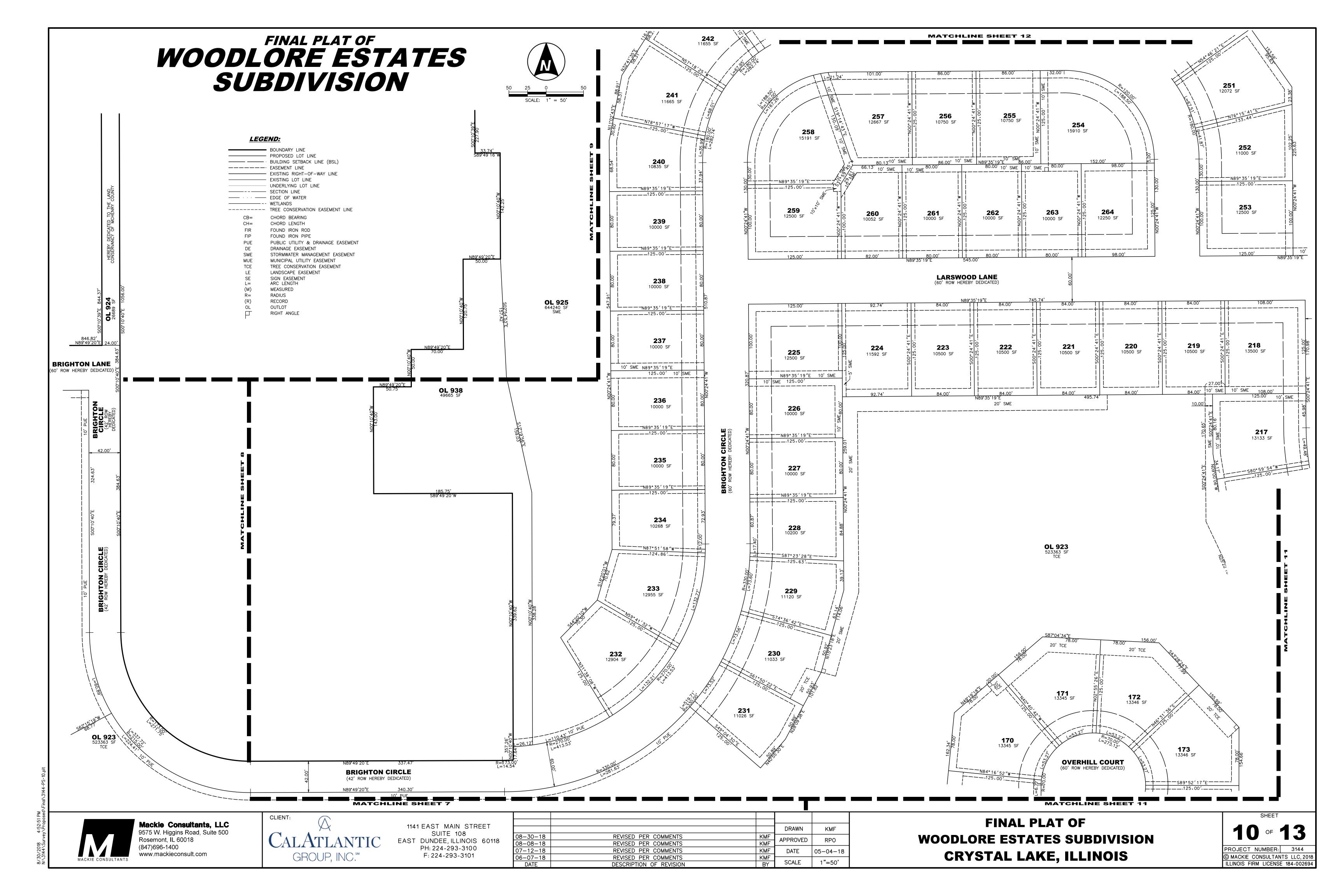


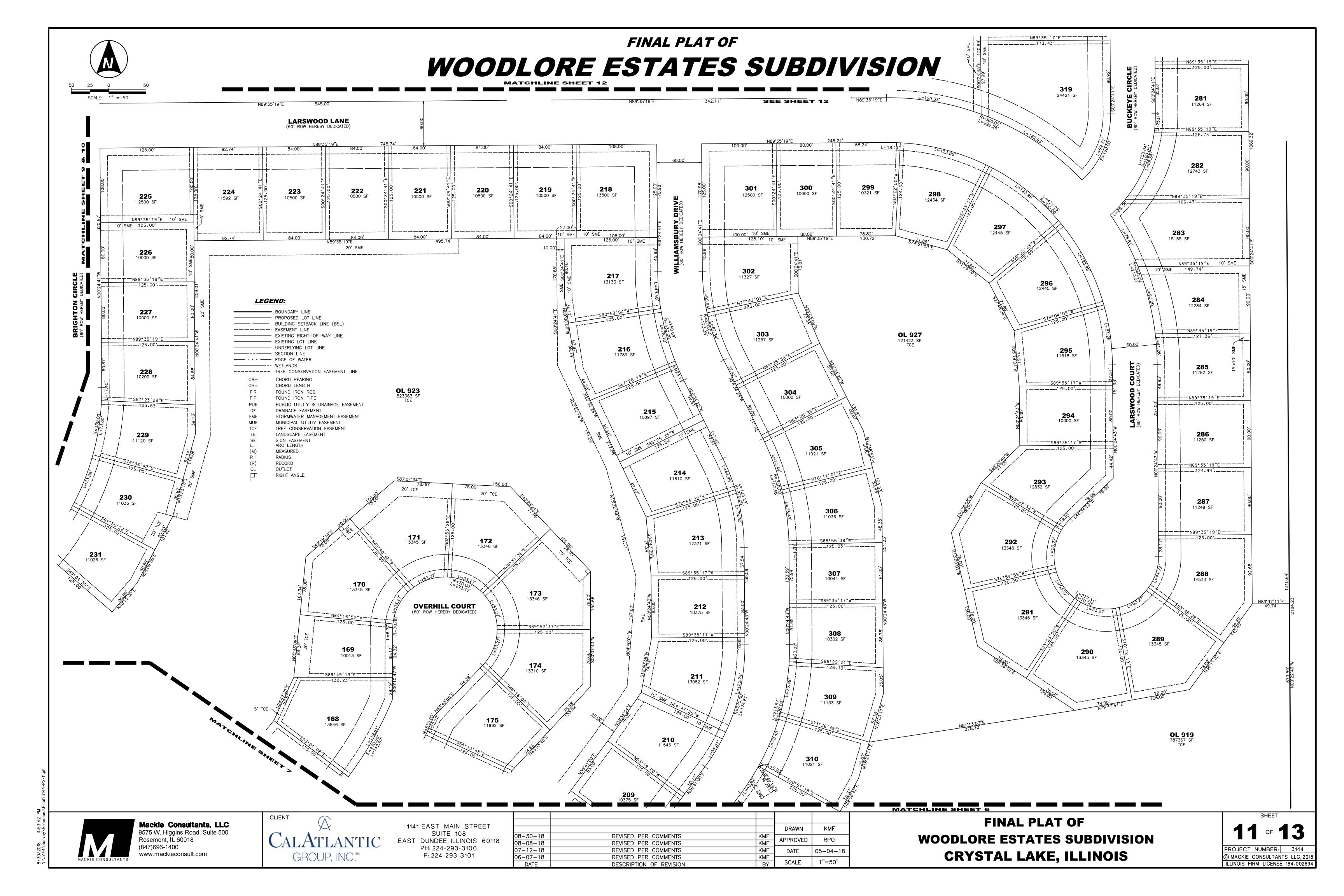
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08-30-18	REVISED PER COMMENTS	KMF	ADDDOVED	DDO
08-08-18	REVISED PER COMMENTS	KMF	APPROVED	RPO
07-12-18	REVISED PER COMMENTS	KMF	DATE	05-04-18
06-07-18	REVISED PER COMMENTS	KMF		1" = 0'
DATE	DESCRIPTION OF REVISION	BY	SCALE	1"=50'

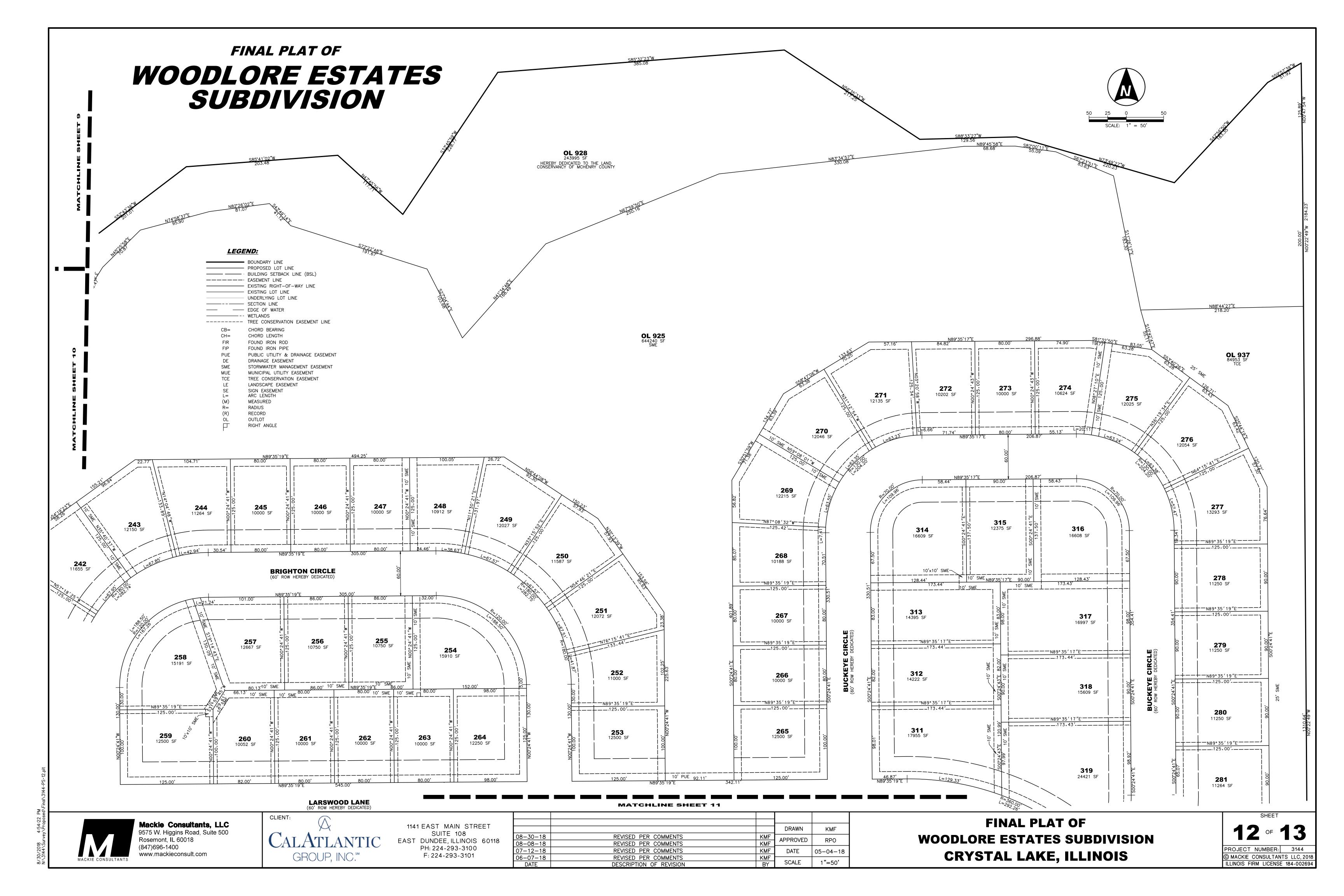
CRYSTAL LAKE, ILLINOIS

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WOODLORE ESTATES SUBDIVISION

LEGAL DESCRIPTION & CERTIFICATES

SURVEYOR'S CERTIFICATE

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

A RESUBDIVISION OF LOT 8, 9, 12, 13 AND 16 (EXCEPTING FROM LOT 13 AND 16 A TRACT OF LAND CONVEYED TO THE LAND CONSERVANCY OF MCHENRY COUNTY AS DESCRIBED BY DOCUMENT 2007R0083141) IN CANTERBURY PLACE BEING A SUBDIVISION OF PARTS OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 87R 004175; AND ALSO, LOT 1 THROUGH 6, INCLUSIVE, IN CANTERBURY PLACE FIRST RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 16 IN CANTERBURY PLACE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 88R 34789; AND ALSO, A RESUBDIVISION OF PART OF PRESTON PINES—UNIT 2 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, ILLINOIS, PER DOCUMENT 88R 34789; AND ALSO, A RESUBDIVISION OF PART OF PRESTON PINES—UNIT 2 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, ILLINOIS, PER DOCUMENT BART OF THE SOUTHEAST OF THE THE PART OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, PANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRESTAL LANGE MICHENTY COUNTY, LELDIOS, PER DOCUMENT BRR 34789, AND ALSO, A RESUBDIVISION OF PART OF PRESTON INSINE AND ALSO, AND AREA OF THE SOUTHEAST COMBINE OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, LLINOIS, PER DOCUMENT 2007R0046152 TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, LLINOIS, PER DOCUMENT 2007R0046152 TOGETHER WITH PART OF THE SOUTHEAST CORNER OF THE ESUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, AS A SECTION 27, TOWNSHIP 44 NORTH, AS A SECTION 27, TOWNSHIP AND A SECTION 27, TOWNSHIP 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 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 OF 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 10 A DISTANCE OF 185.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 10 A DISTANCE OF 185.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 10 A DISTANCE OF 185.75 FEET TO AN ANGLE THEREIN; THENCE NORTH 10 A DISTANCE OF 185.75 FEET TO AN ANGLE THEREIN; 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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 TRAC 70.48 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 11 DEGREES 22 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID TRACT 70.48 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 14 DEGREES 21 MINUTES 40 SECONDS WEST ALONG AN EAST LINE OF SAID TRACT 76.58 FEET TO AN ANGLE 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 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 208.77 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 85 DEGREES 41 MINUTES OF SAID TRACT 208.77 FEET TO ANALULE POINT THEREIN; THENCE NORTH 33 DEGREES 45 MINUTES 56 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID TRACT 208.77 FEET TO ANALULE POINT THEREIN; THENCE NORTH 33 DEGREES 45 MINUTES 56 SECONDS EAST ALONG A SOUTHWEST LINE OF SAID TRACT 208.77 FEET TO 17.71 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 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 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 20.23 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 42 DEGREES 56 MINUTES 50 SECONDS EAST ALONG A SOUTHEAST LINE OF SAID TRACT 119.25 FEET TO THE MOST SOUTHEAST LINE OF SAID TRACT 119.25 FEET TO THE MOST SOUTHEAST LINE OF SAID CONSERVANCY TRACT; THENCE SOUTH 00 DEGREES 47 MINUTES 54 SECONDS EAST ALONG A LINE TO THE INTERSECTION OF THE MOST SOUTHEAST LINE OF SAID CONSERVANCY TRACT; THENCE SOUTH 00 DEGREES 47 MINUTES 54 SECONDS EAST ALONG A LINE TO THE INTERSECTION OF THE WEST LINE OF BARREVILLE HEIGHTS PER DOCUMENT 267499 A DISTANCE OF 125.89 FEET TO A POINT THAT IS 200.00 NORTHERRY LY ASK MEASURED ALONG SAID NORTHERRY EXTENSION, TRACT THE WEST LINE OF BARREVILLE HEIGHTS AND ALONG THE WEST LINE OF SOUTH 00 DEGREES 22 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID ALONG THE WEST LINE OF SAID LOT 16 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 05 LOT 16 IN CANTERBURY PLACE. AFORESAID: THENCE SOUTH 89 DEGREES 23 MINUTES O9 SECONDS WEST ALONG A BAST LINE OF SAID LOT 16 A DISTANCE OF 68.80 FEET TO AN ANGLE THEREIN; THENCE SOUTH 00 DEGREES 36 MINUTES 51 SECONDS SECT ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES SO SECONDS WEST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES SO SECONDS WEST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES SO SECONDS EAST ALONG AN EAST LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH ON DEGREES 36 MINUTES SO SECONDS EAST ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH SOUTH LINE OF SAID LOT 16 A DISTANCE OF 125.00 FEET; THENCE SOUTH ECONDS 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

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF CRYSTAL LAKE ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED. WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111CO220J, WITH A MAP EFFECTIVE DATE OF NOVEMBER 16, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING. WE FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__, IN ROSEMONT, ILLINOIS,

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

<u>PUBLIC UTILITY EASEMENT (PUE) PROVISIONS</u> AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY JTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED

COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T FELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND TH 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.
UTILITY COMPANIES SHALL HAVE 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 IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY, 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. ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT OR DRAINAGE EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.

MUNICIPAL UTILITY EASEMENT (MUE) PROVISIONS: AN FASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS
DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, 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 PROPERTY FOR ALL SUCH EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY I. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL: III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE. THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM") THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR
ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING

DRAINAGE EASEMENT (DE) PROVISIONS

OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS

O EXERCÍSE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.
THE MUE IS EXCLUSIVE OF ANY OTHER BLANKET EASEMENT ON THE

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE DRAINAGE EASEMENT (DE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE DE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD AND FUNCTIONAL CONDITION FOR ITS INTENDED PURPOSE AS A STORM WATER DRAINAGE FACILITY (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS AND REMOVAL OF ALL OBSTRUCTIONS). EXCEPT AS OTHERWISE EXPRESSLY PERMITTED BY WRITTEN NOTICE FROM THE CITY OF CRYSTAL LAKE, NO TITLEHOLDER OF ANY PARTY OR PORTION OF THE DE (OR ANY PARTY ACTING ON DELIALE OF THE TITLEHOLDER) SHALL NOTICE OF THE TITLEHOLDER OF THE DECEMBER OF THE TITLEHOLDER OF THE TITLEHOLDER OF THE DECEMBER OF THE NO TITLEHOLDER OF ANY PART OR PORTION OF THE DE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE DE, INCLUDING, BUT NOT LIMITED TO WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

II. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE DE, OR

III. OBSTRUCT, ALTER OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE DE FENCES MAY BE CONSTRUCTED ON THE DE WITH A PERMIT FROM THE CITY

TREE CONSERVATION EASEMENT (TCE) PROVISIONS

THE AREA SHOWN HEREON AS "TREE CONSERVATION EASEMENT" IS HEREB' SUBJECTED TO THE FOLLOWING RESTRICTIVE COVENANT WHICH SHALL RUN WITH THE LAND FOR THE BENEFIT OF ALL LOT OWNERS IN THE INSTANT SUBDIVISIONS: SAID "TREE CONSERVATION EASEMENT" SHALL REMAIN IN ITS NATURAL STATE, FREE FROM ANY PRINCIPAL AND ACCESSORY RESIDENTIAL STRUCTURES OR OTHER UNNATURAL CHANGE BY ITS PRESENT OR FUTURE OWNERS. NO PRESENT OR FUTURE OWNER OF A LOT OF RECORD SHALL REMOVE LIVING TREES, SHRUBS OR NATIVE GRASSES AND VEGETATION, OR GRADE, GRUB, EXCAVATE, FILL OR CONSTRUCT ANY STRUCTURE OF ANY KIND ON OR WITHIN THE AREA DESIGNATED ON THE ATTACHED PLAT AS "TREE CONSERVATION EASEMENT" EXCEPT AS MAY BE APPROVED IN WRITING BY THE CITY OF CRYSTAL LAKE, ILLINOIS. THE CITY SHALL ALLOW CONSTRUCTION OF DECKS, DECK PIERS AND/OR AT GRADE PATIOS THAT DO NOT DIMINISH THE INTEGRITY OF SAID EASEMENT ON LOTS 21, 43, 65, 66, 124–126, 156–162, 168–173, 230, 421–424, 429, 440, AND 499–501 MAY BE PERMITTED AS DETERMINED BY THE CITY OF CRYSTAL LAKE. EACH PRESENT OR FUTURE OWNER OF A LOT OF RECORD SHALL RESTORE, OR CAUSE TO BE RESTORED, ANY DISTURBED NATURAL AREA WITHIN SUCH "TREE CONSERVATION EASEMENT" IN ACCORDANCE WITH THE PRINCIPLES AND PRACTICES OF PRUDENT FORESTRY MANAGEMENT WHICH MAY INCLUDE. BUT NOT BE LIMITED TO THE PRUNING, REPLACEMENT AND/OR REMOVAL OF FALLEN, DAMAGED, DISEASED OR DEAD TREES AND SHRUBS. ALL IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CRYSTAL LAKE, ILLINOIS. THE CITY SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OF RECORD TO ENFORCE THIS RESTRICTIVE COVENANT AND SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENJOIN IN A COURT OF LAW ANY ACTIVITY ON, OR USE OF, THE LAND WITHIN THE "TREE CONSERVATION EASEMENT" WHICH IS INCONSISTENT HEREWITH. THE RESTRICTIONS DESCRIBED HEREIN SHALL NOT LIMIT THE RIGHT OF THE CITY OR ITS FRANCHISEES TO INSTALL OR MAINTAIN ANY STREETS, UTILITIES OR UTILITY LINES SUCH AS WATER, SEWER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE OR OTHER COMMUNICATION FACILITIES IN LOCATIONS APPROVED IN WRITING BY THE CITY OF CRYSTAL LAKE. IN THE EVENT THAT A TCE AND A SME OR PUE OVERLAP, THE SME OR PUE PROVISIONS SUPERSEDE THESE PROVISIONS.

STORMWATER MANAGEMENT EASEMENT (SME)

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR NY PART OF THE STORMWATER MANAGEMENT EASEMENT (SME) SHAL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY I. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND
II. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING
THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE SME (OR ANY PARTY NO TITLEHOLDER OF ANY PART OR PORTION OF THE SME (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

1. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN EXCLUSIVE OF DRY LITHETY APPROVED AND CONTINUE OF DRY LITHETY APPROVED. DRY UTILITY APPURTENANCES AT CITY APPROVED LOCATIONS OR II. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME. OR III. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME. III. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.

MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.

IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.

THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

<u>SIGN EASEMENT PROVISIONS:</u>

A SIGN EASEMENT PROVISIONS:

A SIGN EASEMENT OR "SE" IS HEREBY RESERVED FOR AND GRANTED TO: THE HOMEOWNERS ASSOCIATION/DEVELOPER ITS SUCCESSORS AND ASSIGNS TO INSTALL, MAINTAIN, AND REMOVE, FROM TIME TO TIME, ENTRY MONUMENT SIGNS ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAINED WITHIN THE DASHED LINES SHOWN HEREON. ALSO GRANTED HEREWITH IS 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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. PROPER OPERATION AND MAINTENANCE THEREOF

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED. 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, CRYSTAL LAKE 47, AND CRYSTAL LAKE 155 DATED THIS _____, A.D., 20___. CALATLANTIC HOMES

1141 EAST MAIN STREET, SUITE 108 EAST DUNDEE, ILLINOIS 60118

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE)

I, ______, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE 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 AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

CITY COUNCIL CERTIFICATE

COUNTY OF MCHENRY) APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20___, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY)

OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED 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 ANNEXED PLAT GIVEN UNDER MY HAND AND SEAL AT MCHENRY

COUNTY, ILLINOIS, THIS _____ DAY OF

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY) THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY. _____.M. AND RECORDED AS

McHENRY COUNTY RECORDER OF DEEDS

COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDING CERTIFICATE

STATE OF ILLINOIS COUNTY OF McHENRY) COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODLORE ESTATES FILED FOR RECORD IN THE RECORDER'S OFFICE OF ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____, AT _____.M. AND RECORDED AS

DOCUMENT NUMBER

McHENRY COUNTY RECORDER OF DEEDS

OWNER OR ATTORNEY

GRADING/DRAINAGE CERTIFICATE STATE OF ILLINOIS)

COUNTY OF COOK) 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 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

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)

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

____ TO RECORD THIS

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

ABROGATION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK) THE OWNERS OF THE SURVEYED TRACT AND THE UNDERSIGNED DESIRE TO VACATE A PART OF PRESTON PINES UNIT 2 RECORDED AS DOCUMENT 2007R0046152 IN McHENRY COUNTY, ILLINOIS CONSISTING OF SASSAFRAS LANE; LOT 8, 9, 12, 13 AND 16 (EXCEPTING FROM LOT 13 AND 16 A TRACT OF LAND CONVEYED TO THE LAND CONSERVANCY OF MCHENRY COUNTY AS DESCRIBED BY DOCUMENT 2007R0083141) IN CANTERBURY PLACE BEING A SUBDIVISION OF PARTS OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 87R 004175; AND ALSO, LOT 1 THROUGH 6, INCLUSIVE, IN CANTERBURY PLACE FIRST RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 16 IN CANTERBURY PLACE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 88R 34789 INCLUDING THE FORMER LOT LINES AND EASEMENTS LYING WITHIN THE BOUNDARY OF THIS SUBDIVISION BUT RESERVING THEREFROM ANY RIGHTS NECESSARY FOR EXISTING UTILITIES UNTIL SUCH FACILITIES CAN BE RELOCATED. IN ADDITION, THE BUILDING SETBACK LINES WITHIN THIS AREA ARE BEING ABROGATED WITH THE UNDERSTANDING THAT ALL OF THE AFOREMENTIONED IS BEING EXCHANGED FOR AND IN LIEU OF EASEMENTS, RIGHT OF WAYS AND SETBACK LINES ESTABLISHED ON THIS INSTRUMENT, CONDITIONAL TO

DATED THIS _____,

AND EFFECTIVE UPON RECORDING OF THIS DOCUMENT.

FOR THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

FOR COMMONWEALTH EDISON COMPANY.

FOR NICOR GAS COMPANY.

CABLE TELEVISION PROVIDER

PLANNING & ZONING COMMISSIONER

Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 www.mackieconsult.com



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

REET				DRAWN	KMF
60118	08-30-18	REVISED PER COMMENTS	KMF	APPROVED	RPO
	08-08-18	REVISED PER COMMENTS	KMF		
	07-12-18	REVISED PER COMMENTS	KMF	DATE	05-04-18
	06-07-18	REVISED PER COMMENTS	KMF		
	DATE	DESCRIPTION OF REVISION	BY	SCALE	N/A
•	•				

