## HERITAGE TRAILS PHASE 3

3985320 Filed for Necondary LAKE COUNTY, IL MARY ELLEN VANDERVENTER RECORDER On Jun 25 1997

At 12:29pm 59595 Filed for Record in: Receipt #: 5959 Doc/Type: PI Deputy - Cashier #1

3985320 6/25/97

**ACRES** 

9.2685

8.9152

26.7049

44.8886

1.92

HALF OF THE SOUTHWEST QUARTER OF SECTION 25, PART OF THE EAST TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

#### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT WESTFIELD HOMES OF ILLINOIS, INC. IS OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UMDER THE TITLE HEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR STREETS, ALLEYS, AND OTHER THOROUGHFARES; AND HEREBY ALSO RESERVE FOR THE ILLINOIS BELL TELEPHONE COMPANY, NORTH SHORE GAS COMPANY, U.S. CABLE OF LAKE COUNTY, AND THE PUBLIC SERVICE COMPANY DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM

STATE OF ILLINGIS COUNTY OF Lake )S.S. NOTARY CERTIFICATE

DAY OF

STATE AFORESAID DO HEREDY CERTIFY THAT DIAN FOR SAID COUNTY AND AND COMMINIOUS SAID CORPORATION AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AND AND ACKNOWLEDGED THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF WESTFIELD HOMES OF ILLINOIS, INC. FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE , DID ALSO THEN AND THERE ACKNOWLEDGED THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID COMPANY, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND

GIVEN UNDER MY HAND NOTARIAL SEAL, THIS \_

PURPOSES THEREIN SET FORTH.

OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/16/99

#### MORTGAGEE'S CERTIFICATION

THIS IS TO CERTIFY THAT 1ST MIDWEST BANK, N.A. AS MORTGAGEE UNDER THE PROVISIONS OF THAT MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS DATED OCTOBER 19, 1994 BOTH RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS ON NOVEMBER 17, 1994 AS DOCUMENT NO. 3615876 AND 3615877, AND THE SECOND MODIFICATION OF NOTES, CONSTRUCTION LOAN AGREEMENT, MORTGAGE AND OTHER LOAN DOCUMENTS DATED JULY 19, 1995, RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS ON JULY 25, 1995, AS DOCUMENT NO. 3699459 IS THE MORTGAGEE OF THE PROPERTY DESCRIBED ON THE PLAT OF SUBDIVISION AND DOES HEREBY CONSENT TO, ACKNOWLEDGE AND ADOPT SAID PLAT.

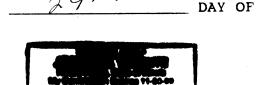
DAY OF April as attento SECRETARY Assistant Vica President

STATE OF ILLINOIS COUNTY OF Lahe

NOTARY CERTIFICATE

Joseph M. Valente, a notary public in and for said county and STATE AFORESAID DO HEREBY CERTIFY THAT W. Marts Att Wood \_, PERSONALLY KNOWN TO ME TO BE THE SAME Marc Zisaeh PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS VICE President AND Assistant Vice president RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_ \_\_\_, A.D. 1997. m Valent NOTARY PUBLIC



COUNTY CLERK CERTIFICATE STATE OF ILLINOIS) COUNTY OF AKE Willard R Helanger , COUNTY CLERF OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO RELEMABLE TAX SALES AGAINST ANY OF THE LAND IN LUDED IN THE ANNEXED FLAT. I FURTHER CEROIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN

CONNECTION WITH THE INNEXED PLAT. GIVE UNDER MY LAND SEAL OF THE COUNTY CLERK AT WAUKEGAN, ILLINOIS, THIS STAY CONTROL 1997.

WILLIAM R MOLANDIA 6

WILLIAM R MALANDIA 6

MOTE A

OUTLOT 260 AND THE WEST 30 PEET OF OUTLOT 287 IS A COMMERCIAL PIPELINE EASEMENT

SPECIAL RESTRICTION FOR OUTLOT 260 AND THE WEST 30 FEET OF OUTLOT 287 IN ADDITION TO NORMAL BLANKET EASEMENT REGULATION

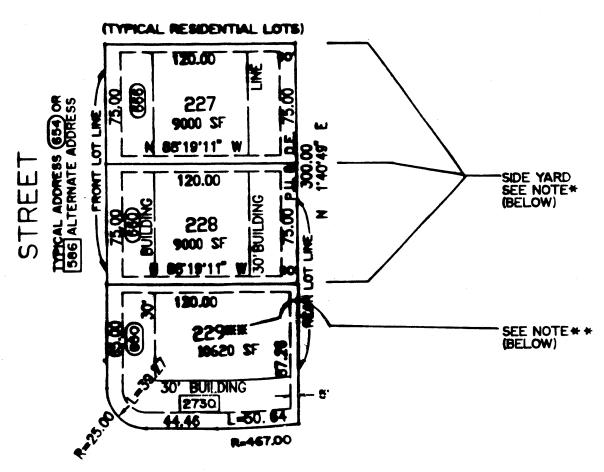
1. A MINIMUM OF FIVE AND ONE HALF FEET OF COVER (TOP OF PIPE TO TOP OF ROAD SURFACE) IS REQUIRED FOR ALL ROAD

2. NO UTILITIES OR ROADS SHALL RUN PARALLEL WITHIN THE

- EASEMENT AREA. THERE SHALL BE 2 FOOT OF CLEARANCE (BELOW THE
- PIPELINE) OF ANY UTILITY CROSSING THE EASEMENT. ANY STRUCTURES SUCH AS MANHOLES OR CATCH BASINS SHALL
- MAINTAIN A MINIMUM OF 5 FEET OF HORIZONTAL CLEARANCE.
- NO TREES, SHRUBBERY, STRUCTURES, ETC SHALL BE PLACED WITHIN THE EASEMENT AREA.
- A MINIMUM OF 4 FEET OF COVER IS REQUIRED FOR ALL DRAINAGE DITCHES.

\*DRIVEWAY ACCESS TO LOT NOS. 116, 121, 123, 135, 140, 143, 157, 158, 173, 182, 183, 186, 187, AND 201 FROM INDEPENDENCE BOULEVARD IS PROHIBITED"

LOT 8 EASEMENT LEGEND



IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE MOTED. THE MINIMUM SIDE YARD WIDTH OF A LOT SHALL BE 10 PERCENT OF THE WIDTH OF THE LOT AS MEASURED AT THE FRONT BUILDING SETBACK LINE BUT IN NO CASE SHALL A SIDE YARD BE LESS THAN SIX (6) FEET WIDE.

STREET

NOTE\*\* A CORNER LOT HAS A THIRTY FOOT FRONT YARD ADJACENT TO EACH OF THE STREETS FRONTING ON THE LOT. THE LOCATION OF THE REAR YARD AND SIDE YARD IS DEPENDENT UPON WHICH STREET THE FRONT OF SIDE YARDS ARE 10 PERCENT OF THE WIDTH THE LOT AS MEASURED AT THE FRONT BUILDING LINE BUT NOT LESS THAN 6 FEET IN WIDTH. THE REAR YARD ON A CORNER LOT IS TO BE 30 FEET UNLESS OTHERWISE SHOWN ON SHEET 2.

= PUBLIC UTILITY EASEMENT = PUBLIC UTILITY AND DRAINAGE EASEMENT PU & DE

A 5 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL BE DEDICATED ALONG ALL LOT LINES UNLESS OTHERWISE INDICATED.

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

> COMMONWEALTH EDISON COMPANY NORTH SHORE GAS ILLINOIS BELL TELEPHONE COMPANY U.S. CABLE OF LAKE COUNTY VILLAGE OF LINDENHURST, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED PUBLIC UTILITY EASEMENT, AS DEFINED IN THE "EASEMENT LEGEND" HEREON, AND THE PROPERTY DESIGNATED ON THIS PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

### BLANKET EASEMENT

COMMONWEALTH EDISON COMPANY NORTH SHORE GAS ILLINOIS BELL TELEPHONE COMPANY U.S. CABLE OF LAKE COUNTY AND VILLAGE OF LINDENHURST, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND OTHER UTILITIES AND DRAINAGE FACILITY IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AS OUTLOTS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY DESIGNATED AS OUTLOTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST. BY EXECUTION OF THIS PLAT, THE OUTLOTS SHOWN HEREON SHALL BE CONVEYED TO THE HERITAGE TRAILS HOMEOWNER'S ASSOCIATION.

SEE ALSO NOTE BELOW REGARDING OUTLOT 260 AND THE WEST 30 FEET OF

### EASEMENT PROVISIONS

An experient for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

# Commonwealth Edison Company und Illinois Bell Telephone Company, Grantees,

their respective successors and assigns, jointly and severally

to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the deshed lines on the plat and marked "Easement", and the property designated on the plat for streets and alleys, together with the right to install required under the surface of, each lot to service connections serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in. upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE

NORTH SHORE 44 COMPANY ITS SUCCESSORS AND ASSIGNS. TO INSTALL. CONSTRUCT. OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE AND REMOVE PIPELINES, GAS MAINS AND SERVICE PIPES. TOGETHER WITH THE NECESSARY VALVES. VALVE BOXES. REGULATORS AND OTHER ATTACHMENTS. CONNECTIONS AND FIXTURES FOR TRANSMITTING AND DISTRIBUTING GAS TO PROPERTIES WITHIN AND WITHOUT THE SUBDIVISION. UPON. UNDER. ACROSS AND WITHIN ALL ROADS. STREETS. ALLEYS. COMMON AREAS (IF ANY) WITHIN THE SUBDIVI-SION. PROVIDED HOWEVER. THAT SUCH FACILITIES, EQUIPMENT AND APPURTENANCES. WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS STREETS. ALLEYS OR COMMON AREAS.

THIS PLAT SUBMITTED BY: **DEBBIE CORRIGAN** WESTFIELD HOMES, INC. 33973 N. HUNT CLUB ROAD GURNEE, ILLINOIS 60031

VILLAGE TREASURER'S CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS ) COUNTY OF LAKE

I, ARTUR L. NEUDAUGR, TREASURER FOR THE VILLAGE OF LINDENHURST, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

\_\_, ILLINOIS, THIS 3/27DAY OF LINDENHURST DATED AT

AREA SUMMARY

ROAD/STREET R.O.W.

TOTAL SITE (GROSS)

TOTAL DWELLING UNITS

DWELLING UNITS PER ACRE (GROSS)

AREA IN OUTLOTS

AREA IN LOTS

PARK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS COUNTY OF LAKE APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF LINDENHURST, A.D. 1997. CHAIRMAN OF PLAN COMMISSION OF

> BOARD OF TRUSTEES, VILLAGE OF LINDENHURST CERTIFICATE

STATE OF ILLINOIS ) SS COUNTY OF LAKE

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LINDENHURST THIS

A.D. 1997.

STATE OF ILLINOIS) COUNTY OF MCHENRY)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THOMAS M. SHEETS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF HERITAGE TRAILS PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED 7/18, 1996, AS DOCUMENT NO 3851974, IN LAKE COUNTY, ILLINOIS; THENCE SOUTH 88 19'11" EAST FOR 545.74 FEET; THENCE SOUTH 47 58 58" EAST FOR 151.57 FEET; THENCE NORTH 42 01'02" EAST FOR 3.88 FEET; THENCE SOUTH 47 58 58" EAST FOR 283.72 FEET; THENCE MORTH 70°36'19" EAST FOR 110.90 FEET; THENCE SOUTH 88'18'05" EAST FOR 150.00 FEET; THENCE NORTH 1 41'55" EAST FOR 132.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET AND A CHORD BEARING OF NORTH 43°42'35" EAST FOR 101.36 FEET; THENCE SOUTH 88 18'05" EAST FOR 127.59 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, SAID POINT BEING THE NORTHEAST CORNER OF HERITAGE TRAILS PHASE 2 AFORESAID; THENCE NORTH 1 41'55" EAST FOR 1415.18 FEET ALONG THE LAST SAID EAST LINE TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 88 12'20" WEST FOR 1327.78 FEET ALONG THE LAST SAID NORTH LINE TO THE WEST LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 1 40 49 WEST FOR 1385.02 FEET ALONG THE LAST SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN AS PER COMMUNITY PANEL NO. 170357 0085 DATED NOVEMBER 3, 1982. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LINDENHURST, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT HUNTLEY, ILLINOIS THIS 30TH DAY OF \_\_\_\_\_\_\_\_, A.D. 1996.

THOMAS M. SHEETS, P.L.S. NO. 2257

PREPARED FOR: WESTFIELD HOMES, INC. ORDER NUMBER: 96061300 96061 300.DWG 96061300.PLT

REV. 2-28-97 LOT LINE NOTE \ CORNER LOT REV. 3-6-97 ADD ADDRESSES REV. 3-13-97 VILLAGE REVIEW

P.O. Box 608, Huntley, Illinois 60142

Office Location: 11015A Route 47, Huntley, Illinois 60142 Phone (847) 669-3898 FAX: (347) €59-3361 1-800-794-9891

## HERITAGE TRAILS PHASE 3

